

नं० B 20100



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१
की धारा २२ (१) के अंतर्गत प्रदत्त
क्रमांक उत्तर प्रदेश २२६ सन् १९६०

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती सुजीव जी आत्मज/आत्मजा/पत्नी
श्री महेश चन्द्र जी जिला फिरोजाबाद आज की तिथि से
उत्तर प्रदेश बार कौंसिल के अंतर्गत ऐडवोकेट स्वीकृत किए गए तथा उनका
नाम ऐडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार कौंसिल द्वारा
अनुरक्षित ऐडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक २१ जनवरी १९६० को बार कौंसिल द्वारा
मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण-पत्र के अंगरूप मुद्रांक शुल्क
हेतु रु० २५०) का मुद्रांक-पत्र एतत्साह संलग्न है।

हरि कृष्ण अग्रवाल
(हरि कृष्ण अग्रवाल)
सचिव
बार कौंसिल आफ उत्तर प्रदेश

Ref No.

Date 01.08.2022

To,
M/S Om Heights.
Firozabad
Dear Sir,

Title Search Report & Non-encumbrance certificate regarding the property of M/S Om Heights, a partnership firm_ constituting partners, (1) Shri Vikas Bansal s/o Shri Rajeshwar Prasad Bansal r/o C-106, Eldorado Apartments, 7/88, Tilak Nagar, Swaroop Nagar, Kanpur. (2) Shri Deepak Agarwal s/o Late Shri Kailash Agarwal r/o 24/1, Lowther Road, Soraon, Allahabad (Prayagraj) (3) Smt. Kanta Agarwal w/o Shri Sandeep Agarwal r/o 342/10, Seth Kanhaiya Lal Ji Ki Jeen, Kotla Road, Firozabad.

Project Report –Property Plot No. 1 , Khasra No. 357 of mauja Tapa Khurd, Tehsil & Distt. Firozabad. bounded as below :-

East- Arazi of Pankaj Bansal & others
West- Rasta 12 mt. wide
North-Arazi of Vikas Builders
South-Arazi of Vikas Builders

MEASUREMENTS :-


East – 140'10" , West – 141'7"
North-153'10" , South-153'3"
Total Area – 21796. 16 sq. ft. or 2024.95 sq. mt.

I have perused the following title deeds and documents :-

- i) Original search certificate & inspection receipts No. 2022130008457 Dt. 13.6.2022 and Receipt No. 2022130008458 Dt. 13.6.2022 issued from the Sub Registrar Office Firozabad .
- ii) Certified copy of Sale Deed Dt. 02.07.1990 executed by Shri Narayan Singh and Shri Gulab Singh sons of Shri Baini Ram Both r/o Vill. Sukhmalpur Nizamabad, Tehsil & Distt. Firozabad in favour of M/s Vikas Builders, Bagh Chhingamal, Firozabad through partners Shri Sushil Chandra Gupta s/o Shri Satish Chandra Ji Gupta r/o 164, New Agra, Agra and Shri Rajeshwar Prasad Bansal s/o Shri H. P. Bansal r/o Moh. Purani Mandi, Firozabad and Shri Sunil Agarawal s/o Late Shri G. P. Agrawal r/o Arya Nagar, Firozabad Regd. in Book No. 1 Khand 193 pages 389 to 404 at No. 26144 on 03.07.1990.


