

Digvijay Agarwal

Advocate

Panel Lawyer:

P.N.B., C.B.I., S.B.I., B.O.B.,
BSNL etc.

दिग्विजय अग्रवाल

(अधिवक्ता)

ॐ

Office : Ch. no. 38, First Floor,
Bangalia Building,
Civil Courts, Bareilly

Resi. : C-272, Rajendra Nagar
Bareilly, PIN- 243122

Mob. : 09410087955
07060387955

Ref.:

Date: 20.08.2025

The Real Estate Regulation Authority,

New Hyderabad,

Lucknow.

Dear Sir,

CERTIFICATE

That I, **DIGVIJAY AGARWAL S/o ANAND KUMAR AGARWAL** having residence at **C-272, RAJENDRA NAGAR, BAREILLY** chamber/office at **CH. No. 38, FIRST FLOOR, BANGALIYA BUILDING, CIVIL COURTS, BAREILLY** hear by certify that I am practicing since **2005** in **BAREILLY** Court. I have above more than 10 years' experience. I am also registered in Bar Council of Uttar Pradesh and my registration no. is UP04101/2005.

Yours faithfully,

Digvijay Agarwal
Advocate



Digvijay Agarwal

Advocate

Panel Lawyer

P.N.B., C.B.I., S.B.I., B.O.B.,
BSNL etc.

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Bareilly, PIN- 243122
Mob. : 09410087955
07060387955

Ref.:

The Real Estate Regulation Authority,
New Hyderabad,
Lucknow.
Dear Sir,

TIR

Date: 09.07.2025

1	Name of Borrower	M/s Shri Balaji Builders through partners			
2	(a) Type of Loan	—			
	(b) Type of property	Non agriculture land (Layout plan approved from BDA)			
3	(a) Name of the unit/concern/persons offering the property (ies) as security.	M/s Shri Balaji Builders through partners situated at Nidhi State Office, Dohra Road, Bareilly.			
	(b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	Partnership firm			
	(c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	For RERA approval			
4	Complete or full description of the immovable property/(ies) offered as security including the following details.	Plot, part of Khasra no. 23, area 260.86 Sq.mt. Situated at Village Itaua Beni Ram, Teh. & Distt. Bareilly.			
	(a) Survey No.				
	(b) Door No. (in case of house property)				
	(c) Extent/area including plinth/built up area in case of house property.				
	(d) Location like name of the place, village, city, registration, sub-District etc. Boundaries (as per sale deed):	East	Property G.D. Goyka School		
	West	Chak Road			
	North	Property Mahendra Pal Singh			
	South	Rasta 30 Mt. wide Dohra to Laipur Road			
5	(a) Particulars of the documents scrutinized serially and chronologically.				
	(b) Nature of documents verified and as to whether they are originals or certified or registration extracts duly certified. Note: Only originals or certified extracts from the registering/ land revenue/ other authorities be examined.				
5	Date	Name/ Nature of the document	Original/ Certified Photocopy	C.C./ extract/	In case of copies, whether the original was scrutinized by the Advocate
		1. C.C. of C.H. 45, Khata no. 62, F.Y. 1397, Khasra no. 23.			
		2. C.C. of Khatauni, Khata no. 63, F.Y. 1399-1404, Khasra no. 23.			
		3. C.C. of Khatauni, Khata no. 195, F.Y. 1415-1420, Khasra no. 23.			
		4. C.C. of Khatauni, Khata no. 179, F.Y. 1421-1426, Khasra no. 23.			
		5. C.C. of Khatauni, Khata no. 199, F.Y. 1427-1432, Khasra no. 23.			
		6. C.C. of Will, regd. in SRO Pilibhit (Sader) dated 29.11.2013 in Book no. 3, Vol. no. 263, Pages 29-38 at Sl. no. 441 executed by Smt. Bansh Raji Singh in the favour of Smt. Neeta Singh.			
		7. Copy of death certificate of Smt. Bansh Raji Devi, issued by Gram Panchyat Adhikan, Vikas Khand-Pirauli, Gorakhpur.			
		8. Copy of mutation order dated 09.11.2024 & 27.05.2025, case no. 14714/2024, Smt. Neeta Singh v/s Smt. Bansh Raji Singh, u/s 35 Revenue Code, passed by Tehsildar Nayaik (sader) Bareilly.			
		9. C.C. of sale deed, regd. in SRO Bly. dated 09.09.2024 in Book no. 1, Vol. no. 15799, Pages 137-154 at Sl. no. 14437 in the favour of M/s Shri Balaji Builders (title holder).			
		10. Copy of BDA approved layout map no. BDA/LD/24-25/0535 dated 25.06.2025.			
5	(a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclosed all such certified copies along with the TIR). (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)				Yes
	(b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently &				Yes



[Signature]
09/07/25

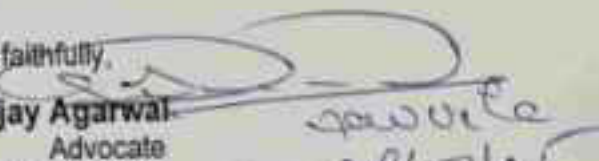
		cautiously).	
7	(a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	(b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	No
	(c)	Whether the genuineness of the stamp papers is possible to be got verified from any online portal and if so whether such verification was made?	No
	(d)	Whether proper registration of documents completed. Details thereof to be provided.	Yes
8	(a)	Property offered as security falls within the jurisdiction on which sub-registrar officer?	Sub-Registrar Ist, Bareilly.
	(b)	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	No
	(c)	Whether search has been made at all the offices named at (b) above?	Search made in Sub-Registrar Ist, Bareilly.
	(d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
9.	Tracing of chain of title in favour of the mortgagor/ owner starting from the earliest document available:- I have gone through the enclosed copies of title deeds and others relevant documents presented before me by your Bank/ Branch and inspected, as per available records, in the office of Sub-Registrar Ist, Bareilly. And no registered encumbrance has been found over the property under report. That, as per Ch 45, Natthu Lal S/o Ram Dayal recoded bhumidhar of Khasra no. 23 area 1.5310 hec. situated at Village Itaua Beni Ram, Bareilly. After that, Natthu Lal sold above Khasra to Smt. Smarti Singh W/o Dr. Mukul Singh and Smt. Bansh Raji Singh W/o Yogendra Singh and during mutation proceeding, Smt. Smarti Singh and Smt. Bansh Raji Singh names have been mutated in the revenue record, as per Khatauni F.Y. 1415-1420. Hence, Smt. Smarti Singh and Smt. Bansh Raji Singh became the recoded bhumidhars of above Khasra no. 23. Thereafter, Smt. Bansh Raji Singh executed the regd. Will dated 29.11.2013 of her all properties situated at all cities except Gorakhpur District in favour of her daughter Smt. Neeta Singh W/o Om Narayan Singh duly executed and regd. in SRO Pilibhit, Sader dated 29.11.2013 at Sl. no. 441. After that, Smt. Bansh Raji Singh died on 19.10.2015 (as per death certificate) after her death above Will act upon and during mutation proceeding, Smt. Neeta Singh name has been mutated in place of him, in the revenue record, vide order dated 09.11.2024 passed by Tehsildar Nayaik (sader) Bareilly and as per Khatauni, F.Y. 1427-1432. Hence, Smt. Neeta Singh become the bhumidhar of 1/2 part of above Khasra no. 23. Thereafter, Smt. Neeta Singh executed the sale deed, part of her share, dated 09.09.2024 of property under report (Plot, part of Khasra no. 23, area 260.86 Sq.mt.) in favour M/s Shri Balaji Builders through authorized signatory Amit Sethi S/o Ram Chandra Sethi (title holder) duly executed and regd. in SRO Bareilly dated 09.09.2024 at Sl. no. 14437. After that, during mutation proceeding, M/s Shri Balaji Builders (title holder) name has been mutated in place of him in the revenue records, as per Khatauni, F.Y. 1427-1432. That, as per party statement, after the purchased of above land and other land, total area 21,634.42 Sq.mt. by M/s Shri Balaji Builders, developed the nos. of plots thereon, by the name of "Virat the Royale", as per BDA Bareilly approved layout, map no. BDA/LD/24-25/0535 dated 25.06.2025. In this way, M/s Shri Balaji Builders through partners (title holder) has marketable title with transferable right and executed the sale deeds of respective plots of project of "Virat the Royale" and the above property is fit for the approval, as per RERA's rules, of project of "Virat the Royale".		

10. I certify that M/s Shri Balaji Builders through partners (title holder) will have an absolute, clear and marketable title over the schedule property(ies). I further certify that equitable mortgage can be created, subject to what is stated in above "point no. 09", on the basis of the original title deeds including sale deed in the name of title holder/s and the said mortgage would be enforceable.
11. There are no legal impediments for creation of the mortgage on production of above title deeds, the certified/ original copies of which I have examined under any applicable Law/Rules in force.
12. It is certified that the property is SARFASI compliant.
13. In case of creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:-
1. C.C. of C.H. 45, Khata no. 62, F.Y. 1397, Khasra no. 23.
 2. C.C. of Khatauni, Khata no. 63, F.Y. 1399-1404, Khasra no. 23.
 3. C.C. of Khatauni, Khata no. 195, F.Y. 1415-1420, Khasra no. 23.
 4. C.C. of Khatauni, Khata no. 179, F.Y. 1421-1426, Khasra no. 23.
 5. C.C. of Khatauni, Khata no. 199, F.Y. 1427-1432, Khasra no. 23.
 6. C.C. of Will, regd. in SRO Pilibhit (Sader) dated 29.11.2013 in Book no. 3, Vol. no. 263, Pages 29-38 at Sl. no. 441 executed by Smt. Bansh Raji Singh in the favour of Smt. Neeta Singh.
 7. Copy of death certificate of Smt. Bansh Raji Devi issued by Gram Panchyat Adhikari, Vikas Khand-Piprauli, Gorakhpur.



8. Copy of mutation order dated 09.11.2024 & 27.05.2025, case no. 14714/2024, Smt. Neeta Singh v/s Smt. Bansh Raji Singh, u/s 35 Revenue Code, passed by Tehsildar Nayaik (sader) Bareilly.
9. C.C. of sale deed, regd. in SRO Bly. dated 09.09.2024 in Book no. 1, Vol. no. 15799, Pages 137-154 at Sl. no. 14437 in the favour of M/s Shri Balaji Builders (title holder).
10. Copy of BDA approved layout map no. BDA/LD/24-25/0535 dated 25.08.2025.
11. True copy of firm registration certificate of partnership firm, M/s Shri Balaji Builders, registered in Firm & Society office.
12. C.C. of partnership deed dated 14.12.2019 & Reconstitution deed 01.02.2025 of M/s Shri Balaji Builders (title holder).
13. Search receipt
14. Search certificate no. 22025075001246 dated 15.07.2025.

