

कार्यालय उपनिबन्धक सोराँव सोराँव जनपद प्रयागराज

आवेदन संख्या : 22022020000654

प्रमाण संख्या : 22022020000599

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

श्री- अशोक कुमार पुत्र- स्व० धीरेन्द्र कुमार तहसील सोराँव जिला प्रयागराज ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुक्ति प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - गहोपुर, वार्ड/परगना- सोराव, आवासीय- ध्रुव कुमार अग्रवाल पुत्र हनुमान प्रसाद व राजीव अग्रवाल पुत्र रमेश चन्द्र, आराजी सं० 717 रकबा 0.2540 हे० व आराजी सं० 719 रकबा 0.1880 हे० व आराजी सं० 720 रकबा 0.0060 हे० कुल तीन गाटा कुल रकबा 0.4480 हे० यानि 4480 वर्ग मी० स्थित मौजा-गहोपुर तह० सोराव प्रयागराज चौहद्दी-उत्तर-शम्भू नाथ श्रीवास्तव की भूमि दक्षिण-सखनड रोड पूरब-पी०डी०ए० कालोनी परिधम-दूसरे की भूमि।

मैं एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 16/06/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 21-06-2022

- 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 जायेगा।
2. वांछित 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 : इन्द्रमणि तिवारी निबन्धक लिपिक।
मिलान करने वाले निबन्धन लिपिक : इन्द्रमणि तिवारी निबन्धक लिपिक।

INDRA
MANI
TIWARI

RAJESH
KUMAR
SAROJ

उपनिबन्धक सोराँव
प्रयागराज

प्रिंट करें

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सोराँव

क्रम संख्या 2022020010888

प्रयागराज

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 17/06/2022

प्रस्तुतकर्ता या प्रार्थी का नाम अशोक कुमार एडो

लेख का प्रकार: भार प्रमाण. 1999 वर्ष से 2010 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

17/06/2022

दिनांक जब लेख प्रतिलिपि या तलाश

17/06/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक
सोराँव, प्रयागराज

FORM NO. 2-G

(Rule 327)

CERTIFICATE OF SEARCH

CERTIFICATE ON 130 OF 2022 APPLICATION 130 OF 2022

SRI अशोक कुमार having applied to me for a certificate giving particulars of registered acts and encumbrances if any in respect of under mentioned property—

मौजा-गद्दोपुर पट्ट व वट्ट सोलाव प्रयागराज आजी 717 व
रकबा-0.2540 हे व आजी 719 रकबा-0.1880 हे व आजी 720 रकबा 0.0060 हे कुल तीन गांव रकबा 0.4480 हे स्वामी-
धुव आजी अशवाल पुत्र हनुमान प्रसाद व राजीव अशवाल पुत्र
रमेश चन्द्र चौधरी - प्रब. कालोमी प्रयागराज विकास प्राधिकरण
पक्षधर- इसी की भूमि उत्तर- सम्भूराय गीवाहन की भूमि दक्षिण- लखनकुछ

I do hereby certify that during a search been made in Book No. 1 and the Indexes related thereto From the Year 1999 to the year 2010 the following acts and encumbrances affecting the said property, appeared—

Sl No	Description of Property	Date of Execution	Nature & Value of Document	Name of Parties		Ref. to the Doct No, & year
				Excutant	Claimant	
1	2	3	4	5	6	7

उपलब्ध डॉक्यूमेंट के आधार पर वजाहिरात आर जो कोई भी नही पाया गया है

I also certify that except the aforesaid acts and encumbrances no other acts and encumbrances affecting the said property have been found

Note—

- (1) The acts and encumbrances shown in this certificate are those discovered with the reference to the description of properties furnished by the applicant, in case the same properties would have been described in the registered documents in a manner different from which the applicant has described in, then the transaction evidenced by the such documents will not be deemed to be included in this certificate.
- (2) This certificate does not include documents, if any, which have been presented but have not been registered so far.
- (3) The requisite search has been made as carefully as possible by the office but the department will not on any account held it self responsible for error in the result of the search embodied in the certificate.