Sanjiv Jain
Advocate
Kotla Road FIROZABAD
PIN-283203

- iii) Certified copy of Sale Deed Dt. 30.09.1991 executed by Shri Narayan Singh and Shri Gulab Singh sons of Shri Bainsi Ram Both r/o Vill. Sukhmalpur Nizamabad, Tehsil & Distt. Firozabad in favour of M/s Vikas Builders, Bagh Chhingamal, Firozabad through partner Shri Sushil Chandra Gupta s/o Shri Satish Chandra Ji Gupta r/o 164, New Agra, Agra and Shri Rajeshwar Prasad Bansal s/o Shri H. P. Bansal r/o Moh. Purani Mandi, Firozabad and Shri Sunil Agarawal s/o Late Shri G. P. Agrawal r/o Arya Nagar, Firozabad Regd. in Book No. 1 Khand 225 pages 89 to 100 at No. 36898 on 08.10.1991.
- iv) Certified copy of Sale Deed Dt. 26.12.1991 executed by Shri Narayan Singh and Shri Gulab Singh sons of Shri Bainsi Ram Both r/o Vill. Sukhmalpur Nizamabad, Tehsil & Distt. Firozabad in favour of M/s Vikas Builders, Bagh Chhingamal, Firozabad through Partners Shri Sushil Chandra Gupta s/o Shri Satish Chandra Ji Gupta r/o 164, New Agra, Agra and Shri Rajeshwar Prasad Bansal s/o Shri H. P. Bansal r/o Moh. Purani Mandi, Firozabad and Shri Sunil Agarawal s/o Late Shri G. P. Agrawal r/o Arya Nagar, Firozabad Regd. in Book No. 1 Khand 303 pages 159 to 172 at No. 40687 on 28.12.1991.
- v) Certified copy of Sale Deed Dt. 4.12.2021 executed by M/s Vikas Builders, Bagh Chhingamal, Firozabad present address Basement G-1, Om Villa, Jain Nagar, Firozabad through Partner Shri Rajeshwar Prasad Bansal s/o Shri Hari Prasad Bansal r/o 46, Purani Mandi, Firozabad at present r/o Om Willa (Om Apartment) Agra Gate, Firozabad in favour of M/S Om Heights, mauja Tapa Khurd, Jalesar Road, Firozabad through Partner Smt. Kanta Agrawal w/o Shri Sandeep Agrawal r/o 342/10, Seth Kanhaiya Lal Ki Jeen, Kotla Road, Firozabad Regd. in vahi no. 1 zild 3539 pages 75 to 88 at No. 6602 on 4.12.2021.
- vi) Photostat Copy of Extract of Khatauni 1424F. to 1429F. regarding Gata No. 357 of mauja Tapa Khurd, Tehsil Firozabad.
- vii) Photostat copy of Partnership Deed Dt. 1.4.2021 of M/S Vikas Builders,
- viii) Resolution Dt. 26.5.2021
- ix) Partnership Deed Dt. 17.9.2021 of M/S Om Heights,
- x) Registration Certificate of Partnership Firm issued by Registrar of Firms, Uttar Pradesh
- xi) Sanctioned plan approved by Firozabad Shikohabad Development Authority Firozabad of the Colony Om Greens, Firozabad vide plan application no. FSDA/LD/21-22/0047 sanctioned on 8.11.2021.
- xii) Sanctioned plan approved by Firozabad Shikohabad Development Authority Firozabad of the Colony Om Heights on Plot No. 1 Firozabad. vide plan application No. FSDA/BP/21-22/0300 sanctioned on 31.3.2022. ..


Sanjiv Jain
Advocate
Kotla Road FIROZABAD
PIN-283203

From the perusal of the above title deed and documents I certify that Shri Narayan Singh and Shri Gulab Singh, abovenamed, were the Sakramaniya Bhumidhars of the land of Gata No. 357 and they got it declared Abadi under sec. 143 of U.P.Z.A.&L.R., Act.

Shri Narayan Singh and Shri Gulab Singh, abovenamed, transferred the said land of Gata No. 357 area 2.967 Hec. to M/S Vikas Builders , through its partners Shri Sushil Chandra Gupta, Rajeshwar Prasad Bansal and Shri Sunil Agrawal through Sale Deeds Dt. 2.7.1990, 30.9.1991 and 26.12.1991.

Vikas Builders, partnership firm, carved out plots and got approved the map of the Colony Om Greens from Firozabad Shikohabad Development Authority.