Yours faithfully,


Digvijay Agarwal
Advocate
REG. NO. 4101/05



कार्यालय उप निबंधक सदर प्रथम बरेली जनपद बरेली

आवेदन संख्या :2202507501283

प्रमाण संख्या :22025075001246

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

श्री. दिग्विजय अप्रवाल एड पुत्र. एड तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।
सम्पत्ति का ग्राम/मोहल्ला - इटौआ वेनीराम, वार्ड/परगना- बरेली, आवासीय- मै० श्री बाला जी विल्डर्स द्वारा पार्टनर्स, खेत न०26 का भाग-क्षेत्र०-923.56 वर्गमी०.व खेत न०23 का भाग-
विवरण : क्षेत्र०-260.86 वर्गमी०.,

मे एतलद्वारा प्रमाणित करता हू कि इंडेक्स से 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 10/07/2013 से दिनांक 10/07/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :15-07-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर डूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए बर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. बौद्धित तलाश कार्यालय द्वारा प्थासंभव 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।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बचकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **उदयभान।**
मिलान करने वाले निबन्धन लिपिक : **विकास सक्सेना।**

Digitally signed by SAVI PRAKASH
VERMA
Date: 2025.07.15 15:27:02

उप निबंधक सदर प्रथम
बरेली

Digvijay Agarwal

Advocate

Panel Lawyer

P.N.B., C.B.I., S.B.I., B.O.B.,
BSNL etc.

दिग्विजय अग्रवाल

(अधिवक्ता)



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Resi. : C-272, Rajendra Nagar
Bareilly, PIN- 243122

Mob. : 09410087955
07060387955

Ref.:

TIR

Date: 09.07.2025

The Real Estate Regulation Authority,

New Hyderabad,

Lucknow.

Dear Sir,

1	Name of Borrower	M/s Shri Balaji Builders through partners			
2	(a) Type of Loan	—			
	(b) Type of property	Non agriculture land (Layout plan approved from BDA)			
3	(a) Name of the unit/concern/persons offering the property (ies) as security.	M/s Shri Balaji Builders through partners situated at Nidhi State Office, Dohra Road, Bareilly.			
	(b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	Partnership firm			
	(c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	For RERA approval			
4	Complete or full description of the immovable property/(ies) offered as security including the following details.	Plot, part of Khasra no. 26, area 923.58 Sq.mt. Situated at Village Itaua Beni Ram, Teh. & Distt. Bareilly.			
	(a) Survey No.				
	(b) Door No. (in case of house property)				
	(c) Extent/area including plinth/built up area in case of house property.				
	(d) Location like name of the place, village, city, registration, sub-District etc. Boundaries (as per sale deed)	East	Property Neeta Singh		
	West	Rasta 08 ft 03 inch wide			
	North	Khet no. 821 & 844			
	South	Khet no. 27 Mahendra Pal Singh			
5	(a) Particulars of the documents scrutinized serially and chronologically.				
	(b) Nature of documents verified and as to whether they are originals or certified or registration extracts duly certified. Note: Only originals or certified extracts from the registering/ land revenue/ other authorities be examined.				
S. No.	Date	Name/ Nature of the document	Original/ Certified/ Photocopy	C.C./ extract/	In case of copies, whether the original was scrutinized by the Advocate
		1. C.C. of C.H. 45, Khata no. 128, F.Y. 1397, Khasra no. 26.			
		2. C.C. of Khatauni, Khata no. 128, F.Y. 1399-1404, Khasra no. 26.			
		3. C.C. of Khatauni, Khata no. 134, F.Y. 1415-1420, Khasra no. 26.			
		4. C.C. of Khatauni, Khata no. 134, F.Y. 1421-1426, Khasra no. 26.			
		5. C.C. of Khatauni, Khata no. 190, F.Y. 1427-1432, Khasra no. 26.			
		6. C.C. of Will, regd. in SRO Pilibhit (Sader) dated 29.11.2013 in Book no. 3, Vol. no. 263, Pages 29-38 at Sl. no. 441 executed by Smt. Bansh Raji Singh in the favour of Smt. Neeta Singh.			
		7. Copy of death certificate of Smt. Bansh Raji Devi, issued by Gram Panchyat Adhikan, Vikas Khand-Piprauli, Gorakhpur.			
		8. Copy of mutation order dated 09.11.2024 & 27.05.2025, case no. 14714/2024, Smt. Neeta Singh v/s Smt. Bansh Raji Singh, u/s 35 Revenue Code, passed by Tehsildar Nayaik (sader) Bareilly.			
		9. C.C. of sale deed, regd. in SRO Bly. dated 09.09.2024 in Book no. 1, Vol. no. 15799, Pages 119-136 at Sl. no. 14436 in the favour of M/s Shri Balaji Builders (title holder).			
		10. Copy of BDA approved layout map no. BDA/LD/24-25/0535 dated 25.06.2025.			
6	(a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclosed all such certified copies along with the TIR). (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)				Yes
	(b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).				Yes



[Handwritten signature]
09/07/25

7	(a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	(b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	No
	(c)	Whether the genuineness of the stamp papers is possible to be got verified from any online portal and if so whether such verification was made?	No
	(d)	Whether proper registration of documents completed. Details thereof to be provided.	Yes
8	(a)	Property offered as security falls within the jurisdiction on which sub-registrar officer?	Sub-Registrar Ist. Bareilly.
	(b)	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	No
	(c)	Whether search has been made at all the offices named at (b) above?	Search made in Sub-Registrar Ist. Bareilly.
	(d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No

9. Tracing of chain of title in favour of the mortgagor/ owner starting from the earliest document available:-

I have gone through the enclosed copies of title deeds and others relevant documents presented before me by your Bank/ Branch and inspected, as per available records, in the office of Sub-Registrar Ist., Bareilly. And no registered encumbrance has been found over the property under report.

That, as per Ch 45, Shanker Bharti S/o Jagdeesh Bharti recoded bhumidhar of Khasra no. 26 area 0.4610 hec. situated at Village Itava Beni Ram, Bareilly. After that, Shanker Bharti sold above Khasra to Smt. Bansh Raji Singh Wo Yogendra Singh and during mutation proceeding, Smt. Bansh Raji Singh name has been mutated in place of him, in the revenue record, as per Khatauni F.Y. 1415-1420. Hence, Smt. Bansh Raji Singh became the recoded bhumidhar of above Khasra no. 26.

Thereafter, Smt. Bansh Raji Singh executed the regd. Will dated 29.11.2013 of her all properties situated at all cities except Gorakhpur District in favour of her daughter Smt. Neeta Singh Wo Om Narayan Singh duly executed and regd. in SRO Pilibhit, Sader dated 29.11.2013 at Sl. no. 441. After that, Smt. Bansh Raji Singh died on 19.10.2015 (as per death certificate) after her death above Will act upon and during mutation proceeding, Smt. Neeta Singh name has been mutated in place of him, in the revenue record, vide order dated 09.11.2024 passed by Tehsildar Nayaik (sader) Bareilly and as per Khatauni, F.Y. 1427-1432. Hence, Smt. Neeta Singh become the bhumidhar of 1/2 part of above Khasra no. 26.

Thereafter, Smt. Neeta Singh executed the sale deed, part of her share, dated 09.09.2024 of property under report (Plot, part of Khasra no. 26, area 923.56 Sq.mt.) in favour M/s Shri Balaji Builders through authorized signatory Amit Sethi S/o Ram Chandra Sethi (title holder) duly executed and regd. in SRO Bareilly dated 09.09.2024 at Sl. no. 14436. After that, during mutation proceeding, M/s Shri Balaji Builders (title holder) name has been mutated in place of him in the revenue records, as per Khatauni, F.Y. 1427-1432.

That, as per party statement, after the purchased of above land and other land, total area 21,634.42 Sq.mt. by M/s Shri Balaji Builders, developed the nos. of plots thereon, by the name of "Virat the Royale", as per BDA Bareilly approved layout, map no. BDA/LD/24-25/0535 dated 25.06.2025.

In this way, M/s Shri Balaji Builders through partners (title holder) has marketable title with transferable right and executed the sale deeds of respective plots of project of "Virat the Royale" and the above property is fit for the approval, as per RERA's rules, of project of "Virat the Royale".

10. I certify that M/s Shri Balaji Builders through partners (title holder) will have an absolute, clear and marketable title over the schedule property(ies). I further certify that equitable mortgage can be created, subject to what is stated in above "point no. 09", on the basis of the original title deeds including sale deed in the name of title holder/s and the said mortgage would be enforceable.

11. There are no legal impediments for creation of the mortgage on production of above title deeds, the certified/ original copies of which I have examined under any applicable Law/Rules in force.

12. It is certified that the property is SARFASI compliant.


13. In case of creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:-

1. C.C. of C.H. 45, Khata no. 128, F.Y. 1397, Khasra no. 26.
2. C.C. of Khatauni, Khata no. 126, F.Y. 1399-1404, Khasra no. 26.
3. C.C. of Khatauni, Khata no. 134, F.Y. 1415-1420, Khasra no. 26.
4. C.C. of Khatauni, Khata no. 134, F.Y. 1421-1426, Khasra no. 26.
5. C.C. of Khatauni, Khata no. 190, F.Y. 1427-1432, Khasra no. 26.
6. C.C. of Will, regd. in SRO Pilibhit (Sader) dated 29.11.2013 in Book no. 3, Vol. no. 263, Pages 29-36 at Sl. no. 441 executed by Smt. Bansh Raji Singh in the favour of Smt. Neeta Singh.
7. Copy of death certificate of Smt. Bansh Raji Devi, issued by Gram Panchyat Adhikari, Vikas Khand-Piprauli, Gorakhpur.
8. Copy of mutation order dated 09.11.2024 & 27.06.2025, case no. 14714/2024, Smt. Neeta Singh w/s Smt. Bansh Raji Singh, u/s 35 Revenue Code, passed by Tehsildar Nayaik (sader) Bareilly.



9. C.C. of sale deed, regd. in SRO Bly. dated 09.09.2024 in Book no. 1, Vol. no. 15799, Pages 119-138 at Sl. no. 14436 in the favour of M/s Shri Balaji Builders (title holder).
10. Copy of BDA approved layout map no. BDA/LD/24-25/0535 dated 25.06.2025.
11. True copy of firm registration certificate of partnership firm, M/s Shri Balaji Builders, registered in Firm & Society office.
12. C.C. of partnership deed dated 14.12.2019 & Reconstitution deed 01.02.2025 of M/s Shri Balaji Builders (title holder).
13. Search receipt
14. Search certificate no. 22025075001246 dated 15.07.2025.

