

कार्यालय उपनिबंधक विलासपुर विलासपुर जनपद रामपुर

आवेदन संख्या : 2202529900065

प्रमाण संख्या : 22025299000060

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

श्री- कान्हा स्वर्णिमा पार्टनर सुरेन्द्र सिंह घोबर पुत्र- दीवान सिंह घोबर तहसील विलासपुर जिला रामपुर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथमिक पत्र प्रस्तुत किया है।  
सम्पत्ति का विवरण : ग्राम/मोहल्ला - दिबदिवा, वार्ड/परगना- विलासपुर, आवासीय- कान्हा स्वर्णिमा द्वारा पार्टनर सुरेन्द्र सिंह घोबर, 9 10 11 12 13 14 15 , 17 18  
ने एतद्वारा प्रमाणित करता हूँ कि ईडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 18/02/2013 से दिनांक 18/02/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी विज्ञापन निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 18-02-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदनक द्वारा दिये गए संपत्ति के ब्यौरे के आधार पर दूँदे गए है। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदनक द्वारा आवेदन में दिये गए वर्चन से किसी दूसरे ढंग से बर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।  
2. बाँछित तलाश कार्यालय द्वारा क्यासंभव 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: राम नरेश राना नि०लि०।  
मिलान करने वाले निबन्धन लिपिक: राम नरेश राना नि०लि०।

Ram Naresh  
Rana

Digitally signed by  
Ram Naresh Rana  
Date: 2025.02.18  
15:10:56 +05'30'

उपनिबन्धक विलासपुर

रामपुर

उप-निबन्धक  
तह०-विलासपुर  
रामपुर

प्रिंट करे



From the office of Reetu Kumar Agarwal Advocate Bilaspur (Rampur) U.P.

To,  
Whoever It may Concern

**NON-ENCUMBRANCE CERTIFICATE**

Dear Sir,

I certify that I have searched the books in the office of the Sub-Registrar (Registration office Bilaspur) Rampur for last 34 years from 01-01-1990 to 21-09-2024 in respect of the land situated at revenue village **DIBDIBA** Pargana & Tehsil Bilaspur Distt. Rampur mutated in the name of:

1. Vijay Bhushan Garg S/o Mangal Ram
2. Ankur Bansal S/o Ranjendra Prasad Bansal
3. Baldev Raj Sukhija S/o Sohan Lal Sukhija
4. Surender Singh Grover S/o Deewan Chand Grover
5. Satish Chand Mangla S/o Mehar Chand Mangla
6. Sanjeev Kumar S/o Ishwar Chand all partners of M/S Kahna Swarnima

Revenue-village In which the land is situated	Chak No.	Khasra No.	Area as mutation/ registry (Hectare)	Area (sqmt.)
Dibdiba	235	9 min	0.2353	2353.00
	235	9min, 17 min, 18 min	0.2950	2950.00
	385	9 min, 10 min.	0.6790	6790.00
	385	10min	0.0120	120.40
	385	10min	0.0133	133.77
	385	10min	0.0073	73.02
	385	10min	0.0087	87.33
	385	10min	0.0092	91.97
	385	10min	0.0550	550.00
	346	10 min	0.3570	3570.00
	346	14 min	0.1500	1500.00
8,193,194, 262	12 min	1.6600	16600.00	



प्रत्युत्कर्ष अथवा प्राप्ति द्वारा गृह्य जाने वाला  
अनिवृत्त बिलासपुर  
समय क्रमांक 2024289012537

सेवा या प्राप्ति पर प्राप्त करने का दिनांक 21/09/2024  
प्रभुत्व वाली या प्राप्ति का नाम रीतु कुमार अग्रवाल एड०  
सेवा का प्रकार: मुख्यता 1990 वर्ष से 2024 वर्ष तक

प्रतिफल की धरणाएँ

- 1. रजिस्ट्रीकरण शुल्क
- 2. प्रतिनिधिकरण शुल्क
- 3. निरीक्षण या मूलांक शुल्क
- 4. मुद्रांतर के अधिप्राप्ती करण लिए शुल्क
- 5. समीक्षा शुल्क
- 6. विवेक
- 7. वारिक जला

1 से 6 तक का योग	100
पत्र प्रेषण करने का दिनांक	21/09/2024
दिनांक 21/09/2024 अधिनियम का प्रभाव	21/09/2024
प्रमाण पत्र प्राप्त करने के लिए नोटिस दिनांक	
रजिस्ट्रीकरण अधिनियम के अनुसार	

रजि. निबन्धक  
सदर-बिलासपुर  
समयपुर

1 of 1  
Recd. Rishi Agarwal  
Advocate  
Bilaspur, Jharkhand

419	10 min	0.4530	4530.00
325	11 min	0.4760	4760.00
325	11 min	0.5010	5010.00
75	13 min	1.1227	11227.00
198	15 min	0.0400	400.00
198	15 min	0.0514	514.00
			61,260.49

The detail of the information mentioned in the table is given hereunder.