Search made & certificate prepared by Y

Designation -----

Search verified and certificate examined by -----

Designation -----

उप निबन्धन
कोरॉव, प्रयागराज

SIGNATURE OF
REGISTERING OFFICER
SEAL

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक: सोरौव

क्रम संख्या 2022020010887

प्रयागराज

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 17/06/2022

प्रस्तुतकर्ता या प्रार्थी का नाम अशोक कुमार एडो

लेख का प्रकार: भार प्रमाण 1993 वर्ष से 1998 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

60

शुल्क वसूल करने का दिनांक

17/06/2022

दिनांक जब लेख प्रतिलिपि या तलाश

17/06/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक
सोरौव, प्रयागराज

6/22/2022, 3:48 1

FORM NO. 2-G

(Rule 327)

CERTIFICATE OF SEARCH

CERTIFICATE ON ... 129 OF 2022 APPLICATION ... 129 OF 2022
SRI - अशोक झा एसी ... having applied to me for a certificate giving particulars
of registered acts and encumbrances if any, in respect of under mentioned property—

मौजा - गदगोपुरा पट 0 व तह 0 सोताव प्रयागराज आटाजी सठ - 717 रकबा 0.2540 हे व आटाजी सठ - 719 रकबा - 0.1880 हे व आटाजी सठ - 720 रकबा - 0.0006 कुल तीन गाटा कुल रकबा - 0.4480 हे स्वामी ध्रुव कुमार अग्रवाल पुत्र हनुमान प्रसाद व रंजीव अग्रवाल पुत्र रमेश चन्द्र चौधरी - पूब - कलानी प्रयागराज विकास प्रधिकरण पश्चिम - इस्ट की भूमि डबल - रामनारायण अविवाहित की भूमि व लक्काऊ

I do hereby certify that during a search been made in Book No. 1 and the Indexes related thereto From the Year ... to the year ... the following acts and encumbrances affecting the said property, appeared—

Sl No	Description of Property	Date of Execution	Nature & Value of Document	Name of Parties	Ref, to the Doct No, & year
1	2	3	4	5	6
				Excutant Claimant	7

I also certify that except the aforesaid acts and encumbrances no other acts and encumbrances affecting the said property have been found

Note—

- (1) The acts and encumbrances shown in this certificate are those discovered with the reference to the description of properties furnished by the applicant, in case the same properties would have been described in the registered documents in a manner different from which the applicant has described in, then the transaction evidenced by the such documents will not be deemed to be included in this certificate.
- (2) This certificate does not include documents, if any, which have been presented but have not been registered so far.
- (3) The requisite search has been made as carefully as possible by the office but the department will not on any account held it self responsible for the result of the search embodied in the certificate.

Search made & certificate prepared by ...

Designation ...

Search verified and certificate examined by ...

Designation ...

उप निदेशक
सौराव, प्रयागराज

SIGNATURE OF
REGISTERING OFFICER
SEAL

KULDEEP KUMAR GUPTA
(Advocate)

Office – Block – A Room No. 2 Civil
Court Compound Allahabad - 211002
Mob. No. – 9336259300, 8299715815
E. mail- kuldeepg83@gmail.com

Ref. No. 01314

Date: 20.07.2022

TO WHOME IT MAY CONCERN

Dear sir,

Reg. : Verification of title and search of registration records pertaining to Old Araziat no. 253/1 area 2 Bishwa 10 Dhoor, 253/2 area 1 Bigha 3 Bishwa 4 Dhoor, 256/1 area 10 dhoor & 256/2 area 16 Bishwa 10 Dhoor total area 2 Bigha 2 Bishwa 14 Dhoor in which purchased area 4484.05 sq. Mt. which are after consolidation proceedings new numbered as Arazi No. 717 Kh area 0.2540 Hectare, Arazi No. 719 area 0.1880 Hectare and Arazi No. 720 area 0.0060 Hectare total 3 gata total area 0.4480 Hectare i.e. 4484.05 Sq. Mt. situated at Mauza Gaddopur Pargana- Mirzapur Chauhari, Tehsil – Soranv District – Prayagraj

Belonging to- Sri Rajeev Agarwal S/o late Sri Ramesh Chandra Agarwal R/o 4/2B, Chaukhandi Kydganj Pargana & Tehsil Sadar District Prayagraj and Sri Dhruv Kumar Agarwal S/o Sri Hanuman Prasad Agarwal R/o 3/2, Chaukhandi Kydganj Pargana & Tehsil Sadar District Prayagraj

I have examined the sale deed dated 26.10.1989 executed by Vishwanath Prasad Agarwal S/o late Suraj Prasad Agarwal R/o Tripauliya City & District Allahabad now Prayagraj, which is registered in Bahi No. 1 Zild Sankhya 593 on pages 144 to 148 at serial no. 2534 in the office of Sub-Registrar Soranv Allahabad on 07.12.1989.

