

**Sudhaker Prasad Tiwari**  
ADVOCATE  
**High Court Lucknow**

Ref No

To Whom It May Concern

It is to hereby declare that I (Sudhaker Prasad) am an advocate and having Bar Council Uttar Pradesh C.O.P. No. 158362, dated 20/10/2011. It is also declare that I am doing my practice in land-revenue related matters since 20/10/2011 and having more than 10 years experience in land related matter.

Copy of identity card issued by Bar Council of the Uttar Pradesh attached herewith for reference purpose.

Thanking You



Sudhaker Prasad Tiwari

(Advocate)

C.O.P. No. – 158362 (from 20/10/2011)

Date: 04/02/2022

Place: Lucknow

# BAR COUNCIL OF UTTAR PRADESH

19, MAHARSHI DAYANAND MARG, ALLAHABAD-2

C.O.P. No.: 158362



Name

**Sudhaker Prasad**

**Advocate**

Father Name

**Shitala Prasad Tiwari**

Address

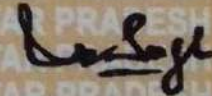
**V. & PO. Maksudan, Lambhua, Sultanpur**

Enrollment No.

**UP06175/11**

Enrollment Dt.

**20/10/2011**



**(Raghvendra Singh)**

**Advocate General of U.P.**

**Chairman**

## प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर

क्रम संख्या 2022367001707

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 13/01/2022

प्रस्तुतकर्ता या प्रार्थी का नाम सुधाकर तिवारी एड०

लेख का प्रकार: मुआयना 2018 वर्ष से 2022 वर्ष तक

## प्रतिफल की धनराशि

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

1 से 6 तक का योग	60
शुल्क वसूल करने का दिनांक	13/01/2022
दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार किया	13/01/2022
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर	



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय

क्रम संख्या 2022228001755

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 13/01/2022

प्रस्तुतकर्ता या प्रार्थी का नाम सुधाकर प्रसाद तिवारी  
एड०

लेख का प्रकार: मुआयना 2007 वर्ष से 2018 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 110

शुल्क वसूल करने का दिनांक 13/01/2022

दिनांक जब लेख प्रतिलिपि या तलाश 13/01/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कार्यालय उपनिबंधक सरोजनीनगर सरोजनीनगर जनपद लखनऊ

आवेदन संख्या :2202236700118

प्रमाण संख्या :22022367000109

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

श्री- जयराम जालान पुत्र- • तहसील सरोजनीनगर जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - अहमामऊ, वार्ड/परगना- लखनऊ, कृषि- स्प्रिंग इन्फ्रास्ट्रक्चर द्वारा जयराम जालान, खसरा संख्या- 430 व 431/1 , 430 व 431/1

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 12/07/2018 से दिनांक 07/01/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :10-01-2022 -----

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
  - इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
  - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **ओम प्रताप सिंह निबन्धन सहायक।**

मिलान करने वाले निबन्धन लिपिक : **ओम प्रताप सिंह निबन्धन सहायक।**

**NIRMAL SINGH** Digitally signed  
by NIRMAL SINGH  
Date: 2022.01.10  
12:13:37 +05'30'

**उपनिबन्धक सरोजनीनगर  
लखनऊ**

Ref No

DATE-14.01.2022

**SPECIAL REPORT ON TITLE**

Regarding: -

Property of **Khasra No.- 430 & 431, Village- Ahmamau, Gomti Nagar, Sector-7, Lucknow UP-226010**

- 1- Khasra No. 430 Area- 0.21940 Hect.
- 2- Khasra No 431 Area- 1.94439 Hect.

**A. PARTICULARS:**

	Detail of Promoter/Developer	of	M/s SPRING INFRASTRUCTURES, a partnership firm, registered office- CP-138, VIRAJ KHAND, GOMTI NAGAR, Lucknow, Uttar Pradesh - 226010
1	Name of the Title Holder/Promoter/Developer		M/s SPRING INFRASTRUCTURES
2	Detail of the Property		<ol style="list-style-type: none"><li>1- Khasra No. 430 , Area -0.2194 hect situated at Vill-Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow.</li><li>2- Khasra No. 431 , Area -0.021886 hect situated at Vill-Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow.</li><li>3- Khasra No. 431 , Area -0.021886 hect situated at Vill-Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow.</li><li>4- Khasra No. 431 , Area -0.070228 hect situated at Vill-Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow.</li><li>5- Khasra No. 431 , Area -0.0701 hect situated at Vill-Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow.</li><li>6- Khasra No. 431 , Area -0.14215 hect situated at Vill-Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow.</li><li>7- Khasra No. 431 , Area -0.101 hect situated at Vill-Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow.</li><li>8- Khasra No. 431 , Area -0.15114 hect situated at Vill-Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow.</li><li>9- Khasra No. 431 , Area -0.0892 hect situated at Vill-Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow.</li><li>10- Khasra No. 431 , Area -0.491 hect situated at Vill-Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow.</li><li>11- Khasra No. 431 , Area -0.7098 hect situated at Vill-Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow.</li></ol>

*Sudhaker Prasad Tiwari*

		<b>12- Khasra No. 431 , Area -0.0760 hect situated at Vill- Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow.</b>
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**B – INVESTIGATIONS:**