Yours faithfully,


Digvijay Agarwal
Advocate
RED. NO. 4101/05



कार्यालय उप निबंधक सदर प्रथम बरेली जनपद बरेली

आवेदन संख्या :2202507501283

प्रमाण संख्या :22025075001246

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

श्री. दिव्जय अग्रवाल एड पुत्र- एड तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राप्ता पत्र प्रस्तुत किया है।
सम्पत्ति का ग्राम/मोहल्ला - इटौआ वेनीराम, वार्ड/परगना- बरेली, आवासीय- मै० श्री बाला जी बिल्डर्स द्वारा पार्टनर्स, खेत न०26 का भाग-क्षेत्र०-923.56 वर्गमी०.व खेत न०23 का भाग-
विवरण : क्षेत्र०-260.86 वर्गमी०.,
मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 10/07/2013 से दिनांक 10/07/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :15-07-2025

- 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 टग 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 सम्बंधित 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।
5. 'प्रथम पक्ष' से ताल्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से ताल्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **उदयभान।**
मिलान करने वाले निबन्धन लिपिक : **विकास सक्सेना।**

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उप निबंधक सदर प्रथम
बरेली

Digvijay Agarwal

Advocate

Panel Lawyer

P.N.B., C.B.I., S.B.I., B.O.B.,

BSNL etc.

दिग्विजय अग्रवाल

(अभिप्रेक्षक)



Office : Ch. no. 38, First Floor,
Bangalia Building,

Civil Courts, Bareilly

Resi. : C-272, Rajendra Nagar
Bareilly, PIN- 243122

Mob. : 09410087955

07060387955

Ref.:

TIR

Date: 07.07.2025

The Real Estate Regulation Authority,

New Hyderabad,

Lucknow.

Dear Sir,


1	Name of Borrower	M/s Shri Balaji Builders through partners			
2	(a) Type of Loan	---			
	(b) Type of property	Non agriculture land (Layout plan approved from BDA)			
3	(a) Name of the unit/concern/persons offering the property (ies) as security.	M/s Shri Balaji Builders through partners situated at Nidhi State Office, Dohra Road, Bareilly.			
	(b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	Partnership firm			
	(c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	For RERA approval			
4	Complete or full description of the immovable property/(ies) offered as security including the following details	Part of Khasra no. 27, area 0.0715 hec. Situated at Village Itaua Beni Ram, Teh. & Distt. Bareilly.			
	(a) Survey No				
	(b) Door No. (in case of house property)				
	(c) Extent/area including plinth/built up area in case of house property				
	(d) Location like name of the place, village, city, registration, sub-District etc. Boundaries (as per sale deed):	East	Khet Mahendra Pal Singh		
	West	Chak Road			
	North	Khet no. 26			
	South	Khet Mahendra Pal Singh			
5	(a) Particulars of the documents scrutinized serially and chronologically.				
	(b) Nature of documents verified and as to whether they are originals or certified or registration extracts duly certified. Note: Only originals or certified extracts from the registering/ land revenue/ other authorities be examined.				
S. no	Date	Name/ Nature of the document	Original/ Certified/ Photocopy	C.C./ extract/	In case of copies, whether the original was scrutinized by the Advocate
		1. C.C. of C.H. 45, Khata no. 120, F.Y. 1397, Khasra no. 27.			
		2. C.C. of Khatauni, Khata no. 118, F.Y. 1399-1404, Khasra no. 27.			
		3. C.C. of Khatauni, Khata no. 119, F.Y. 1415-1420, Khasra no. 27.			
		4. C.C. of Khatauni, Khata no. 119, F.Y. 1421-1426, Khasra no. 27.			
		5. C.C. of Khatauni, Khata no. 153, F.Y. 1427-1432, Khasra no. 27.			
		6. C.C. of agreement to sale, regd. in SRO Bly. dated 13.03.2024 in Book no. 1, Vol. no. 15009, Pages 353-366 at Sl. no. 4407 between Ritik Sharma, Smt. Manjoo Devi and M/s Shri Balaji Builders.			
		7. C.C. of sale deed, regd. in SRO Bly. dated 03.12.2024 in Book no. 1, Vol. no. 15651, Pages 221-246 at Sl. no. 19963 in the favour of M/s Shri Balaji Builders (title holder).			
		8. Copy of BDA approved layout map no. BDA/LD/24-25/0535 dated 25.06.2025.			
6	(a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclosed all such certified copies along with the TIR). (HL : If the value of loan => Rs. 1 crore and in case of commercial loans irrespective of the loan component)				Yes
	(b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously)				Yes
7	(a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?				No
	(b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.				No
	(c) Whether the genuineness of the stamp papers is possible to be got verified from any				No



	online portal and if so whether such verification was made?	
(d)	Whether proper registration of documents completed. Details thereof to be provided.	Yes
8 (a)	Property offered as security falls within the jurisdiction on which sub-registrar officer?	Sub-Registrar Ist., Bareilly.
(b)	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	No
(c)	Whether search has been made at all the offices named at (b) above?	Search made in Sub-Registrar Ist., Bareilly
(d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No

9. Tracing of chain of title in favour of the mortgagor/ owner starting from the earliest document available:-
 I have gone through the enclosed copies of title deeds and others relevant documents presented before me by your Bank/ Branch and inspected, as per available records, in the office of Sub-Registrar Ist., Bareilly. And no registered encumbrance has been found over the property under report.
 That, as per Ch 45, Rama Ballabh Sharma, Guru Dev Sharma and Satya Prakash Sharma all S/o Ram Dulare recoded bhumidhar of Khasra no. 27 area 0.6440 hec. situated at Village Itaua Beni Ram, Bareilly. After that, Guru Dev Sharma died and during mutation proceeding, his legal heirs, Shivam Sharma, Ritik Sharma both S/o Late Guru Dev Sharma and Smt. Manjoo Devi W/o Late Guru Dev Sharma names have been mutated in the revenue records, as per Khatauni, F.Y. 1415-1420. Thereafter, Tej Pal Singh S/o Deenanath purchased 2/3 share in above Khasra of Rama Ballabh Sharma and Satya Prakash Sharma from Tehsildar (sader) Bareilly and during mutation proceeding, Tej Pal Singh name has been mutated in place of them in the revenue record, as per Khatauni F.Y. 1415-1420. Hence, Shivam Sharma, Ritik Sharma, Smt. Manjoo Devi and Tej Pal Singh became the recoded bhumidhars of above Khasra no. 27.
 Thereafter, Ritik Sharma and Smt. Manjoo Devi agreed to sale, remaining part of their share, dated 13.03.2024 of property under report (part of Khasra no. 27, area 0.0715 hec.) to M/s Shri Balaji Builders through partner Jitendra Patel S/o Mahendra Pal Singh (title holder) vide agreement to sale duly executed and regd. in SRO Bareilly dated 13.03.2024 at Sl. no. 4407 after that, in pursuance of above agreement to sale, executed the sale deed in favour of M/s Shri Balaji Builders through partner Jitendra Patel S/o Mahendra Pal Singh (title holder) vide sale deed duly executed and regd. in SRO Bareilly dated 03.12.2024 at Sl. no. 19963. After that, during mutation proceeding, M/s Shri Balaji Builders through partner (title holder) name has been mutated in place of him in the revenue records, as per Khatauni, F.Y. 1427-1432.
 That, as per party statement, after the purchased of above land and other land, total area 21,634.42 Sq.mt. by M/s Shri Balaji Builders, developed the nos. of plots thereon, by the name of "Virat the Royale", as per BDA Bareilly approved layout, map no. BDA/LD/24-25/0535 dated 25.06.2025.
 In this way, M/s Shri Balaji Builders through partners (title holder) has marketable title with transferable right and executed the sale deeds of respective plots of project of "Virat the Royale" and the above property is fit for the approval, as per RERA's rules, of project of "Virat the Royale".

10. I certify that M/s Shri Balaji Builders through partners (title holder) will have an absolute, clear and marketable title over the schedule property(ies). I further certify that equitable mortgage can be created, subject to what is stated in above "point no. 09", on the basis of the original title deeds including sale deed in the name of title holder/s and the said mortgage would be enforceable.
11. There are no legal impediments for creation of the mortgage on production of above title deeds, the certified/ original copies of which I have examined under any applicable Law/Rules in force.
12. It is certified that the property is SARFASI compliant.
13. In case of creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:-
1. C.C. of C.H. 45, Khata no. 120, F.Y. 1397, Khasra no. 27.
 2. C.C. of Khatauni, Khata no. 118, F.Y. 1399-1404, Khasra no. 27.
 3. C.C. of Khatauni, Khata no. 119, F.Y. 1415-1420, Khasra no. 27.
 4. C.C. of Khatauni, Khata no. 119, F.Y. 1421-1426, Khasra no. 27.
 5. C.C. of Khatauni, Khata no. 153, F.Y. 1427-1432, Khasra no. 27.
 6. C.C. of agreement to sale, regd. in SRO Bly. dated 13.03.2024 in Book no. 1, Vol. no. 15009, Pages 353-366 at Sl. no. 4407 between Ritik Sharma, Smt. Manjoo Devi and M/s Shri Balaji Builders.
 7. C.C. of sale deed, regd. in SRO Bly. dated 03.12.2024 in Book no. 1, Vol. no. 15661, Pages 221-246 at Sl. no. 19963 in the favour of M/s Shri Balaji Builders (title holder).
 8. Copy of BDA approved layout map no. BDA/LD/24-25/0535 dated 25.06.2025.
 9. True copy of firm registration certificate of partnership firm, M/s Shri Balaji Builders, registered in Firm & Society office.
 10. C.C. of partnership deed dated 14.12.2019 & Reconstitution deed 01.02.2025 of M/s Shri Balaji Builders (title holder).
 11. Search receipt
 12. Search certificate no. 22025075001247 dated 15.07.2025.

Yours faithfully,

 Digvijay Agarwal
 Advocate
 REG. NO. 4101/05



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

श्री- दिग्विजय अग्रवाल एड पुत्र- एड तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।
सम्पत्ति का विवरण ग्राम/मोहल्ला - इटौआ वेनीराम, वार्ड/परगना- बरेली, कृषि- १ मै० श्री बाता जी बिल्डर्स द्वारा पार्टनर २ श्रीमती धनदेवी पली महेन्द्र पाल सिंह नि०बरेली, गाटा सं०27-
क्षेत्र०-0.6440 है०, 27

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 10/07/2013 से दिनांक 10/07/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :15-07-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर टूटि गए है। 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. वर्णित तलाश कार्यालय द्वारा पर्याप्त 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।
5. 'प्रथम पक्ष' से तात्पर्य 'बंधक कर्ता' से है और 'द्वितीय पक्ष' से तात्पर्य 'बन्धकी' से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबंधन लिपिक: **उदयभान।**
मिलान करने वाले निबंधन लिपिक : **विकास सक्सेना।**

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Date: 2025.07.15 19:28:13

उप निबंधक सदर प्रथम
बरेली

Digvijay Agarwal

Advocate

Panel Lawyer

P.N.B., C.B.I., S.B.I., B.O.B.,
BSNL etc.