That Vishwanath Prasad Agarwal S/o late Suraj Prasad Agarwal R/o Tripauliya City & District Allahabad was owner of Old Araziat no. 253/1 area 2 Bishwa 10 Dhoor, 253/2 area 1 Bigha 3 Bishwa 4 Dhoor, 256/1 area 10 dhoor & 256/2 area 16 Bishwa 10 Dhoor total area 2 Bigha 2 Bishwa 14 Dhoor situated at Mauza Gaddopur Pargana- Mirzapur Chauhari, Tehsil – Soranv District – Allahabad now Prayagraj which he acquired by virtue of order dated 12.09.1986 passed by the Consolidation Officer Soranv Allahabad in case no. 6996 under Section 9 ka(2).

(Kuldeepg83)
A.V.

That in regard to aforesaid araziyat Vishwanath Prasad Agarwal S/o late Suraj Prasad Agarwal R/o Tripauliya City & District Allahabad filed an application under sec. 6(1) Urban Ceiling Act before Competant authority Nagar Bhoomi Seema Ropan Allahabad as Application/case no. 2862 of 1976 in the said case Competant authority Nagar Bhoomi Seema Ropan Allahabad declared the vacant land in Arazi no. 256 measuring 992.40 Sq. Mt and rest of the land measuring 4484.05 Sq. Mt. released in favour of Sri Vishwanath Prasad Agarwal S/o late Suraj Prasad Agarwal R/o Tripauliya City & District Allahabad. Vide order dated 23.11.1984.

Later on Vishwanath Prasad Agarwal S/o late Suraj Prasad Agarwal R/o Tripauliya City & District Allahabad sold & transferred Araziat no. 253/1 area 2 Bishwa 10 Dhoor, 253/2 area 1 Bigha 3 Bishwa 4 Dhoor, 256/1 area 10 dhoor & 256/2 area 16 Bishwa 10 Dhoor total area 2 Bigha 2 Bishwa 14 Dhoor in which sold area is 4484.05 Sq. Mt. situated at Mauza Gaddopur Pargana- Mirzapur Chauhari, Tehsil – Soranv District – Allahabad in favour of Sri Ramesh Chandra Agarwal S/o late Sri Bulaki Lal Agarwal R/o 2B, Chaukhandi Kydganj Pargana & Tehsil Sadar District Allahabad and Sri Dhruv Kumar Agarwal S/o Sri Hanuman Prasad Agarwal R/o 2, Chaukhandi Kydganj Pargana & Tehsil Sadar District Allahabad vide sale deed dated 26.10.1989 which is registered in Bahi No. 1 Zild Sankhya 593 on pages 144 to 148 at serial no. 2534 in the office of Sub-Registrar Soranv Allahabad on 07.12.1989.

By virtue of aforesaid sale deed dated 26.10.1989 Sri Ramesh Chandra Agarwal S/o late Sri Bulaki Lal Agarwal and Sri Dhruv Kumar Agarwal S/o Sri Hanuman Prasad Agarwal acquired right title & interest in the aforesaid purchased property and on the basis of said sale deed their names have been mutated vide order dated 15.05.1990 passed by Additional Consolidation Officer Soranv Allahabad in case no. 373 Under section 12 of the Act.

After completing the consolidation proceeding Old Araziat no. 253/1 area 2 Bishwa 10 Dhoor, 253/2 area 1 Bigha 3 Bishwa 4 Dhoor, 256/1 area 10 dhoor & 256/2 area 16 Bishwa 10 Dhoor total area 2 Bigha 2 Bishwa 14 Dhoor in which purchased area 4484.05 sq. Mt. which are new numbered as Arazi No. 717 Kh area 0.2540 Hectare, Arazi No. 719 area 0.1880 Hectare and Arazi No. 720 area 0.0060 Hectare total 3 gata total area 0.4480 Hecatre i.e. 4484.05 Sq. Mt. situated at Mauza Gaddopur Pargana- Mirzapur Chauhari, Tehsil – Soranv District – Prayagraj which reflects from C.H. Akar Patra 45.

K. K. Singh
Sd/-

Later on Sri Ramesh Chandra Agarwal S/o late Sri Bulaki Lal Agarwal died on 28.11.2012 and after his death names of his wife Smt. Madhuri Agarwal and son Sri Rajeev Agarwal has been mutated in the revenue record by virtue of inheritance.