I have searched the records of last 34 years in Sub registrar's office at Tehsil Bilaspur district Rampur regarding the ownership and title over the abovesaid land (plot area) situated at village Dibdiba tehsil Bilaspur district Rampur in which i have found that the land was purchased by M/S Kanha Swarnima through various sale deeds whose chain is as under:-

- 1- That M/s Kanha Swarnima purchased the plot chak-198, gata no. -15 min admeasuring 514 square meters through registered sale deed dated 23.10.2019 document no. 6379 from M/S MB Rice Mill Pvt Ltd who purchased the land of abovesaid plot also through registered sale deed dated 11.06.1991 document no.-1204 from Prithvipal Singh S/o Jodha Singh(original landholder) entry of both sale deed is recorded in the Khatauni of chak no.- 198, Gata no.-15 min. Chronologically.
- 2- That M/s Kahna Swarnima purchased the plot bearing chak no.-75 gata no.- 13 min. Admeasuring 11227 square meters through registered sale deed dated 23.10.2019 document no. 6380 from M/s MB Rice Mill Pvt Ltd who purchased the land of abovesaid plot also through registered sale deed dated 16.12.1989 document no.-2777 whose entry is also recorded in Khatauni of Chak no.-75 Gata no.-13 min. In choronological order.
- 3- That M/s Kahna Swarnima purchased the plot bearing chak no.-346 gata no.- 14 Admeasuring 1500 square meters through registered sale deed dated 23.10.2019 document no. 6381 from M/s Ameera Rice Mills who purchased the land of abovesaid plot from Arjun Singh S/o Khushaal Singh khan R/o village dibdiba tehsil bilaspur district udham singh nagar(original landholder) through registered sale deed dated 11.02.1991 document no.-433 whose entry is recorded in Khatauni of Chak no.-346 Gata no.-14 In choronological order.





document no. 5117 from M/s MB Rice Mill Pvt Ltd who purchased the abovesaid land through registered sale deeds dated 30.06.1993 document no.-1361 and on 17.05.1995 document no.-1243 Ramesh Chandra S/o Mulkharaj R/o rudrapur tehsil kiccha district udham singh nagar (original landholder) whose entry is recorded in Khatauni of Chak no.-325 Gata no.-11 min In choronological order.

- 9- That M/s Kanha Swarnima purchased agriculture land bearing chak no.- 385 gata no.- 9 min. area 0.014 hectares and 0.665 hectares from gata no.- 10 min total land area admeasuring 0.679 hectares or 6790 square meters through registered sale deed dated 20.10.2022 document no.-8322 from Lakhveer Singh Sodhi S/o Arjun Singh R/o c2 kashipur bypass road ward no.-11 bhalla medical gali rudrpur distt Udham Singh Nagar who sold his land through registered GPA holder Radha Rani Sodhi w/o Lakhveer Singh Sodhi R/o c2 kashipur bypass road ward no.-11 bhalla medical gali rudrpur distt Udham Singh Nagar who was the original landholder of the land in revenue records.
- 10- That M/s Kanha Swarnima purchased agriculture land bearing chak no.- 235 gata no.- 9 min. admeasuring 0.2353 hectares or 2353 square meters through registered sale deed dated 18.04.2023 document no.-2507 from Rekha Agarwal w/o Pramod Kumar R/o jawahar nagar ward no.-3 lalkuan district Nainital who purchased the abovesaid property through registered sale deed dated 30.05.2006 document no.-2890 whose entries are recorded in the Khatauni as well.
- 11- That M/s Kanha Swarnima purchased plot bearing chak no.- 385 gata no.- 10 min. admeasuring 0.0133 hectares or 133.77 square meters through registered sale deed dated 18.04.2023 document no.-2510 from Rajkumar Rastogi and Rakesh Rastogi S/o Omprakash Rastogi R/o ward no.-5 Gadarpur Khas district Udham Singh Nagar who purchased the abovesaid property through registered sale deed dated 01.12.2014 document no.-7406 from Lakhveer Singh S/o Arjun Singh whose entries are recorded in the Khatauni as well.
- 12- That M/s Kanha Swarnima purchased plot bearing chak no.- 385 gata no.- 10 min. admeasuring 0.0120 hectares or 120.40 square meters through registered sale deed dated 09.05.2023 document no.-3185 from Deevan Singh S/o Sher Singh and Mahendra Nath S/o Late Shri Kanta Prasad both R/o Bhagwanpur Tehsil Kiccha district Udham Singh Nagar who purchased the abovesaid property through registered sale deed dated 26.11.2014 document no.-7302 from Lakhveer Singh S/o Arjun Singh whose entries are recorded in the Khatauni as well.



