



Anil kumar Shukla  
Advocate

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Civil Court Prayagraj

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Date: 26-07-2024

To

UP Real Estate Regulatory Authority

Naveen Bhawan, Rajya Niyojan Sansthan ,

Kala kankar house, Old Hyderabad Colony,

Lucknow, Uttar Pradesh 226007.

I have made the search in the office of sub registrar Phulpur, Prayagraj. For the property situated in Mauza Katka Pargana Jhunsi tehsil Phulpur District Prayagraj. Part of Arazi number 421MI Area 3119.47 square metre out of 0.4200 hectares, Part of Arazi number 422 Area 4271.17 Square meter out of 0.5250 hectares, Part of Arazi number 431 MI Area 2730 Square metre, And Part of Arazi number 432 area 1326.94 square metre out of 0.9730 hectares.

Originally the land belonged to Late Shanti Tiwari D/o Pandit Kanhaiya Lal Mishra W/o Shri Brijendra Shanker Tiwari on her death the land was inherited to her only son Shri Rajeev Tiwari S/o Brijendra Shanker Tiwari, later 500 square meter of land from arazi no. 421MI Mauza Katka Pargana Jhunsi Tehsil Phulpur District Prayagraj was sold to citizen Infraventure Pvt. Ltd. On 10/06/2016 out of 2200 square meter leaving 1700 square meter of land in the said arazi and Arazi No-432MI Mauza Katka Pargana Jhunsi Tehsil Phulpur District Prayagraj 0.0465h = 465 square meter out of remaining 0.9730 square meter was gifted to Ashutosh Tiwari on 21/08/2019. Thereafter a General Power of Attorney was executed by Shri Rajeev Tiwari S/o Brijendra Shanker Tiwari in the favour of Shri Vinay Tiwari for the remaining 1902 square meters of land vide registered Power of Attorney registered in the office of sub registrar sadar(Fifth) Agra.

Total land in Arazi no. 431MI Mauza Katka Pargana Jhunsi Tehsil Phulpur District Prayagraj = 0.2730 hectares = 2730 square meter out of which 0.1167 hectares = 1167 square meter belongs to Shri Shivansh Tiwari S/o Shri Vinay tiwari through a registered sale deed executed on 08/06/16 and remaining land in the said arazi i.e.

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0.1563 hectare or 1563 square meter belongs to Shri Ashutosh Tiwari S/o Shri Vinay Tiwari.

Total land in arazi no 422 Mauza Katka Pargana Jhunsi Tehsil Phulpur District Prayagraj = 0.5250 hectares or 5250 square meter out of which 0.2057 hectares = 2057 square meter of land belonged to Shri Shivansh Tiwari and the remining share i.e. 0.3193 hectares or 3193 belongs to Ashutosh Tiwari.

Total land in arazi no 421MI Mauza Katka Pargana Jhunsi Tehsil Phulpur District Prayagraj 0.4200 hectares = 4200 square meter, by the virtue og section 80 U.P Revenue Code 2006 0.3700 = 3700 squre meter land was converted non-agriculturalin the favour of Shri Rajeev Tiwari S/o Brijendra Shanker Tiwari and the remining 0.0500 hectares = 500 square meter Agricultural Land belonged to Ashutosh Tiwari S/o Vinay Tiwari.

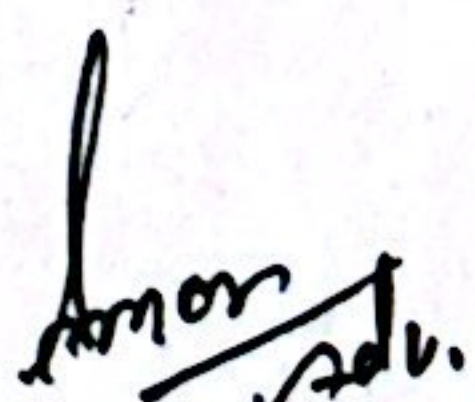
After perusing the index at Sub Registrar Phulpur Prayagraj of said area I have not found any record of aforesaid properties about charge Liens or encumbrances in any manner whatsoever and the aforesaid properties are free from all encumbrances, charges etc and no other party has any interest, right or title in the property.

The ownership of aforesaid properties are Lying on the name of Mr Rajeev Tiwari through his Power of Attorney Shri Vinay Tiwari, Ashutosh Tiwari and Shivansh Tiwari namely. On which all the above named 3 persons namely Mr Rajeev Tiwari through his Power of Attorney Shri Vinay Tiwari, Ashutosh Tiwari and Shivansh Tiwari executed a builder agreement in the favour of Sonal Infra Ventures which is registered in the book number. 1 Volume number 9835 Pages. 121  
Dated. 3/8/2023 In the office of Sub Registrar Phulpur Prayagraj. 138

I have experience of more than 10 years in Land Related Matters.

Thanking you.

Dated 25/07/2024

  
Yours sincerely

Anil kumar Shukla

Advocate

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