

ONKAR SINGH
Advocate
High Court Lucknow

Add:- Advocate Chamber
Block-A, High Court,
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E-mail:- lawmitraonkarsingh@gmail.com

To,
Technical Adviser,
U.P. Real Estate,
Regulatory Authority,
Lucknow.

Dated:17-09-2024

Subject :- Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon the bearing entire Portion of ½ Part of Gata No. 783/0.208 Rakba of 0.014hectare and Gata No.804/0.550 hectare Situated at Kashimpur Biruha, Sultanpur Road, Mohanlalganj, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present in the officer of sub- Registrar Mohanlalganj, Lucknow have been verified for investigation of the title in respect of property specified herein. On the basis of the documents provided to me, my report is given as under –

1- Description and area of the property.

Specific Numbers & Address of Propety:

The Property proposed to be mortgage is the following :- ½ Part of Gata No. 783/0.208 Rakba of 0.014hectare and Gata No.804/0.550 hectare Situated at Kashimpur Biruha, Sultanpur Road, Mohanlalganj, District- Lucknow Is a Agricultural property, bounded as under

Gata No. 783–

East	:	Seller & Co- Property Holder
West	:	Seller & Co- Property Holder
North	:	Lucknow-Sultanpur Road
South	:	Canal.

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Gata No. 804-

East	:	Gata No. 803
West	:	Land Mewalal & others
North	:	Canal
South	:	Land Shivdarshan & Rampal

2- Nature of property (whether agricultural, Non agricultural, Commercial, Residential or Industrial, If Non agricultural, the reference and date of conversion order from the competent authority should also be mentioned).

Ans . The said property is Agricultural .

3- The Owner is Partner/ Director/ Trusty who is Developing the Propety on behalf of Partnership/Company/ Trust, Whether he/She as the Authority. Copy of the resolution/ memorandum an Article of Association / Partnership deed etc . whether examined and verified :

Ans. As per the documents-

Manglam Estates Pvt. Ltd. Registered Office-60, Bentick street, Kolkata, West Bangal Proposed person Pankaj Gupta S/o Sri Chandra Prakash Gupta R/o- 27G, Harmony enclave, Uddyan-I, Eldeco Colony, Bangla Bazar, District- Lucknow U.P. , who are referred to as the present owner.

Anglo Developers Pvt. Ltd. Proposed to Sri Vyas Verma S/o T.P. Verma R/o- 568 Kha/219, Geetapalli, Alambagh, Lucknow is referred to as the proposed mortgager.

4- Whether minor lunatic or un-discharged insolvent is involved. Confirm that the Mortgage has sufficient capacity to contract. Precautionary steps to be taken.

Ans. No any Minor lunatic or un-discharged insolvent is involved .

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5- Whether the property is freehold or Leasehold. If Leasehold then period of lease and if Freehold whether Urban Land Ceiling .Act applies and permissions to be obtained.

Ans- Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.

6- Source of Property i.e., Self acquired or Ancestral . If Ancestral then mode of succession and whether original will/probate is available .

Ans- Self Acquired .

7- Whether the Mortgager is co-owner and /or any partition of the property is made between the member of the family through partition Deed. If yes, whether original registered Partition. Deed is available it is only a family settlement.

Ans- Not Applicable.

8- Whether the property is mutated in Municipal/ Revenue Records and Owners Name is reflecting and if not, the reason thereof.

Ans- Yes, after the purchase of the said property, the mortgagor will be in exclusive possession of the property.

9- Whether any restriction for creation of Mortgage is Imposed under Central/State/ Local Laws. If yes, the specify whose consent or permission would be required for creation of mortgage.

Ans- No.

10-Whether all the Original Title Deeds Including antecedent Title deed and relevant documents are available. Please give detailed list.

Ans- Following Documents were Pursued :

1. Certified Copy of Sell Deed.
2. Search inspection of Period 12 years.
3. Copy of Approved Map.

11-Whether the Advocate has personally visited the records.

Ans- Yes, Sub Registrar, Mohanlalganj, Lucknow.

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12-Whether the search is being made for the period of 30years. If no, reason thereof.

Ans- I have perused the relevant records of the Sub Registrar, Mohanlalganj, Lucknow for the period of 12 year whose Application No.2202423203091 & Certificate No. 22024232002945 which is from 11-09-2012 to 11-09-2024 in respect of the aforesaid property.

13-Whether there is any doubt/ Suspicion about the genuineness of the Original Documents. If yes, then specify.

Ans:- I have perused photocopy of title deeds and compared the same with Certified Copy of title deeds and evaluated the same with certified title deeds and established that both are analogous and registered before the Registrar of assurance.

14-Final Certificate/ Opinion.