As per Partnership Deed Dt. 1.4.2021, Shri Rajeshwar Prasad Bansal and Smt. Kanta Agrawal, abovenamed, are the partners of the said firm.

By Resolution Dt. 26.5.2021 and partnership Deed Dt. 1.4.2021, Shri Rajeshwar Prasad Bansal was authorized to sign and execute the sale Deed and accordingly M/S Vikas Builders, through its partner Rajeshwar Prasad Bansal , transferred the abovementioned plot to M/S Om Heights, mauja Tapa Khurd, Jalesar Road, Firozabad through its partner , Smt. Kanta Agrawal w/o Shri Sandeep Agrawal r/o 342/10, Seth Kanhaiya Lal Ki Jean, Kotla Road, Firozabad through Sale Deed Dt. 4.12.2021..

Now M/S Om Heights, a partnership firm, is the owner of the abovementioned property .

I further obtained Search Certificates issued by Sub-Registrar's Office Firozabad for the period 12.6.2009 to 11.6.2022 which shows that M/S Om Heights, , abovenamed, has not created any encumbrance on the abovementioned property and accordingly the abovementioned property is free from encumbrances.

Encl: Search Certificates issued by
Sub-Registrar's Office Firozabad

Yours faithfully,

Advocate.

Sanjiv Jain

Advocate

Kotla Road FIROZABAD
PIN-283203

refox

3400
2022

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

पंजीकृतक सदन प्रथम क्रम संख्या 2022130008457
फ़िरोजाबाद

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 13/06/2022

प्रस्तुतकर्ता या प्रार्थी का नाम संजीव जैन एड

लेख का प्रकार : तलाश 12/06/2009 से 11/06/2021 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क 100
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 13/06/2022

दिनांक जब लेख प्रतिलिपि या तलाश 13/06/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



refox

3401
2022

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम क्रम संख्या 2022130008458
फ़िरोजाबाद

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 13/06/2022

प्रस्तुतकर्ता या प्रार्थी का नाम संजीव जैन एड

लेख का प्रकार : तलाश 12/06/2021 से 11/06/2022 तक

प्रतिफल की धनराशि 10

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क 10
4. मुह्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 10

शुल्क वसूल करने का दिनांक 13/06/2022

दिनांक जब लेख प्रतिलिपि या तलाश 13/06/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



Form No. 29
Rule 227
Certificate of Search4


Application No 3400 of 2022
Certificate No. 3400 of 2022

Shri Sanjeev Jain, Advocate, Advocate, having applied to me for certificate giving particulars of Registration Registered Acts and encumbrances. if any in respect of under mentioned land :-
विवरण सम्पत्ति:- एक किता सम्पत्ति(प्लॉट नं० 01) स्थित गाटा सं० 357 स्थित मौजा टापा खुर्द(ओम ग्रीन), तहसील व जिला फिरोजाबाद जिसकी सीमाये व पैमाइश निम्नप्रकार है:- पूरब में भूमि पंकज बंसल आदि व पश्चिम में रास्ता 12 मीटर चौड़ा व उत्तर में भूमि विकास विल्डर्स व दक्षिण में भूमि विकास विल्डर्स। पैमाइश:- पूरब में 140 फीट 10 इंच व पश्चिम में 141 फीट 7 इंच व उत्तर में 153 फीट 10 इंच व दक्षिण में 153 फीट 3 इंच। कुल क्षेत्रफल 21796.16 वर्गफीट यानी 2024.95 वर्गमीटर। मालिक सम्पत्ति:- मै० ओम हाईटस मौजा टापा खुर्द, जलेसर रोड, फिरोजाबाद द्वारा पार्टनर श्रीमती कान्ता अग्रवाल पत्नी श्री संदीप अग्रवाल निवासी 342/10, सेठ कन्हैयालाल की जीन, कोटला रोड, शहर व जिला फिरोजाबाद।