दिविजय अग्रवाल

(अधिवक्ता)

ॐ

Office : Ch. no. 38, First Floor,
Bangalia Building,

Civil Courts, Bareilly

Resi. : C-272, Rajendra Nagar
Bareilly, PIN- 243122

Mob. : 09410087955
07060387955

Ref.:

The Real Estate Regulation Authority,
New Hyderabad,

Lucknow.

Dear Sir,

TIR

Date: 07.07.2025

1	Name of Borrower	M/s Shri Balaji Builders through partners			
2	(a) Type of Loan	---			
	(b) Type of property	Non agriculture land (Layout plan approved from BDA)			
3	(a) Name of the unit/concern/persons offering the property (ies) as security	M/s Shri Balaji Builders through partners situated at Nidhi State Office, Dohra Road, Bareilly.			
	(b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	Partnership firm			
	(c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	For RERA approval			
4	Complete or full description of the immovable property/(ies) offered as security including the following details	Part of Khasra no. 27, area 0.5365 hec Situating at Village Itava Beni Ram, Teh. & Distt. Bareilly.			
	(a) Survey No.				
	(b) Door No. (in case of house property)				
	(c) Extent/area including plinth/built up area in case of house property.				
	(d) Location like name of the place, village, city, registration, sub-District etc. Boundaries (as per sale deed):	East	Khet Neeta Singh		
	West	Khet Village Kalari			
	North	Khet Neeta Singh			
	South	Chak Road			
5	(a) Particulars of the documents scrutinized serially and chronologically.				
	(b) Nature of documents verified and as to whether they are originals or certified or registration extracts duly certified. Note: Only originals or certified extracts from the registering/ land revenue/ other authorities be examined.				
S. no	Date	Name/ Nature of the document	Original/ Certified/ Photocopy	C.C./ extract/ In case of copies, whether the original was scrutinized by the Advocate	
1.		C.C. of C.H. 45, Khata no. 120, F.Y. 1397, Khasra no. 27.			
2.		C.C. of Khatauni, Khata no. 118, F.Y. 1399-1404, Khasra no. 27.			
3.		C.C. of Khatauni, Khata no. 119, F.Y. 1415-1420, Khasra no. 27.			
4.		C.C. of Khatauni, Khata no. 119, F.Y. 1421-1426, Khasra no. 27.			
5.		C.C. of Khatauni, Khata no. 153, F.Y. 1427-1432, Khasra no. 27.			
6.		C.C. of sale deed, regd. in SRO Bly. dated 14.03.2018 in Book no. 1, Vol. no. 9295, Pages 325-358 at Sl. no. 2678 in favour of Mahendra Pal Singh.			
7.		C.C. of sale deed, regd. in SRO Bly. dated 14.03.2018 in Book no. 1, Vol. no. 9296, Pages 133-166 at Sl. no. 2685 in favour of Mahendra Pal Singh.			
8.		C.C. of sale deed, regd. in SRO Bly. dated 20.07.2020 in Book no. 1, Vol. no. 11704, Pages 269-322 at Sl. no. 5715 in favour of Mahendra Pal Singh.			
9.		C.C. of gift deed, regd. in SRO lnd. Bly. dated 26.12.2024 in Book no. 1, Vol. no. 16047, Pages 139-166 at Sl. no. 21213 in the favour of Smt. Dhandevi.			
10.		Copy of partnership deed dated 14.12.2019 & Reconstitution deed 01.02.2025 of M/s Shri Balaji Builders.			
11.		Copy of BDA approved layout BDA/LD/24-25/0535 dated 25.06.2025.			
6	(a)	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclosed all such certified copies along with the TIR). (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	Yes		
	(b)	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently &	Yes		




		cautiously).	
7	(a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	(b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	No
	(c)	Whether the genuineness of the stamp papers is possible to be got verified from any online portal and if so whether such verification was made?	No
	(d)	Whether proper registration of documents completed. Details thereof to be provided.	Yes
8	(a)	Property offered as security falls within the jurisdiction on which sub-registrar officer?	Sub-Registrar Ist., Bareilly.
	(b)	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	No
	(c)	Whether search has been made at all the offices named at (b) above?	Search made in Sub-Registrar Ist., Bareilly.
	(d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
9.	Tracing of chain of title in favour of the mortgagor/ owner starting from the earliest document available:-		
	<p>I have gone through the enclosed copies of title deeds and others relevant documents presented before me by your Bank/ Branch and inspected, as per available records, in the office of Sub-Registrar Ist., Bareilly. And no registered encumbrance has been found over the property under report.</p> <p>That, as per Ch 45, Rama Ballabh Sharma, Guru Dev Sharma and Satya Prakash Sharma all S/o Ram Dulare recorded bhumidhar of Khasra no. 27 area 0.6440 hec. situated at Village Itaua Beni Ram, Bareilly. After that, Guru Dev Sharma died and during mutation proceeding, his legal heirs, Shivam Sharma, Ritik Sharma both S/o Late Guru Dev Sharma and Smt. Manjoo Devi W/o Late Guru Dev Sharma names have been mutated in the revenue records, as per Khatauni, F.Y. 1415-1420. Thereafter, Tej Pal Singh S/o Deenanath purchased 2/3 share in above Khasra of Rama Ballabh Sharma and Satya Prakash Sharma from Tehsildar (sader) Bareilly and during mutation proceeding, Tej Pal Singh name has been mutated in place of them in the revenue record, as per Khatauni F.Y. 1415-1420. Hence, Shivam Sharma, Ritik Sharma, Smt. Manjoo Devi and Tej Pal Singh became the recorded bhumidhars of above Khasra no. 27.</p> <p>Thereafter, Tej Pal Singh sold his full 1/3 share, through two sale deeds, to Mahendra Pal Singh S/o Nattu Lal dated 14.03.2018, first sale deed 1/3 part of above Khasra no. 27 area 0.2146 hec. duly executed and regd. in SRO Bareilly dated 14.03.2018 at Sl. no. 2678 and second sale deed 1/3 part of above Khasra no. 27 area 0.2146 hec. duly executed and regd. in SRO Bareilly dated 14.03.2018 at Sl. no. 2685. After that, during mutation proceeding, Mahendra Pal Singh name has been mutated in place of him in the revenue records, as per Khatauni, F.Y. 1421-1426.</p> <p>Thereafter, Shivam Sharma, Ritik Sharma, Smt. Manjoo Devi sold their part share, 1/3 part of 1/3 share Khasra no. 27 area 0.1073 hec. to Mahendra Pal Singh S/o Nattu Lal vide sale deed duly executed and regd. in SRO Bareilly dated 20.07.2020 at Sl. no. 5715. After that, during mutation proceeding, Mahendra Pal Singh name has been mutated in place of them in the revenue records, as per Khatauni, F.Y. 1421-1426. Hence, Mahendra Pal Singh became the bhumidhar of part of above Khasra no. 27, total area 0.5365 (0.2146 + 0.2146 + 0.1073) hec.</p> <p>Thereafter, Mahendra Pal Singh as recorded bhumidhar, executed the gift deed dated 26.12.2024 of property under report (part of Khasra no. 27, area 0.5365 hec.) in favour of his wife, Smt. Dhandevi W/o Mahendra Pal Singh duly executed and regd. in SRO Bareilly dated 26.12.2024 at Sl. no. 21213 and Smt. Dhandevi accepted the gift and took possession over the above property. After that, during mutation proceeding, Smt. Dhandevi name has been mutated in place of him in the revenue records, as per Khatauni, F.Y. 1426-1431.</p> <p>Thereafter, a partnership firm named "M/s Shri Balaji Builders" was formed, dated 14.12.2019 after that reconstituted 01.02.2025, in which (1) Jitendra Patel S/o Mahendra Pal Singh (2) Swati Singh D/o Lakhpat Singh and (3) Smt. Dhan Devi W/o Natthu Lal. And Smt. Dhan Devi also pooled in her above property, Khasra no. 821, 841, 842, total area 1.1340 hec. i.e. 11,340 Sq.mt. and other part of Khasra no. 27, area 5,365 Sq.mt. situated at Etaua Beni Ram, Bareilly total area 16,705 Sq.mt., as their capital, contribute in this partnership firm. Hence, the above property is now the property of the firm "M/s Shri Balaji Builders" through all its partners (title holder) and ceased to be individually the property of Smt. Dhan Devi. And all the partners of firm should execute/ sign the sale deeds/ documents <u>and in order to safeguard of interest Smt. Dhan Devi as individual capacity, also sign the sale deeds/ documents in respect of above Khasra.</u></p> <p>That, as per party statement, after the purchased of above land and other land, total area 21,634.42 Sq.mt. by M/s Shri Balaji Builders, developed the nos. of plots thereon, by the name of "Virat the Royale", as per BDA Bareilly approved layout, map no. BDA/LD/24-25/0535 dated 25.06.2025.</p> <p>In this way, M/s Shri Balaji Builders through partners (title holder) has marketable title with transferable right and executed the sale deeds of respective plots of project of "Virat the Royale" and the above property is fit for the approval, as per RERA's rules, of project of "Virat the Royale".</p>		



10. I certify that M/s Shri Balaji Builders through partners (title holder) will have an absolute, clear and marketable title over the schedule property(ies). I further certify that equitable mortgage can be created, subject to what is stated in above "point no. 09", on the basis of the original title deeds including sale deed in the name of title holder/s and the said mortgage would be enforceable.
11. There are no legal impediments for creation of the mortgage on production of above title deeds, the certified/ original copies of which I have examined under any applicable Law/Rules in force.
12. It is certified that the property is SARFASI compliant.
13. In case of creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:-
 1. C.C. of C.H. 45, Khata no. 120, F.Y. 1397, Khasra no. 27.
 2. C.C. of Khatauni, Khata no. 118, F.Y. 1399-1404, Khasra no. 27.
 3. C.C. of Khatauni, Khata no. 119, F.Y. 1415-1420, Khasra no. 27.
 4. C.C. of Khatauni, Khata no. 119, F.Y. 1421-1426, Khasra no. 27.
 5. C.C. of Khatauni, Khata no. 153, F.Y. 1427-1432, Khasra no. 27.
 6. C.C. of sale deed, regd. in SRO Bly. dated 14.03.2018 in Book no. 1, Vol. no. 9295, Pages 325-358 at Sl. no. 2678 in favour of Mahendra Pal Singh.
 7. C.C. of sale deed, regd. in SRO Bly. dated 14.03.2018 in Book no. 1, Vol. no. 9295, Pages 133-166 at Sl. no. 2685 in favour of Mahendra Pal Singh.
 8. C.C. of sale deed, regd. in SRO Bly. dated 20.07.2020 in Book no. 1, Vol. no. 11704, Pages 269-322 at Sl. no. 5715 in favour of Mahendra Pal Singh.
 9. C.C. of gift deed, regd. in SRO Ind. Bly. dated 26.12.2024 in Book no. 1, Vol. no. 16047, Pages 139-166 at Sl. no. 21213 in the favour of Smt. Dhandevi.
 10. Copy of BDA approved layout BDA/LD/24-25/0535 dated 26.06.2025.
 11. True copy of firm registration certificate of partnership firm, M/s Shri Balaji Builders, registered in Firm & Society office.
 12. C.C. of partnership deed dated 14.12.2019 & Reconstitution deed 01.02.2025 of M/s Shri Balaji Builders (title holder).
 13. Search receipt
 14. Search certificate no. 22025075001247 dated 15.07.2025.