1	Details of Title Deed(s)	<p><b>1- Spring Infrastructures</b> purchase land <b>0.2194 hect.</b> situated at <b>Vill- Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow, UP.</b> purchase From <b>Kanchan Singh</b> thru registered sale deed bahi no <b>1</b>, Jild no <b>14822</b> , Page No- 331 to 358, registry no 242 sub registrar-II Lucknow dated 08.01.2014.</p> <p><b>2- Spring Infrastructures</b> purchase land <b>0.021886 hect.</b> situated at <b>Vill- Ahmamau, Pargana- Lucknow, Tehsil- Sarojini Nagar, Distt- Lucknow, UP.</b> purchase From Mohd Tanjeem thru registered sale deed bahi no <b>1</b>, Jild no 5285 , Page No- 57 to 70, registry no 24959 sub registrar sarojini nagar Lucknow dated 13.11.2020.</p> <p><b>3- Spring Infrastructures</b> purchase land <b>0.021886 hect.</b> situated at <b>Vill- Ahmamau, Pargana- Lucknow, Tehsil- Sarojini Nagar, Distt- Lucknow, UP.</b> purchase From Prem Vihari Lal Srivastava thru registered sale deed bahi no <b>1</b>, Jild no 5284 , Page No- 393 to 404, registry no 24954 sub registrar sarojini nagar Lucknow dated 13.11.2020.</p> <p><b>4- Spring Infrastructures</b> purchase land <b>0.070228 hect.</b> situated at <b>Vill- Ahmamau, Pargana- Lucknow, Tehsil- Sarojini Nagar, Distt- Lucknow, UP.</b> purchase From Ramdev Singh thru registered sale deed bahi no <b>1</b>, Jild no 5285 , Page No- 13 to 28, registry no 24956 sub registrar sarojini nagar Lucknow dated 13.11.2020.</p> <p><b>5- Spring Infrastructures</b> purchase land <b>0.0701 hect.</b> situated at <b>Vill- Ahmamau, Pargana- Lucknow, Tehsil- Sarojini Nagar, Distt- Lucknow, UP.</b> purchase From Vijay Kumar Verma &amp; Shanti Tiwari thru registered sale deed bahi no <b>1</b>, Jild no 2225 , Page No- 31 to 46, registry no 16533 sub registrar sarojini nagar Lucknow dated 21.06.2019.</p> <p><b>6- Spring Infrastructures</b> purchase land <b>0.14215 hect.</b> situated at <b>Vill- Ahmamau, Pargana- Lucknow, Tehsil- Sarojini Nagar, Distt- Lucknow, UP.</b> purchase From Sumita Singh &amp; Poonam Singh thru registered sale deed bahi no <b>1</b>, Jild no 204 , Page No- 301 to 318, registry no 2906 sub registrar sarojini nagar Lucknow dated 09.08.2018.</p> <p><b>7- Spring Infrastructures</b> purchase land <b>0.101 hect.</b> situated at <b>Vill- Ahmamau, Pargana- Lucknow, Tehsil- Sarojini Nagar, Distt- Lucknow, UP.</b> purchase From Ratna Agrahari w/o Praveen Kumar thru registered sale deed bahi no <b>1</b>, Jild no 346 , Page No- 285 to 298, registry no 4946 sub registrar sarojini nagar Lucknow dated 05.09.2018.</p>
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		<p><b>8- Spring Infrastructures</b> purchase land <b>0.15114 hect.</b> situated at <b>Vill- Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow, UP.</b> purchase From Spring Green &amp; Saroj Tiwari thru registered sale deed bahi no <b>1</b>, Jild no 18574 , Page No- 391 to 420, registry no 9498 sub registrar-II Lucknow dated 17.06.2016.</p> <p><b>9- Spring Infrastructures</b> purchase land <b>0.0892 hect.</b> situated at <b>Vill- Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow, UP.</b> purchase From Shiv Shankar Asthana &amp; Dr. Neeraj Shukla thru registered sale deed bahi no <b>1</b>, Jild no 18947 , Page No- 109 to 126, registry no 13614 sub registrar-II Lucknow dated 02.09.2016.</p> <p><b>10- Spring Infrastructures</b> purchase land <b>0.491 hect.</b> situated at <b>Vill- Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow, UP.</b> purchase From Earthline Infrastructure Pvt Ltd thru registered sale deed bahi no <b>1</b>, Jild no 16170 , Page No- 277 to 304, registry no 20390 sub registrar-II Lucknow dated 03.12.2014.</p> <p><b>11- Spring Infrastructures</b> purchase land <b>0.7098 hect.</b> situated at <b>Vill- Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow, UP.</b> purchase From Sriram Infragreen Pvt Ltd thru registered sale deed bahi no <b>1</b>, Jild no 16221 , Page No- 355 to 370, registry no 21133 sub registrar-II Lucknow dated 11.12.2014.</p> <p><b>12- Spring Infrastructures</b> purchase land <b>0.0760 hect.</b> situated at <b>Vill- Ahmamau, Pargana, Tehsil &amp; Distt- Lucknow, UP.</b> purchase From Indira Agrawal w/o Niranjan Kumar Agarwal thru registered sale deed bahi no <b>1</b>, Jild no 15071 , Page No- 199 to 214, registry no 4041 sub registrar-II Lucknow dated 12.03.2014.</p>
2	Whether title deed(s) given to the counsel are original or copy of the documents?	As above
3	Whether documents given raise any doubt of suspicious?	No
4	Whether the particulars of registration as given in the title deed(s) show to the counsel tally with the particulars as started in the Registration record?	Yes
5	Whether there is any restriction regarding the property?	No
6	Whether any defect in the	No

*Forced*

	title of the person?	
7	Whether property in question is free from encumbrance?	Inspection conducted by me on 14-01-2022 since 2007 to 2018 & 2018 to 2022 (for which the record is ready available for inspection) in the office of Sub Register- Lucknow, U.P., there is no encumbrance found over the abovementioned property.



(Sudhakar Prasad Tiwari)

**Advocate**

**Enclosure:**

- 1. Inspection Receipts dated 13.01.2022 Receipt No. 2022228001755**
- 2. Inspection Receipts dated 13.01.2022 Receipt No. 2022367001707**