Later on Smt. Madhuri Agarwal W/o late Sri Ramesh Chandra Agarwal also died on 27.07.2019 and after her death name of her only son Sri Rajeev Agarwal s/o late Sri Ramesh Chandra Agarwal has been mutated in the revenue record by virtue of inheritance.

Subsequently Sri Rajeev Agarwal S/o late Sri Ramesh Chandra Agarwal R/o 4/2B, Chaukhandi Kydganj Pargana & Tehsil Sadar District Prayagraj and Sri Dhruv Kumar Agarwal S/o Sri Hanuman Prasad Agarwal R/o 3/2, Chaukhandi Kydganj Pargana & Tehsil Sadar District Prayagraj with a view to develop the aforementioned property & construct multistoried Residential complex as per sanctioned plan approved by P.D.A. Prayagraj entered into Builder's Agreement with M/S DIVANSH REALTY LLP having its Principal place of Business at Flat No. 706, Raj Niwas Residency, 22 Sarojini Naidu Marg, Allahabad now Prayagraj acting through its designated partner Mr. Anurag Agarwal S/o Sri Dinesh Kumar Agarwal on 24.05.2022. the said Builder's is registered in the office of Sub Registrar, Soraon, Allahabad in Book No. 1, zild . No. 6717 on pages 217 to 252 at Serial No. 5345 and registered on 24.05.2022.

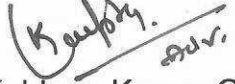
The parties of the Builders agreement with a view to develop a multistoried residential building/ apartment in the name of "The Courtyard, Shantipuram" containing 165 residential unit, has got sanctioned layout plan to develop the project and the P.D.A. Pryagraj has granted the sanction/ permission letter to develop the project vide approval letter dated 22.03.2022 on the certain terms and conditions mentioned in the Approval Letter dated 22.03.2022. The undersigned checked the genuineness of aforesaid Approval Letter dated 22.03.2022 it was told by the concerned department, P.D.A. Pryagraj that the map has been duly sanctioned by P.D.A. Pryagraj.

The quarries required for the purpose of creation of legal and valid mortgage and Securities are opined as follows:

1. It is found that Sri Rajeev Agarwal S/o late Sri Ramesh Chandra Agarwal R/o 4/2B, Chaukhandi Kydganj Pargana & Tehsil Sadar District Prayagraj and Sri Dhruv Kumar Agarwal S/o Sri Hanuman Prasad Agarwal R/o 3/2, Chaukhandi Kydganj Pargana & Tehsil Sadar District Prayagraj is at present recorded owner of the Captioned Property
2. The chain of title of deeds is complete.

(Signature)
[Handwritten signature]

3. I have made a search in the registration records in the office of Sub-Registrar-Soranv, Prayagraj for 30 Years upto available records in respect of captioned properties. No registered charge, lien or encumbrance is found, hence I have to report that the aforesaid property is free from all lien, charge or encumbrances.
4. I certify that after perusal of the above records, the present owner Sri Rajeev Agarwal S/o late Sri Ramesh Chandra Agarwal R/o 4/2B, Chaukhandi Kydganj Pargana & Tehsil Sadar District Prayagraj and Sri Dhruv Kumar Agarwal S/o Sri Hanuman Prasad Agarwal R/o 3/2, Chaukhandi Kydganj Pargana & Tehsil Sadar District Prayagraj is the absolute owners of the captioned land and its title in the aforesaid property is absolute and is competent to enter into agreement and can create a legal and valid equitable mortgage by deposit of original title deeds and the Bank can safely accept the aforesaid property and its relative original chain of title deed for creation of equitable mortgage thereon.

Yours faithfully

Kuldeep Kumar Gupta
Advocate

ENCLOSER :

1. Fee receipt No.2022020012474 dated 08.07.2022,
issued by sub-Registrar-Soranv, Prayagraj for the search.
2. Fee receipt No.2202202000771 dated 20.07.2022
issued by sub-Registrar-Soranv, Prayagraj for N.E.C.

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सोरॉव

क्रम संख्या 2022020012474

प्रयागराज

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 08/07/2022

प्रस्तुतकर्ता या प्रार्थी का नाम कुलदीप कुमार गुप्ता एडो

लेख का प्रकार: मुआयना 1993 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

08/07/2022

दिनांक जब लेख प्रतिलिपि या तलाश

08/07/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक
सोरॉव, प्रयागराज

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: सोराँव, प्रयागराज

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

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आवेदक का नाम	कुलदीप कुमार गुप्ता
आवेदक का पता	सिविल कोर्ट प्रयागराज
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