

कार्यालय उप निबंधक सदर द्वितीय लखनऊ जनपद लखनऊ

आवेदन संख्या :2202522803172

प्रमाण संख्या :22025228002988

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

श्री-रजनीश कुमार शर्मा पुत्र- वीरेन्द्र नाथ शर्मा तहसील लखनऊ जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।
सम्पत्ति का ग्राम/मोहल्ला - बाघा मऊ, वार्ड/परगना- लखनऊ, आवासीय- रजनीश कुमार शर्मा पुत्र वीरेन्द्र नाथ शर्मा, खसरा सं०- 309पी विवरण : व 361 व 368 व 369पी व 370पी व 371पी व 653पी 647पी व 632पी रकबा 14600 वर्गफिट , खसरा सं०-309पी आदि मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 21/06/2013 से दिनांक 21/06/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक 23-06-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूढ़े 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: नमिता श्रीवास्तव।
मिलान करने वाले निबन्धन लिपिक : राजेश कुमार यादव।

Prabhash Singh

Digitally signed by Prabhash
Singh
Date: 2025.06.23 18:54:31
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उप निबंधक सदर द्वितीय
लखनऊ

प्रिंट करें

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To,
Technical Adviser,
U.P. Real Estate,
Regulatory Authority,
Lucknow.

Dated: 25-6-2025

Subject :- Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon the bearing entire Portion of FSI in Group Housing no.7 (GH-7) on part of Khasra No.309P ,361,368P, 369P, 370P,371P, 653P,647P & 632P, Integrated Township under integrated township policy by the lucknow development authority,Lucknow for development of the land Situated at village Baghamau under the name and style of Shalimar Oneword, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present in the office of sub- Registrar 3rd Sadar ,Lucknow, have been verified for investigation of the title in respect of property specified herein. On the basis of the documents provided to me, my report is given as under –

1- Description and area of the property.

Specific Numbers & Address of Property:

The Property proposed to be mortgage is the following :-
Entire Portion FSI in Group Housing no.7 (GH-7) on part of Khasra No.309P ,361 ,368P, 369P, 370P ,371P, 653P ,647P & 632P, Integrated Township under integrated township policy by the lucknow development authority,Lucknow for development of the land Situated at village Baghamau under the name and style of Shalimar Oneword , District- Lucknow Measuring 37,160.91 Sq.mts. =4,00,000 Sq.ft.

Is a residential property, bounded as under –

| | | |
|-------|---|--------------------|
| East | : | 30 Meter wide Road |
| West | : | 30 Meter wide Road |
| North | : | 30 Meter wide Road |
| South | : | 18 Meter wide Road |


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2- Nature of property (whether agricultural, Non agricultural, Commercial, Residential or Industrial, If Non agricultural, the reference and date of conversion order from the competent authority should also be mentioned).

Ans . The said property is Residential .

3- The Owner is Partner/ Director/ Trusty who is Developing the Propety on behalf of Partnership/Company/ Trust, Whether he/She as the Authority. Copy of the resolution/ memorandum an Article of Association / Partnership deed etc . whether examined and verified :

Ans. As per the documents-

M/S Z M Enterprises Private Limited a company incorporated under compnaies Act 1956, haiving its registered office at 51/69,Domdom Road ,Hari Kali Colony ,Kolkata -700074 (West Bengal),and current address 3rd Floor PayagpurTower ,38/22 ,Mirabaimarg ,Lucknowthrough its Authorised signatory Rajnish Kumar Sharma ,son of Late VirendraNath Sharma ,is referred to as the present owner .

4- Whether minor lunatic or un-discharged insolvent is involved. Confirm that the Mortgage has sufficient capacity to contract. Precautionary steps to be taken.

Ans. No any Minor lunatic or un-discharged insolvent is involved .

5- Whether the property is freehold or Leasehold. If Leasehold then period of lease and if Freehold whether Urban Land Ceiling .Act applies and permissions to be obtained.

Ans- Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.


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6- Source of Property i.e., Self acquired or Ancestral . If Ancestral then mode of succession and whether original will/probate is available .

Ans- Self Acquired .

7- Whether the Mortgager is co-owner and /or any partition of the property is made between the member of the family through partition Deed. If yes, whether original registered Partition. Deed is available it is only a family settlement.

Ans- Not Applicable.

8- Whether the property is mutated in Municipal/ Revenue Records and Owners Name is reflecting and if not, the reason thereof.

Ans- Yes, after the purchase of the said property, the mortgagor is in exclusive possession of the property.

9- Whether any restriction for creation of Mortgage is Imposed under Central/State/ Local Laws. If yes, the specify whose consent or permission would be required for creation of mortgage.

Ans- No.

10- Whether all the Original Title Deeds Including antecedent Title deed and relevant documents are available. Please give detailed list.

Ans- Following Documents were Persued :

1. Certified Copy of Sell Deed.
2. Search inspection of Period 12years.
3. Copy of Approved Map.

11- Whether the Advocate has personally visited the records.

Ans- Yes, Sub Registrar^{3rd} Sadar Lucknow.

12- Whether the search is being made for the period of 30years. If no, reason thereof.

Ans- I have perused the relevant records of the Sub Registrar^{3rd} ,Sadar; Lucknow for the period of 12 year whose Application No.2202522803172& Certificate No. 22025228002988 which is from 21-06-2013 to 21-06-2025 in respect of the aforesaid property.


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13. Whether there is any doubt/ Suspicion about the genuineness of the Original Documents. If yes, then specify.

Ans:- I have perused photocopy of title deeds and compared the same with Certified Copy of title deeds and evaluated the same with certified title deeds and established that both are analogous and registered before the Registrar of assurance.

14. Final Certificate/ Opinion.

Ans- The present title holder M/S Z M Enterprises Private Limited having its office at 51/69, Domdom Road , Hari Kali Colony , Kolkata - 700074 (West Bengal), through its Authorised signatory Rajnish Kumar Sharma , son of Late Virendra Nath Sharma have full right to develop captioned property. Property in question is free from encumbrances on the basis of inspection of legible records and in view of NEC. Issued by Sub-Registrar Sadar, Lucknow and the project develop by M/S Z M Enterprises Private Limited can be accepted for approval.

15 . Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/ property (ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required :

Ans:- The property in question is free from all sorts of charges or litigation whatsoever and the property in the question which is proposed to be developed by them is not subject matter to any litigation, attachment or execution before any court of law.


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16. Comments on Enforceability of property under SARFAESI Act, 2002 and Rera Act, 2016.

Ans:- That the property in question has been declared as non-agricultural under section 143 of U.P.Z.A. and L.R. Act, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Note : This NEC report has been signed and submitted by me, having experience more than 10 years in lands and RERA matters. My registration number is UP 5765/2006.


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Dated :25-06-2025


(Onkar Singh)

Advocate

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