Yours faithfully,


Digvijay Agarwal
Advocate
REG. NO. 4101/05



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

श्री. दिग्विजय अग्रवाल एड पुत्र. एड तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्रापना पत्र प्रस्तुत किया है।
सम्पत्ति का विवरण ग्राम/मोहल्ला - इटौआ वेनीराम, वार्ड/परगना- बरेली, कृषि- १ मे० श्री बाला जी विल्डर्स द्वारा पार्टनर २ श्रीमती धनदेवी पत्नी महेन्द्र पाल सिंह नि०बरेली, गाटा सं०27-
क्षेत्र०-०.6440 हे०, 27

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 10/07/2013 से दिनांक 10/07/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 15-07-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के बटोरे के आधार पर डूँडे गए हैं। यदि रजिस्ट्रीकृत लेखापत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखापत्रों 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 लेखापत्रों से सम्बंधित 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।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

सहायक कर्ता एवं प्रमाण पत्र बनाने वाले निबंधन लिपिक: **उदयभान।**
गितान करने वाले निबंधन लिपिक: **विकास सक्सेना।**

Digitally signed by RAJU PRASADH
VERMA
Date: 2025.07.15 19:28:13

उप निबंधक सदर प्रथम
बरेली

Digvijay Agarwal
Advocate



Panel Lawyer

P.N.B., C.B.I., S.B.I., B.O.B.,
BSNL etc.

दिविजय अग्रवाल
(अधिवक्ता)

Office : Ch. no. 38, First Floor,
Bangalia Building,
Civil Courts, Bareilly
Resi. : C-272, Rajendra Nagar
Bareilly, PIN- 243122
Mob. : 09410087955
07060387955

Ref.:

TIR

Date: 07.07.2025

The Real Estate Regulation Authority,
New Hyderabad,
Lucknow.
Dear Sir,

1	Name of Borrower	M/s Shri Balaji Builders through partners			
2	(a) Type of Loan	—			
	(b) Type of property	Non agriculture land (Layout plan approved from BDA)			
3	(a) Name of the unit/concern/persons offering the property (ies) as security.	M/s Shri Balaji Builders through partners situated at Nidhi State Office, Dohra Road, Bareilly.			
	(b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	Partnership firm			
	(c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	For RERA approval			
4	Complete or full description of the immovable property/(ies) offered as security including the following details.	Part of Khasra no. 27, area 0.035777 hec. Situated at Village Itaua Beni Ram, Teh. & Distt. Bareilly.			
	(a) Survey No.				
	(b) Door No. (in case of house property)				
	(c) Extent/area including plinth/built up area in case of house property.				
	(d) Location like name of the place, village, city, registration, sub-District etc. Boundaries (as per sale deed):	East	Khet Mahendra Pal Singh		
	West	Nali			
	North	Khet Neeta Singh			
	South	Khet Ritik Sharma others			
5	(a) Particulars of the documents scrutinized serially and chronologically.				
	(b) Nature of documents verified and as to whether they are originals or certified or registration extracts duly certified. Note: Only originals or certified extracts from the registering/ land revenue/ other authorities be examined.				
S. no	Date	Name/ Nature of the document	Original/ Certified/ Photocopy	C.C./ extract/	In case of copies, whether the original was scrutinized by the Advocate
		1. C.C. of C.H. 45, Khata no. 120, F.Y. 1397, Khasra no. 27.			
		2. C.C. of Khatauni, Khata no. 118, F.Y. 1399-1404, Khasra no. 27.			
		3. C.C. of Khatauni, Khata no. 119, F.Y. 1415-1420, Khasra no. 27.			
		4. C.C. of Khatauni, Khata no. 119, F.Y. 1421-1426, Khasra no. 27.			
		5. C.C. of Khatauni, Khata no. 153, F.Y. 1427-1432, Khasra no. 27.			
		6. C.C. of sale deed, regd. in SRO Bly. dated 09.09.2024 in Book no. 1, Vol. no. 15463, Pages 179-196 at Sl. no. 15111 in the favour of M/s Shri Balaji Builders (title holder).			
		7. Copy of BDA approved layout map no. BDA/LD/24-25/0535 dated 25.06.2025.			
6	(a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclosed all such certified copies along with the TIR). (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)				Yes
	(b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).				Yes
7	(a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?				No
	(b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.				No
	(c) Whether the genuineness of the stamp papers is possible to be got verified from any online portal and if so whether such verification was made?				No
	(d) Whether proper registration of documents completed. Details thereof to be provided.				Yes



8	(a)	Property offered as security falls within the jurisdiction on which sub-registrar officer?	Sub-Registrar Ist. Bareilly.
	(b)	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	No
	(c)	Whether search has been made at all the offices named at (b) above?	Search made in Sub-Registrar Ist. Bareilly.
	(d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No

9. Tracing of chain of title in favour of the mortgagor/ owner starting from the earliest document available:-

I have gone through the enclosed copies of title deeds and others relevant documents presented before me by your Bank/ Branch and inspected, as per available records, in the office of Sub-Registrar Ist. Bareilly. And no registered encumbrance has been found over the property under report.

That, as per Ch 45, Rama Ballabh Sharma, Guru Dev Sharma and Satya Prakash Sharma all S/o Ram Dulare recoded bhumidhar of Khasra no. 27 area 0.6440 hec. situated at Village Itaua Beni Ram, Bareilly. After that, Guru Dev Sharma died and during mutation proceeding, his legal heirs, Shivam Sharma, Ritik Sharma both S/o Late Guru Dev Sharma and Smt. Manjoo Devi W/o Late Guru Dev Sharma names have been mutated in the revenue records, as per Khatauni, F.Y. 1415-1420. Thereafter, Tej Pal Singh S/o Deenanath purchased 2/3 share in above Khasra of Rama Ballabh Sharma and Satya Prakash Sharma from Tehsildar (sader) Bareilly and during mutation proceeding, Tej Pal Singh name has been mutated in place of them in the revenue record, as per Khatauni F.Y. 1415-1420. Hence, Shivam Sharma, Ritik Sharma, Smt. Manjoo Devi and Tej Pal Singh became the recoded bhumidhars of above Khasra no. 27.

Thereafter, Shivam Sharma executed the sale deed, remaining part of his share, dated 09.09.2024 of property under report (part of Khasra no. 27, area 0.03577 hec.) in favour of M/s Shri Balaji Builders through partner Jitendra Patel S/o Mahendra Pal Singh (title holder) duly executed and regd. in SRO Bareilly dated 09.09.2024 at Sl. no. 15111. After that, during mutation proceeding, M/s Shri Balaji Builders through partners (title holder) name has been mutated in place of him in the revenue records, as per Khatauni, F.Y. 1427-1432.

That, as per party statement, after the purchased of above land and other land, total area 21,634.42 Sq.mt. by M/s Shri Balaji Builders, developed the nos. of plots thereon, by the name of "Virat the Royale", as per BDA Bareilly approved layout, map no. BDA/LD/24-25/0535 dated 25.06.2025.

In this way, M/s Shri Balaji Builders through partners (title holder) has marketable title with transferable right and executed the sale deeds of respective plots of project of "Virat the Royale" and the above property is fit for the approval, as per RERA's rules, of project of "Virat the Royale".

10. I certify that M/s Shri Balaji Builders through partners (title holder) will have an absolute, clear and marketable title over the schedule property(ies). I further certify that equitable mortgage can be created, subject to what is stated in above "point no. 09", on the basis of the original title deeds including sale deed in the name of title holder/s and the said mortgage would be enforceable.
11. There are no legal impediments for creation of the mortgage on production of above title deeds, the certified/ original copies of which I have examined under any applicable Law/Rules in force.
12. It is certified that the property is SARFASI compliant.
13. In case of creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:-
 1. C.C. of C.H. 45, Khata no. 120, F.Y. 1397, Khasra no. 27.
 2. C.C. of Khatauni, Khata no. 118, F.Y. 1399-1404, Khasra no. 27.
 3. C.C. of Khatauni, Khata no. 119, F.Y. 1415-1420, Khasra no. 27.
 4. C.C. of Khatauni, Khata no. 119, F.Y. 1421-1426, Khasra no. 27.
 5. C.C. of Khatauni, Khata no. 153, F.Y. 1427-1432, Khasra no. 27.
 6. C.C. of sale deed, regd. in SRO Bly. dated 09.09.2024 in Book no. 1, Vol. no. 15463, Pages 179-196 at Sl. no. 15111 in the favour of M/s Shri Balaji Builders (title holder).
 7. Copy of BDA approved layout map no. BDA/LD/24-25/0535 dated 25.06.2025.
 8. True copy of firm registration certificate of partnership firm, M/s Shri Balaji Builders, registered in Firm & Society office.
 9. C.C. of partnership deed dated 14.12.2019 & Reconstitution deed 01.02.2025 of M/s Shri Balaji Builders (title holder).
 10. Search receipt
 11. Search certificate no. 22025075001247 dated 15.07.2025.