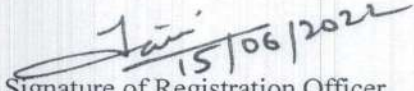
I, hereby certified the search has been made in book in the indexes relating there to from the year 12.6.2009 to 11.6.2021 the years for acts and encumbrances of affecting the said property and that on such the following,ng acts any encumbrances appears

No.	Description of property as given in the documents	Date of execution	Nature and Value	Executants & of Claimants	Amount	Year
मौजूदा उपलब्ध रिकार्ड (इंडेक्स नं० 2) के अनुसार उपरोक्त सम्पत्ति पर कोई वार नहीं पाया गया।						

I also certified that save the aforesaid acts and encumbrances no other acts and encumbrance affecting the said property have been found.
Search made and certificate prepared by

Signature 

Designation R.C


Signature of Registration Officer

Search Verified and Certificate Examined by
Signature

Designation
Note:-

Office



- The acts and encumbrances shown in this certificate. These discovered with reference to the despiration of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described the transaction evidence by such documents will not be included in the Certificate.
- The Requisite search has been made as carefully as possible by the officer, but the detarment will not of any account held, it self responsible for any errors in the search embodied in this certificate .
- This certificate does not included documents, if any which have been presented but have not been registered up to date

Form No. 29
Rule 227
Certificate of Search4

Application No 3401 of 2022
Certificate No. 3401 of 2022

Shri Sanjeev Jain, Advocate, Advocate, having applied to me for certificate giving particulars of Registration Registered Acts and encumbrances. if any in respect of under mentioned land :-

विवरण सम्पत्ति:- एक किता सम्पत्ति(प्लॉट नं0 01) स्थित गाटा सं0 357 स्थित मौजा टापा खुर्द(ओम ग्रीन), तहसील व जिला फिरोजाबाद जिसकी सीमाये व पैमाइश निम्नप्रकार है:- पूरब में भूमि पंकज बंसल आदि व पश्चिम में रास्ता 12 मीटर चौड़ा व उत्तर में भूमि विकास विल्डर्स व दक्षिण में भूमि विकास विल्डर्स। पैमाइश:- पूरब में 140 फीट 10 इंच व पश्चिम में 141 फीट 7 इंच व उत्तर में 153 फीट 10 इंच व दक्षिण में 153 फीट 3 इंच। कुल क्षेत्रफल 21796.16 वर्गफीट यानी 2024.95 वर्गमीटर। मालिक सम्पत्ति:- मै0 ओम हाईट्स मौजा टापा खुर्द, जलेसर रोड, फिरोजाबाद द्वारा पार्टनर श्रीमती कान्ता अग्रवाल पत्नी श्री संदीप अग्रवाल निवासी 342/10, सेठ कन्हैयालाल की जीन, कोटला रोड, शहर व जिला फिरोजाबाद।

I, hereby certified the search has been made in book in the indexes relating there to from the year 12.6.2021 to 11.6.2022 the years for acts and encumbrances of affecting the said property and that on such the following,ng acts any encumbrances appears

No.	Description of property as given in the documents	Date of execution	Nature and Value	Executants & of Claimants	Amount	Year
मौजूदा उपलब्ध रिकार्ड (इंडेक्स नं0 2) के अनुसार उपरोक्त सम्पत्ति पर कोई वार नहीं पाया गया।						

I also certified that save the aforesaid acts and encumbrances no other acts and encumbrance affecting the said property have been found.

Search made and certificate prepared by

Signature *Jain*

Designation R.C

Jain
15/06/2022
Signature of Registration Officer

Search Verified and Certificate Examined by
Signature

Designation
Note:-

Office



1. The acts and encumbrances shown in this certificate. These discovered with reference to the despiration of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described the transaction evidence by such documents will not be included in the Certificate.

2. The Requisite search has been made as carefully as possible by the officer, but the detarment will not of any account held, it self responsible for any errors in the search embodied in this certificate .

3. This certificate does not included documents, if any which have been presented but have not been registered up to date