Ans- The present title holder Sri Vyas Verma S/o T.P. Verma R/o- 568 Kha/219, Geetapalli, Alambagh, Lucknow are valid and Marketable title over captioned property in the firm Anglo Developers Pvt. Ltd. have full right to develop captioned property. Property in question is not free from encumbrances on the basis of inspection of legible records and in view of NEC. Issued by Sub-Registrar Mohanlalganj, Lucknow and the project develop by Anglo Developers Pvt. Ltd. can be accepted for approval.

15-Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/ property (ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required :

Ans:- The property in question is free from all sorts of charges or litigation whatsoever and the property in the question which is proposed to be developed by them is not subject matter to any litigation, attachment or execution before any court of law.

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16-Comments on Enforceability of property under SARFAESI Act, 2002 and Rera Act, 2016.

Ans:- That the property in question has been declared as non-agricultural under section 143 of U.P.Z.A. and L.R. Act, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Note:- The NEC Report has been signed and submitted by me, having experience of more than 10 years in lands & RERA Matters.

Lucknow

Dated :17-09-2024

Onkar Singh
(Onkar Singh)

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स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: मोहनलालगं लखनऊ

भार मुक्त प्रमाण-पत्र/वारह साला की पावती

आवेदन संख्या	2202423203091
आवेदक का नाम	व्याम वर्मा
आवेदक का पता	गीता पल्ली आलमबाग लखनऊ
आवेदन तिथि	11-09-2024
भुगतान तिथि	11-09-2024
चालान संख्या	NIB240588284
मोबाइल	9563232532
धनराशि रु०	100 /-

कार्यालय उपनिबन्धक मोहनलालगंज मोहनलालगंज जनपद लखनऊ

आवेदन संख्या :2202423203091

प्रमाण संख्या :22024232002945

भार मुक्त प्रमाण पत्र
(रजि० मैन्युअल के नियम 328)

श्री- व्यास वर्मा पुत्र- टी पी वर्मा तहसील मोहनलालगंज जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है

सम्पत्ति का गाम मोहल्ला - कासिमपुर बिरुहा, वार्ड-परगना- मोहनलालगंज, कृषि- एग्लो डेपलपर्स प्रा लि द्वारा अधि हस्ता व्यास वर्मा पुत्र टी पी वर्मा, विवरण : गाटा सं-783/0.208 हे का 1.2 भाग से रकबा 0.014 हे व गाटा सं- 804/0.554 हे कुल रकबा 0.564 हे ,गाटा सं- 806/0.798 हे कुल रकबा0.798 हे एतलद्वारा प्रमाणित करता हू कि इडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 11/09/2012 से दिनांक 11/09/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक 12-09-2024

- नोट - 1 इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे दंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वर्णित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 3. इस प्रमाण पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
 4. यह प्रमाण पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाश करने एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **वीरेन्द्र कुमार वर्मा।**

मिलान करने वाले निबन्धन लिपिक: **संजय कुमार गौतम।**

DHARMENDRA KUMAR
उपनिबन्धक मोहनलालगंज लखनऊ

Digitally signed by
DHARMENDRA KUMAR
Date: 2024.09.12
15:21:57 +05'30'

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To,
Technical Adviser,
U.P. Real Estate,
Regulatory Authority,
Lucknow.

Dated:17-09-2024

Subject :- Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon the bearing entire Portion of Gata No. 806/0.798 Situated at Kashimpur Biruha, Sultanpur Road, Mohanlalganj, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present in the officer of sub- Registrar Mohanlalganj, Lucknow have been verified for investigation of the title in respect of property specified herein. On the basis of the documents provided to me, my report is given as under –

1- Description and area of the property.

Specifice Numbers & Address of Propety:

The Property proposed to be mortgage is the following :- Gata No. 806/0.798 Situated at Kashimpur Biruha, Sultanpur Road, Mohanlalganj, Tehsil- Mohanlalganj, District- Lucknow Is a residential property, bounded as under –

East	:	Gata No. 591 Agricultural land
West	:	Chak Marg
North	:	Gata No. 589 Agricultural land
South	:	Chak Marg.

2- Nature of property (whether agricultural, Non agricultural, Commercial, Residential or Industrial, If Non agricultural, the reference and date of conversion order from the competent authority should also be mentioned).

Ans . The said property is Agricultural .

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3- The Owner is Partner/ Director/ Trusty who is Developing the Propety on behalf of Partnership/Company/ Trust, Whether he/She as the Authority. Copy of the resolution/ memorandum an Article of Association / Partnership deed etc . whether examined and verified :

Ans. As per the documents-

Pappu S/o Lala R/o- Purseni, Pargana & Tehsil- Mohanlalganj, District Lucknow U.P. , who are referred to as the present owner.

Anglo Developers Pvt. Ltd. Proposed to Sri Vyas Verma S/o T.P. Verma R/o- 568 Kha/219, Geetapalli, Alambagh, Lucknow is referred to as the proposed mortgager.