Yours faithfully,

Digvijay Agarwal
Advocate
REG. NO. 4101/05



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

श्री. दिग्विजय अग्रवाल एड पुत्र. एड तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है
सम्पत्ति का विवरण ग्राम/गोहस्ता - इटौआ वेनीराम, वार्ड/परगना- बरेली, कृषि- १ मै० श्री बासा जी विल्डर्स द्वारा पार्टनर २ श्रीमती धनदेवी पत्नी महेन्द्र पाल सिंह नि०बरेली, गाटा सं०27-
: क्षेत्र०-0.6440 है० . 27

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 10/07/2013 से दिनांक 18/07/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 15-07-2025

- नोट - 1. इस प्रमाण पत्र के सम्बन्ध विवरण आवेदक द्वारा दिए गए संपत्ति के ब्योरे के आधार पर दूँदे 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. बांछित तलाश कार्यालय द्वारा पर्याप्तभाव सवधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 3. 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।
 4. यह प्रमाण पत्र किसी संपत्ति के स्थल का प्रमाण नहीं है।
 5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

सहायकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **उदयभान।**
मिस्तान करने वाले निबन्धन लिपिक : **विकास सक्सेना।**

Digitally signed by NAVEEN PRAKASH
VIRMA
Date: 2025.07.15 19:38:13

उप निबंधक सदर प्रथम
बरेली

Digvijay Agarwal

Advocate

Panel Lawyer

P.N.B., C.B.I., S.B.I., B.O.B.,
BSNL etc.

दिविजय अग्रवाल

(अधिवक्ता)



Office : Ch. no. 38, First Floor,
Bangalia Building,
Civil Courts, Bareilly
Resi. : C-272, Rajendra Nagar
Bareilly, PIN- 243122
Mob. : 09410087955
07060387955

Ref.:

TIR

Date: 07.07.2025

The Real Estate Regulation Authority,
New Hyderabad,
Lucknow.
Dear Sir,

1	Name of Borrower	M/s Shri Balaji Builders through partners																													
2	(a) Type of Loan	---																													
	(b) Type of property	Non agriculture land (Layout plan approved from BDA)																													
3	(a) Name of the unit/concern/persons offering the property (ies) as security.	M/s Shri Balaji Builders through partners situated at Nidhi State Office, Dohra Road, Bareilly.																													
	(b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	Partnership firm																													
	(c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	For RERA approval																													
4	Complete or full description of the immovable property/(ies) offered as security including the following details.	Khasra no. 821, area 0.737 hec. Khasra no. 841, area 0.199 hec. Khasra no. 842, area 0.198 hec. Total area 1.1340 hec. Situated at Village Kalari, Teh. & Distt. Bareilly.																													
	(a) Survey No.																														
	(b) Door No. (in case of house property)																														
	(c) Extent/area including plinth/built up area in case of house property.																														
	(d) Location like name of the place, village, city, registration, sub-District etc. Boundaries (as per sale deed):	<table border="1"><tr><td colspan="2">Khasra no. 821</td></tr><tr><td>East</td><td>Khet Village Itaua Beniram</td></tr><tr><td>West</td><td>Khet no. 841 & 842</td></tr><tr><td>North</td><td>Khet no. 822</td></tr><tr><td>South</td><td>Khet no. 844</td></tr><tr><td colspan="2">Khasra no. 841</td></tr><tr><td>East</td><td>Khet no. 821</td></tr><tr><td>West</td><td>Khet no. 837 & 838</td></tr><tr><td>North</td><td>Khet no. 840</td></tr><tr><td>South</td><td>Khet no. 842</td></tr><tr><td colspan="2">Khasra no. 842</td></tr><tr><td>East</td><td>Khet no. 821</td></tr><tr><td>West</td><td>Khet no. 837</td></tr><tr><td>North</td><td>Khet no. 841</td></tr><tr><td>South</td><td>Khet no. 845</td></tr></table>	Khasra no. 821		East	Khet Village Itaua Beniram	West	Khet no. 841 & 842	North	Khet no. 822	South	Khet no. 844	Khasra no. 841		East	Khet no. 821	West	Khet no. 837 & 838	North	Khet no. 840	South	Khet no. 842	Khasra no. 842		East	Khet no. 821	West	Khet no. 837	North	Khet no. 841	South
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West	Khet no. 837																														
North	Khet no. 841																														
South	Khet no. 845																														
5	(a) Particulars of the documents scrutinized serially and chronologically.																														
	(b) Nature of documents verified and as to whether they are originals or certified or registration extracts duly certified. Note: Only originals or certified extracts from the registering/ land revenue/ other authorities be examined.																														
S. no	Date	Name/ Nature of the document	Original/ Certified/ Photocopy	C.C./ extract/	In case of copies, whether the original was scrutinized by the Advocate																										
1.		C.C. of C.H. 45, Khata no. 404, F.Y. 1400, Khasra no. 821.																													
2.		C.C. of Khatauni, Khata no. 412, F.Y. 1405-1410, Khasra no. 821.																													
3.		C.C. of Khatauni, Khata no. 409, F.Y. 1408-1413, Khasra no. 821.																													
4.		C.C. of Khatauni, Khata no. 409, F.Y. 1414-1419, Khasra no. 821.																													
5.		C.C. of Khatauni, Khata no. 409, F.Y. 1420-1425, Khasra no. 821.																													
6.		C.C. of Khatauni, Khata no. 215, F.Y. 1426-1431, Khasra no. 821.																													
7.		C.C. of sale deed, regd. in SRO Bly. dated 18.12.2017 in Book no. 1, Vol. no. 9132, Pages 01-48 at Sl. no. 10930 in the favour of Mahendra Pal Singh.																													
8.		C.C. of sale deed, regd. in SRO Bly. dated 31.07.2018 in Book no. 1, Vol. no. 9708, Pages 35-96 at Sl. no. 8719 in the favour of Mahendra Pal Singh.																													
9.		C.C. of sale deed, regd. in SRO Bly. dated 21.08.2021 in Book no. 1, Vol. no. 12825, Pages 37-56 at Sl. no. 11624 in the favour of Mahendra Pal Singh.																													
10.		C.C. of sale deed, regd. in SRO Bly. dated 24.08.2021 in Book no. 1, Vol. no. 12829, Pages 73-94 at Sl. no.																													



	<p>11713 in the favour of Mahendra Pal Singh.</p> <p>11.C.C. of C.H. 45, Khata no. 117, F.Y. 1400, Khasra no. 841.</p> <p>12.C.C. of Khatauni, Khata no. 115, F.Y. 1405-1410, Khasra no. 841.</p> <p>13.C.C. of Khatauni, Khata no. 111, F.Y. 1408-1413, Khasra no. 841.</p> <p>14.C.C. of Khatauni, Khata no. 111, F.Y. 1414-1419, Khasra no. 841.</p> <p>15.C.C. of Khatauni, Khata no. 111, F.Y. 1420-1425, Khasra no. 841.</p> <p>16.C.C. of Khatauni, Khata no. 048, F.Y. 1426-1431, Khasra no. 841.</p> <p>17.C.C. of sale deed, regd. in SRO Bly. dated 09.04.2018 in Book no. 1, Vol. no. 9351, Pages 375-404 at Sl. no. 3729 in the favour of Mahendra Pal Singh.</p> <p>18.C.C. of sale deed, regd. in SRO Bly. dated 31.07.2018 in Book no. 1, Vol. no. 9708, Pages 147-178 at Sl. no. 8721 in the favour of Mahendra Pal Singh.</p> <p>19.C.C. of C.H. 45, Khata no. 100, F.Y. 1400, Khasra no. 842.</p> <p>20.C.C. of Khatauni, Khata no. 97, F.Y. 1405-1410, Khasra no. 842.</p> <p>21.C.C. of Khatauni, Khata no. 98, F.Y. 1408-1413, Khasra no. 842.</p> <p>22.C.C. of Khatauni, Khata no. 98, F.Y. 1414-1419, Khasra no. 842.</p> <p>23.C.C. of Khatauni, Khata no. 98, F.Y. 1420-1425, Khasra no. 842.</p> <p>24.C.C. of Khatauni, Khata no. 256, F.Y. 1426-1431, Khasra no. 842.</p> <p>25.C.C. of sale deed, regd. in SRO Bly. dated 09.04.2018 in Book no. 1, Vol. no. 9352, Pages 01-28 at Sl. no. 3730 in the favour of Mahendra Pal Singh.</p> <p>26. C.C. of sale deed, regd. in SRO Bly. dated 09.04.2018 in Book no. 1, Vol. no. 9352, Pages 29-48 at Sl. no. 3731 in the favour of Mahendra Pal Singh.</p> <p>27. C.C. of gift deed, regd. in SRO Ind. Bly. dated 26.12.2024 in Book no. 1, Vol. no. 15047, Pages 99-138 at Sl. no. 21212 in the favour of Smt. Dhan Devi.</p> <p>28. Copy of partnership deed dated 14.12.2019 & Reconstitution deed 01.02.2025 of M/s Shri Balaji Builders.</p> <p>29. Copy of BDA approved layout map no. BDA/LD/24-25/0535 dated 25.06.2025.</p>	
6	(a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclosed all such certified copies along with the TIR). (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	Yes
	(b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	Yes
7	(a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	(b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	No
	(c) Whether the genuineness of the stamp papers is possible to be got verified from any online portal and if so whether such verification was made?	No
	(d) Whether proper registration of documents completed. Details thereof to be provided.	Yes
8	(a) Property offered as security falls within the jurisdiction on which sub-registrar officer?	Sub-Registrar Ist, Bareilly.
	(b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	No
	(c) Whether search has been made at all the offices named at (b) above?	Search made in Sub-Registrar Ist, Bareilly.
	(d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
9.	<p>Tracing of chain of title in favour of the mortgagor/ owner starting from the earliest document available:-</p> <p>I have gone through the enclosed copies of title deeds and others relevant documents presented before me by your Bank/ Branch and inspected, as per available records, in the office of Sub-Registrar Ist, Bareilly. And no registered encumbrance has been found over the property under report.</p> <p>That, as per Ch 45, Sardar Khan S/o Sher Khan recoded bhumidhar of Khasra no. 821 area 0.737 hec. situated at Village Kalari, Bareilly. After that, Sardar Khan died and his wife Smt. Shakila Bi also died after their death their legal heirs Ilyas Khan S/o Late Sardar Khan, Faridan Khan, minor age about 13 years, S/o Late Misr Yar Khan through natural mother Smt. Rajda Bi W/o Late Misr Yar Khan and Smt. Rajda Bi W/o Late Misr Yar Khan names have been mutated in place of them in the revenue record, as per Khataunies, F.Y. 1420-1425 & 1426-1431.</p> <p>Thereafter, Ilyas Khan and Smt. Rajda Bi herself and as natural mother of her minor son Faridan Khan, as about 13 years, agreed to sale part of above Khasra no. 821 area 0.2393 hec. to Mahendra Pal Singh S/o Nattu Lal vide agreement to sale duly executed and regd. in SRO Bareilly dated 24.08.2017 at Sl. no. 7262 after</p>	



that, in pursuance of above agreement to sale executed the sale deed in favour of Mahendra Pal Singh vide sale deed duly executed and regd. in SRO Bareilly dated 18.12.2017 at Sl. no. 10930. After that, Ilyas Khan and Smt. Rajda Bi herself and as natural mother of her minor son Faridan Khan, as about 13 years, agreed to sale other part of above Khasra no. 821 area 0.2520 hec. to Mahendra Pal Singh S/o Nattu Lal vide agreement to sale duly executed and regd. in SRO Bareilly dated 16.03.2017 at Sl. no. 1790 after that, in pursuance of above agreement to sale executed the sale deed in favour of Mahendra Pal Singh vide sale deed duly executed and regd. in SRO Bareilly dated 31.07.2018 at Sl. no. 8719. After that, Ilyas Khan sold remaining other 1/5 part of above Khasra no. 821 area 0.1228 hec. to Mahendra Pal Singh S/o Nattu Lal vide sale deed duly executed and regd. in SRO Bareilly dated 21.08.2021 at Sl. no. 11624. After that, Smt. Rajda Bi herself and as natural mother of her minor son Faridan Khan, as about 16 years, sold remaining other 1/5 part of above Khasra no. 821 area 0.1228 hec. to Mahendra Pal Singh S/o Nattu Lal vide sale deed duly executed and regd. in SRO Bareilly dated 24.08.2021 at Sl. no. 11713. After that, during mutation proceeding, Mahendra Pal Singh name has been mutated in place of them in the revenue records, as per Khataunies. Hence, Mahendra Pal Singh became the recorded bhumidhar of above Khasra no. 821.