- 13- That M/s Kanha Swarnima purchased plot bearing chak no.- 385 gata no.- 10 min. admeasuring 0.0073 hectares or 73.02 square meters through registered sale deed dated 11.07.2023 document no.-5237 from Naziya D/o Noor Jahan R/o Adarsh colony Tehsil Rudrapur district Udham Singh Nagar who purchased the abovesaid property through registered sale deed dated 09.09.2021 document no.-5718 from Farukh S/o Abdul r/o ward no.-8 Azad Nagar Rudrapur district Udham Singh Nagar whose entries are recorded in the Khatauni as well.
- 14- That M/s Kanha Swarnima purchased plot bearing chak no.- 385 gata no.- 10 min. admeasuring 0.055 hectares or 550 square meters through registered sale deed dated 31.05.2024 document no.-5025 from Lakhveer Singh S/o Arjun Singh who was the apparent owner of the property whose entries are recorded in the Khatauni as well.
- 15- That M/s Kanha Swarnima purchased plot bearing chak no.- 385 gata no.- 10 min. admeasuring 0.0087 hectares or 87.33 square meters through registered sale deed dated 14.05.2024 document no.-4295 from Pramila Sahani w/o Dharmendra Sahani and Raj Sahani S/o Dharamendra Sahani R/o Village Dibdiba Tehsil Bilaspur District Rampur who purchased the abovesaid property from Lakhveer Singh S/o Arjun Singh through gpa holder Surendra Singh Grover S/o Deevan Singh Grover R/o Omaxe Rivera Rudrapur District Udham Singh Nagar through registered sale deed dated 03.11.2015 document no.-7112 who was the apparent owner of the property whose entries are recorded in the Khatauni as well choronologically.
- 16- That M/s Kanha Swarnima purchased plot bearing chak no.- 385 gata no.- 10 min. admeasuring 0.0092 hectares or 91.97 square meters through registered sale deed dated 15.05.2024 document no.-4348 from Ravi Sahani, Shankar Sahani, Arjun Sahani and Karn Sahani all S/o Late Rajan Sahani and all R/o Village Dibdiba Tehsil Bilaspur District Rampur who purchased the abovesaid property from Lakhveer Singh S/o Arjun Singh through gpa holder Surendra Singh Grover S/o Deevan Singh Grover R/o Omaxe Rivera Rudrapur District Udham Singh Nagar through registered sale deed dated 03.11.2015 document no.-7113 who was the apparent owner of the property whose entries are recorded in the Khatauni as well choronologically.
- 17- That M/s Kanha Swarnima purchased plot bearing chak no.- 235 gata no.- 9 min., 17 min and 18 min. admeasuring 0.2950 hectares or 2950 square meters through registered sale deed dated 18.04.2023 document no.-2502 from Mahendra Pratap Singh S/o Bhanu Pratap Singh R/o Model Colony Rudrapur District Udham Singh Nagar who was the apparent owner of the property and whose name is mutated in the Khatauni as well.



18- That M/s Kanha Swarnima is the owner of total land admeasuring 61,260.49 square meters through above mentioned sale deeds whose entries are also recorded in the kahtauni as well .

Above mentioned land belonging to M/s Kanha Swarnima through its partners is free from all Encumbrances and the owner is in absolute possession of Land their names duly mutated in revenue records i.e. Khatauni.

Khatauni of land is being attached along with this certificate which proves that the land is free from all Encumbrance & belongs & possession of M/S Kanha Swarnima Office- Shop no- 48, 1st floor SGAD Complex, Nainital road, Rudrapur US Nagar UK- 263153.

In my opinion M/S Kahna Swarnima holds good and valid title over the above mentioned land free from any legal claims or encumbrances or any ownership disputes.

Date when search was made- 19-11-2024

Recpt No. 2024299012537 dt. 19-11-2024

Signature of the searching officer .

**REETU KUMAR AGARWAL**

Advocate

Teh. Bilaspur Distt. Rampur



# BAR COUNCIL OF UTTAR PRADESH

19, MAHARSHI DAYANAND MARG, ALLAHABAD-2

C.O.P. No.: **087043**



Name

**Reetu Kumar Agarwal**

**Advocate**

Father Name

**Late Rajesh Kumar Agarwal**

Address

**Shaukara Bilaspur, Rampur**

Enrollment No.

**UP01076/97**

Enrollment Dt.

**29/12/1997**



A handwritten signature in black ink, appearing to read "Raghvendra Singh".

**(Raghvendra singh)**

**Advocate General of U.P.  
Chairman**