

Dated : 10-11-2023

To,
M/s. Nilansh Buildcon Pvt. Ltd.
Regd. Office 93-N, Pinki Apartment,
Dalibagh, Lucknow.

Sub: Opinion cum non encumbrances certificate in respect of Plot No.26 Block
No.11 admeasuring 1.48 Hect. situated at Gwaltoli, Kanpur Nagar, of
M/s. Nilansh Buildcon Pvt. Ltd., Lucknow.

Sir,

BRIEF NARRATION OF CHAIN TITLE:

- 1.1 The Rail Land Development Authority, hereinafter referred as "R.L.D.A." is a Statutory Authority constituted under the Railways (Amendment) Act, 2005 (No.47 of 2005) constituted for the purpose of development of the Rail Land and generating revenue required for upgradation/maintenance of its net worth by net tariff measures.
- 1.2 The RLDA is the owner of land approx.. 1.48 Hect. of Rail land situated at Gwaltoli, Kanpur Nagar. The RLDA was not deriving adequate benefit form the said land, therefore for generating the revenue, the railway board had decided to leased tout said land for a terms of 99 Yrs. for which the bid was conducted on 30-09-2019. As the lead members of consortium M/s. Nilansh Buildcon Pvt.Ltd. a company duly incorporated under the companies Act, having its Regd. Office at 93-N Pinki Apartment, Dalibagh, Lucknow through its directors Mr. Satish Srivastava and Mr. Raghvendra Chandra Seth, participated in the bid said Nilansh Buildcon Pvt. Ltd. emerged was as highest and successful bidder, thereafter the RLDA has issued acceptance letter, on 21-01-2020, in favour of Nilansh Buildcon Pvt. Ltd..
- 1.3 That as per terms and conditions of the said acceptance letter, the aforesaid bid amount of Rs.8,70,00,000/- (Rs. Eight Crores Seventy Lacs only) was payable/paid by the present owner in the mode and manner described in the Regd. lease deed.
- 1.4 That by virtue of the said lease deed the RLDA agreed to lease the said land on lease for remaining terms of 97 years 8 months 13 days effective from the date of execution on lease premium of Rs.66,70,000/- and on 30-12-2021 a Regd. lease deed for a terms of 97 Yrs. was executed in favour of said Nilansh Buildcon Pvt. Ltd., which is duly registered in the Office of Sub-Registrar Kanpur in Book No.1 Volume No.11930 at pages 51 to 134 at serial No.6688 on 11-07-2022.
- 1.5 That by virtue of the aforesaid lease deed as well as powers conferred by the RLDA is entitled to raise the constructions of the multi storey buildings, in accordance with the sanctioned plan of Kanpur Development Authority and is empowered to assign the leasehold right for the remaining period and to sale of superstructure to be carried out by said Nillansh Buildcon Pvt. Ltd.



(2)

Encumbrances w.e.f. 2010 to 2023 :-

I have been instructed to give the report regarding non encumbrances over said property, therefore I have got inspected the available records in respect of Plot No.26 Block No.11, admeasuring 1.48 Hect. situated at Gwaltoli, Kanpur Nagar, in the office of Sub-Registrar, Kanpur Nagar, from 2010 to 2023, no encumbrance has been found and the premises is free from encumbrances and M/s. Nilansh Buildcon Pvt. Ltd. is having perfect and good marketable title over the said plot/premises. The receipt issued by Sub-Registrar Kanpur, Zone No.2, bearing receipt No.2023210033442 dated 06-11-2023 is being attached herewith.

Submitted accordingly,

Yours Truly,
For, Steadfast Legalese Juris
Through


(Sarvesh Chandra Dubey)
Advocate

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सादर दायित्वीय

क्रम संख्या 2023210033442

कानपुर नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

06/11/2023

प्रस्तुतकर्ता या प्रार्थी का नाम

सर्वेश चन्द्र दुबे एड.

लेख का प्रकार मुआयना

2010 वर्ष से 2023 वर्ष तक

प्रतिफल की घनसंज्ञि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. गुस्वार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

शुल्क वसूल करने का दिनांक

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