That, as per Ch 45, Jukkhan S/o Bazeer recorded bhumidhar of Khasra no. 841 area 0.1990 hec. situated at Village Kalari, Bareilly. After that, Jukkhan died and his legal heirs Ishtmak Ahmad, Irshad and Mushtak Ahmad all S/o Late Jukkhan names have been mutated in place of him in the revenue record, as per Khataunies, F.Y. 1408-1413. After that, Irshad sold his share in above Khasra to Sardar Khan S/o Sher Khan and during mutation proceeding, Sardar Khan name has been mutated in place of him in the revenue record, as per Khatauni F.Y. 1408-1413. And Ishtmak Ahmad & Mushtak Ahmad also sold their shares in above Khasra to Mohd. Shakil Khan S/o Said Khan and during mutation proceeding, Shakil Khan name has been mutated in place of them in the revenue record, as per Khatauni F.Y. 1408-1413. After that, Sardar Khan died and his legal heirs Ilyas Khan S/o Late Sardar Khan, Faridan Khan, minor age about 13 years, S/o Late Misr Yar Khan through natural mother Smt. Rajda Bi W/o Late Misr Yar Khan and Smt. Rajda Bi W/o Late Misr Yar Khan and Smt. Shakila Bi W/o Sardar Khan names have been mutated in place of them in the revenue record, as per Khataunies, F.Y. 1420-1425.

Thereafter, Mohd. Shakil agreed to sale of his full share, 2/3 part of above Khasra no. 841 area 0.1326 hec. to Mahendra Pal Singh S/o Nattu Lal vide agreement to sale duly executed and regd. in SRO Bareilly dated 06.02.2017 at Sl. no. 681 after that, in pursuance of above agreement to sale executed the sale deed in favour of Mahendra Pal Singh vide sale deed duly executed and regd. in SRO Bareilly dated 09.04.2018 at Sl. no. 3729. Thereafter, Ilyas Khan, Smt. Rajda Bi herself and as natural mother of her minor son Faridan Khan, as about 13 years, and Smt. Shakila Bi sold their full share, 1/3 part of above Khasra no. 841 area 0.0663 hec. to Mahendra Pal Singh S/o Nattu Lal vide sale deed duly executed and regd. in SRO Bareilly dated 31.07.2018 at Sl. no. 8721. After that, during mutation proceeding, Mahendra Pal Singh name has been mutated in place of them in the revenue records, as per Khataunies, F.Y. 1420-1425 & 1426-1431. Hence, Mahendra Pal Singh became the recorded bhumidhar of above Khasra no. 841.

That, as per Ch 45, Chau S/o Bazeer recorded bhumidhar of Khasra no. 84 area 0.1980 hec. situated at Village Kalari, Bareilly. After that, Chau sold above Khasra to Mumtyaz Khan, Usman Khan and Ilyas Khan all S/o Mukhtyar Khan through their guardian/father Mukhtyar Khan S/o Saiz Khan and during mutation proceeding, Mumtyaz Khan, Usman Khan and Ilyas Khan names have been mutated in place of him in the revenue record, as per Khatauni F.Y. 1408-1413.

Thereafter, Usman Khan and Ilyas Khan agreed to sale of their full share, 2/3 part of above Khasra no. 842 area 0.1320 hec. to Mahendra Pal Singh S/o Nattu Lal vide agreement to sale duly executed and regd. in SRO Bareilly dated 06.02.2017 at Sl. no. 628 after that, in pursuance of above agreement to sale executed the sale deed in favour of Mahendra Pal Singh vide sale deed duly executed and regd. in SRO Bareilly dated 09.04.2018 at Sl. no. 3730. Thereafter, Mumtyaz Khan sold his full share, 1/3 part of above Khasra no. 842 area 0.0660 hec. to Mahendra Pal Singh S/o Nattu Lal vide sale deed duly executed and regd. in SRO Bareilly dated 09.04.2018 at Sl. no. 3731. After that, during mutation proceeding, Mahendra Pal Singh name has been mutated in place of them in the revenue records, as per Khatauni, F.Y. 1420-1425. Hence, Mahendra Pal Singh became the recorded bhumidhar of above Khasra no. 842.

Thereafter, Mahendra Pal Singh as recorded bhumidhar, executed the gift deed dated 26.12.2024 of property under report (Khasra no. 821, area 0.737 hec., Khasra no. 841, area 0.199 hec., Khasra no. 842, area 0.198 hec., total area 1.1340 hec.) in favour of his wife, Smt. Dhan Devi W/o Mahendra Pal Singh duly executed and regd. in SRO Bareilly dated 26.12.2024 at Sl. no. 21212 and Smt. Dhan Devi accepted the gift and took possession over the above property. After that, during mutation proceeding, Smt. Dhan Devi name has been mutated in place of him in the revenue records, as per Khatauni, F.Y. 1426-1431.

Thereafter, a partnership firm named "M/s Shri Balaji Builders" was formed, dated 14.12.2019 after that reconstituted 01.02.2025, in which (1) Jitendra Patel S/o Mahendra Pal Singh (2) Swati Singh D/o Lakhpat Singh and (3) Smt. Dhan Devi W/o Nattu Lal. And Smt. Dhan Devi also pooled in her above property, Khasra no. 821, 841, 842, total area 1.1340 hec. i.e. 11,340 Sq.mt. and other part of Khasra no. 27, area 5,365 Sq.mt. situated at Etawa Beni Ram, Bareilly total area 16,705 Sq.mt., as their capital, contribute in this partnership firm. Hence, the above property is now the property of the firm "M/s Shri Balaji Builders" through all its partners (title holder) and ceased to be individually the property of Smt. Dhan Devi. And all the partners of firm should execute/ sign the sale deeds/ documents and in order to safeguard of interest Smt. Dhan Devi as individual



capacity, also sign the sale deeds/ documents in respect of above Khasras.

That, as per party statement, after the purchased of above land and other land, total area 21,634.42 Sq mt. by M/s Shri Balaji Builders, developed the nos. of plots thereon, by the name of "Virat the Royale", as per BDA Bareilly approved layout, map no. BDA/LD/24-25/0535 dated 25.06.2025.

In this way, M/s Shri Balaji Builders through partners (title holder) has marketable title with transferable right and executed the sale deeds of respective plots of project of "Virat the Royale" and the above property is fit for the approval, as per RERA's rules, of project of "Virat the Royale".

NOTE: At the time of above sale deeds dated 18.12.2017, 31.07.2018, 24.08.2021 (in the name of Mahendra Pal Singh), Faridan Khan was minor. Now he is major. So, I advised that the consent letter be obtained by Faridan Khan, in regarding of confirmation of above sale deeds dated 18.12.2017, 31.07.2018, 24.08.2021.

10. I certify that M/s Shri Balaji Builders through partners (title holder) will have an absolute, clear and marketable title over the schedule property(ies). I further certify that equitable mortgage can be created, subject to what is stated in above "point no. 09", on the basis of the original title deeds including sale deed in the name of title holder/s and the said mortgage would be enforceable.
11. There are no legal impediments for creation of the mortgage on production of above title deeds, the certified/ original copies of which I have examined under any applicable Law/Rules in force.
12. It is certified that the property is SARFASI compliant.
13. In case of creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:-
 1. C.C. of C.H. 45, Khata no. 404, F.Y. 1400, Khasra no. 821.
 2. C.C. of Khatauni, Khata no. 412, F.Y. 1405-1410, Khasra no. 821.
 3. C.C. of Khatauni, Khata no. 409, F.Y. 1408-1413, Khasra no. 821.
 4. C.C. of Khatauni, Khata no. 409, F.Y. 1414-1419, Khasra no. 821.
 5. C.C. of Khatauni, Khata no. 409, F.Y. 1420-1425, Khasra no. 821.
 6. C.C. of Khatauni, Khata no. 215, F.Y. 1426-1431, Khasra no. 821.
 7. C.C. of sale deed, regd. in SRO Bly. dated 18.12.2017 in Book no. 1, Vol. no. 9132, Pages 01-48 at Sl. no. 10930 in the favour of Mahendra Pal Singh.
 8. C.C. of sale deed, regd. in SRO Bly. dated 31.07.2018 in Book no. 1, Vol. no. 9708, Pages 35-96 at Sl. no. 8719 in the favour of Mahendra Pal Singh.
 9. C.C. of sale deed, regd. in SRO Bly. dated 21.08.2021 in Book no. 1, Vol. no. 12825, Pages 37-56 at Sl. no. 11624 in the favour of Mahendra Pal Singh.
 10. C.C. of sale deed, regd. in SRO Bly. dated 24.08.2021 in Book no. 1, Vol. no. 12829, Pages 73-94 at Sl. no. 11713 in the favour of Mahendra Pal Singh.
 11. C.C. of C.H. 45, Khata no. 117, F.Y. 1400, Khasra no. 841.
 12. C.C. of Khatauni, Khata no. 115, F.Y. 1405-1410, Khasra no. 841.
 13. C.C. of Khatauni, Khata no. 111, F.Y. 1408-1413, Khasra no. 841.
 14. C.C. of Khatauni, Khata no. 111, F.Y. 1414-1419, Khasra no. 841.
 15. C.C. of Khatauni, Khata no. 111, F.Y. 1420-1425, Khasra no. 841.
 16. C.C. of Khatauni, Khata no. 048, F.Y. 1426-1431, Khasra no. 841.
 17. C.C. of sale deed, regd. in SRO Bly. dated 09.04.2018 in Book no. 1, Vol. no. 9351, Pages 375-404 at Sl. no. 3729 in the favour of Mahendra Pal Singh.
 18. C.C. of sale deed, regd. in SRO Bly. dated 31.07.2018 in Book no. 1, Vol. no. 9708, Pages 147-178 at Sl. no. 8721 in the favour of Mahendra Pal Singh.
 19. C.C. of C.H. 45, Khata no. 100, F.Y. 1400, Khasra no. 842.
 20. C.C. of Khatauni, Khata no. 97, F.Y. 1405-1410, Khasra no. 842.
 21. C.C. of Khatauni, Khata no. 98, F.Y. 1408-1413, Khasra no. 842.
 22. C.C. of Khatauni, Khata no. 98, F.Y. 1414-1419, Khasra no. 842.
 23. C.C. of Khatauni, Khata no. 98, F.Y. 1420-1425, Khasra no. 842.
 24. C.C. of Khatauni, Khata no. 256, F.Y. 1426-1431, Khasra no. 842.
 25. C.C. of sale deed, regd. in SRO Bly. dated 09.04.2018 in Book no. 1, Vol. no. 9352, Pages 01-28 at Sl. no. 3730 in the favour of Mahendra Pal Singh.
 26. C.C. of sale deed, regd. in SRO Bly. dated 09.04.2018 in Book no. 1, Vol. no. 9352, Pages 29-48 at Sl. no. 3731 in the favour of Mahendra Pal Singh.
 27. C.C. of gift deed, regd. in SRO lnd. Bly. dated 26.12.2024 in Book no. 1, Vol. no. 16047, Pages 99-138 at Sl. no. 21212 in the favour of Smt. Dhan Devi.
 28. True copy of firm registration certificate of partnership firm, M/s Shri Balaji Builders, registered in Firm & Society office.
 29. C.C. of partnership deed dated 14.12.2019 & Reconstitution deed 01.02.2025 of M/s Shri Balaji Builders (title holder).
 30. Copy of BDA approved layout map no. BDA/LD/24-25/0535 dated 25.06.2025.
 31. Search receipt
 32. Search certificate no. 22025075001248 dated 15.07.2025.