4- Whether minor lunatic or un-discharged insolvent is involved. Confirm that the Mortgage has sufficient capacity to contract. Precautionary steps to be taken.

Ans. No any Minor lunatic or un-discharged insolvent is involved .

5- Whether the property is freehold or Leasehold. If Leasehold then period of lease and if Freehold whether Urban Land Ceiling .Act applies and permissions to be obtained.

Ans- Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.

6- Source of Property i.e., Self acquired or Ancestral . If Ancestral then mode of succession and whether original will/probate is available .

Ans- Self Acquired .

7- Whether the Mortgager is co-owner and /or any partition of the property is made between the member of the family through partition Deed. If yes, whether original registered Partition. Deed is available it is only a family settlement.

Ans- Not Applicable.

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8- Whether the property is mutated in Municipal/ Revenue Records and Owners Name is reflecting and if not, the reason thereof.

Ans- Yes, after the purchase of the said property, the mortgagor will be in exclusive possession of the property.

9- Whether any restriction for creation of Mortgage is Imposed under Central/State/ Local Laws. If yes, the specify whose consent or permission would be required for creation of mortgage.

Ans- No.

10-Whether all the Original Title Deeds Including antecedent Title deed and relevant documents are available. Please give detailed list.

Ans- Following Documents were Persued :

1. Certified Copy of Sell Deed.
2. Search inspection of Period 12 years.
3. Copy of Approved Map.

11-Whether the Advocate has personally visited the records.

Ans- Yes, Sub Registrar, Mohanlalganj, Lucknow.

12-Whether the search is being made for the period of 30years. If no, reason thereof.

Ans- I have perused the relevant records of the Sub Registrar, Mohanlalganj, Lucknow for the period of 12 year whose Application No.2202423203091 & Certificate No. 22024232002945 which is from 11-09-2012 to 11-09-2024 in respect of the aforesaid property.

13-Whether there is any doubt/ Suspicion about the genuineness of the Original Documents. If yes, then specify.

Ans:- I have perused photocopy of title deeds and compared the same with Certified Copy of title deeds and evaluated the same with certified title deeds and established that both are analogous and registered before the Registrar of assurance.

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14-Final Certificate/ Opinion.

Ans- The present title holder Sri Vyas Verma S/o T.P. Verma R/o- 568 Kha/219, Geetapalli, Alambagh, Lucknow are valid and Marketable title over captioned property in the firm Anglo Developers Pvt. Ltd. have full right to develop captioned property. Property in question is not free from encumbrances on the basis of inspection of legible records and in view of NEC. Issued by Sub-Registrar Mohanlalganj, Lucknow and the project develop by Anglo Developers Pvt. Ltd. can be accepted for approval.

15-Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/ property (ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required :

Ans:- The property in question is free from all sorts of charges or litigation whatsoever and the property in the question which is proposed to be developed by them is not subject matter to any litigation, attachment or execution before any court of law.

16-Comments on Enforceability of property under SARFAESI Act, 2002 and Rera Act, 2016.

Ans:- That the property in question has been declared as non-agricultural under section 143 of U.P.Z.A. and L.R. Act, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Note:- The NEC Report has been signed and submitted by me, having experience of more than 10 years in lands & RERA Matters.

Lucknow

Dated :17-09-2024

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स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: मोहनलालगं लखनऊ

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202423203091
आवेदक का नाम	व्यास वर्मा
आवेदक का पता	गीता पल्ली आलमबाग लखनऊ
आवेदन तिथि	11-09-2024
भुगतान तिथि	11-09-2024
चालान संख्या	NIB240588284
पीबाइल	9563232532
धनराशि रु०	100 /-

कार्यालय उपनिबंधक मोहनलालगंज मोहनलालगंज जनपद लखनऊ

आवेदन संख्या :2202423203091

प्रमाण संख्या :22024232062945

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- व्यास वर्मा पुत्र- टी पी वर्मा तहसील मोहनलालगंज जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।
सम्पत्ति का ग्राम मोहल्ला - कासिमपुर बिरुहा, वार्ड/परगना- मोहनलालगंज, कृषि- एग्लो डेवलपर्स प्रा लि द्वारा अधि हस्ता व्यास वर्मा पुत्र टी पी वर्मा, विवरण : गाटा सं-783/0.208 हे का 1/2 भाग से रकबा 0.014 हे व गाटा सं- 804/0.554 हे कुल रकबा 0.564 हे, गाटा सं- 806/0.798 हे कुल रकबा 0.798 हे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 11/09/2012 से दिनांक 11/09/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 12-09-2024

- नोट - 1 इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जावेगा।
2 काठिन तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3 इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4 यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक **वीरेन्द्र कुमार वर्मा**
मिलान करने वाले निबन्धन लिपिक **संजय कुमार गौतम**

DHARMENDRA KUMAR
RA KUMAR
उपनिबन्धक मोहनलालगंज
लखनऊ

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