Yours faithfully,

Digvijay Agarwal
Advocate
REG NO. 4101/05



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

श्री. दिग्विजय अग्रवाल एड पुत्र. एड तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।
सम्पत्ति का ग्राम/मोहल्ला - कलारी, वार्ड/परगना- बरेली, कृषि- दानकर्ता० महेन्द्र पाल सिंह पुत्र नलू लाल ० दानग्रहीता श्रीमती धनदेवी पत्नी महेन्द्र पाल सिंह नि०बरेली, खेत न०821-
विवरण : क्षेत्र०-0.737 है० व खेत न०-841-क्षेत्र०-0.199 है० व खेत न०842-क्षेत्र०-0.198 है०, 821,841,842
मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 10/07/2013 से दिनांक 10/07/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

- दिनांक : 15-07-2025
- नोट - 1. इस प्रमाण पत्र के समस्त विवरण आवेदक द्वारा दिए गए सम्पत्ति के ब्योरे के आधार पर ड्रॉटे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति को आवेदक द्वारा आवेदन में दिये गए वर्जन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वर्णित तलाश कार्यालय द्वारा यथासंभव सलधानी 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 रजिस्ट्रिकरण नहीं हुआ है।
4. यह प्रमाण पत्र किसी सम्पत्ति के स्वत्व का प्रमाण नहीं है।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निम्नलिखित लिपिक: **उदयभान।**
मिलान करने वाले निम्नलिखित लिपिक : **विकास सक्सेना।**

Digvijay Agarwal

Advocate

Panel Lawyer

P.N.B., C.B.I., S.B.I., B.O.B.,
BSNL etc.

दिग्विजय अग्रवाल

(अधिवक्ता)

ॐ

Office : Ch. no. 38, First Floor,
Bangalia Building,
Civil Courts, Bareilly
Resi. : C-272, Rajendra Nagar
Bareilly, PIN- 243122
Mob. : 09410087955
07060387955

Ref.:

TIR

Date: 09.07.2025

The Real Estate Regulation Authority,

New Hyderabad,

Lucknow.

Dear Sir,

1	Name of Borrower	M/s Shri Balaji Builders through partners			
2	(a) Type of Loan	---			
	(b) Type of property	Non agriculture land (Layout plan approved from BDA)			
3	(a) Name of the unit/concern/persons offering the property (ies) as security.	M/s Shri Balaji Builders through partners situated at Nidhi State Office, Dohra Road, Bareilly.			
	(b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	Partnership firm			
	(c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	For RERA approval			
4	Complete or full description of the immovable property/(ies) offered as security including the following details.	Khasra no. 840, area 0.257 hec. Sited at Village Katari, Teh. & Distt. Bareilly.			
	(a) Survey No.				
	(b) Door No. (in case of house property)				
	(c) Extent/area including plinth/built up area in case of house property.				
	(d) Location like name of the place, village, city, registration, sub-District etc. Boundaries (as per sale deed):	East	Nali		
	West	Khet no. 839			
	North	Chak Road			
	South	Khet no. 841			
5	(a) Particulars of the documents scrutinized serially and chronologically.				
	(b) Nature of documents verified and as to whether they are originals or certified or registration extracts duly certified. Note: Only originals or certified extracts from the registering/ land revenue/ other authorities be examined.				
S. no	Date	Name/ Nature of the document	Original/ Certified Photocopy	C.C./ extract/	In case of copies, whether the original was scrutinized by the Advocate
		1. C.C. of C.H. 45, Khata no. 251, F.Y. 1400, Khasra no. 840.			
		2. C.C. of Khatauni, Khata no. 257, F.Y. 1405-1410, Khasra no. 840.			
		3. C.C. of Khatauni, Khata no. 245, F.Y. 1408-1413, Khasra no. 840.			
		4. C.C. of Khatauni, Khata no. 245, F.Y. 1414-1419, Khasra no. 840.			
		5. C.C. of Khatauni, Khata no. 191, F.Y. 1420-1425, Khasra no. 840.			
		6. C.C. of Khatauni, Khata no. 458, F.Y. 1426-1431, Khasra no. 840.			
		7. C.C. of sale deed, regd. in SRO Bly. dated 10.03.2025 in Book no. 1, Vol. no. 15911, Pages 303-326 at Sl. no. 4270 in the favour of M/s Shri Balaji Builders (title holder).			
		8. Copy of BDA approved layout 22025075001247 dated 15.07.2025.			
6	(a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclosed all such certified copies along with the TIR). (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)				Yes
	(b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).				Yes
7	(a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?				No
	(b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard				No
	(c) Whether the genuineness of the stamp papers is possible to be got verified from any online portal and if so whether such verification was made.				No



	(d) Whether proper registration of documents completed. Details thereof to be provided.	Yes
8	(a) Property offered as security falls within the jurisdiction on which sub-registrar officer?	Sub-Registrar Ist. Bareilly.
	(b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	No
	(c) Whether search has been made at all the offices named at (b) above?	Search made in Sub-Registrar Ist. Bareilly.
	(d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No

9. Tracing of chain of title in favour of the mortgagor/ owner starting from the earliest document available:-

I have gone through the enclosed copies of title deeds and others relevant documents presented before me by your Bank/ Branch and inspected, as per available records, in the office of Sub-Registrar Ist., Bareilly. And no registered encumbrance has been found over the property under report.

That, as per Ch 45, Vilayat Ahmad S/o Chhidu Bakhsh recoded bhumidhar of Khasra no. 840 area 0.267 hec. situated at Village Kalari, Bareilly. After that, Vilayat Ahmad sold above Khasra to Aditya Kumar Upadhyay S/o Ram Babu Sharma and during mutation proceeding, Aditya Kumar Upadhyay name has been mutated in place of him in the revenue record, as per Khatauni F.Y. 1414-1419. After that, Aditya Kumar Upadhyay again sold above Khasra to Smt. Meera Devi W/o Radha Krishan and during mutation proceeding, Smt. Meera Devi name has been mutated in place of him in the revenue record, as per Khatauni F.Y. 1420-1425. Hence, Smt. Meera Devi became the recoded bhumidhar of above Khasra.

Thereafter, Smt. Meera Devi as recoded bhumidhar, executed the sale deed dated 10.03.2025 of property under report (Khasra no. 840, area 0.267 hec.) in favour of M/s Shri Balaji Builders through partner Jitendra Patel S/o Mahendra Pal Singh (title holder) duly executed and regd. in SRO Bareilly dated 10.03.2025 at Sl. no. 4270. After that, during mutation proceeding, M/s Shri Balaji Builders through partner (title holder) name has been mutated in place of him in the revenue records, as per Khatauni, F.Y. 1426-1431.

That, as per party statement, after the purchased of above land and other land, total area 21,634.42 Sq.mt. by M/s Shri Balaji Builders, developed the nos. of plots thereon, by the name of "Virat the Royale", as per BDA Bareilly approved layout, map no. BDA/LD/24-25/0535 dated 25.06.2025.

In this way, M/s Shri Balaji Builders through partners (title holder) has marketable title with transferable right and executed the sale deeds of respective plots of project of "Virat the Royale" and the above property is fit for the approval, as per RERA's rules, of project of "Virat the Royale".

10. I certify that M/s Shri Balaji Builders through partners (title holder) will have an absolute, clear and marketable title over the schedule property(ies). I further certify that equitable mortgage can be created, subject to what is stated in above "point no. 09", on the basis of the original title deeds including sale deed in the name of title holder/s and the said mortgage would be enforceable.

11. There are no legal impediments for creation of the mortgage on production of above title deeds, the certified/ original copies of which I have examined under any applicable Law/Rules in force.

12. It is certified that the property is SARFASI compliant.

13. In case of creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:-

1. C.C. of C.H. 45, Khata no. 251, F.Y. 1400, Khasra no. 840.
2. C.C. of Khatauni, Khata no. 257, F.Y. 1405-1410, Khasra no. 840.
3. C.C. of Khatauni, Khata no. 245, F.Y. 1408-1413, Khasra no. 840.
4. C.C. of Khatauni, Khata no. 245, F.Y. 1414-1419, Khasra no. 840.
5. C.C. of Khatauni, Khata no. 191, F.Y. 1420-1425, Khasra no. 840.
6. C.C. of Khatauni, Khata no. 458, F.Y. 1425-1431, Khasra no. 840.
7. C.C. of sale deed, regd. in SRO Bly. dated 10.03.2025 in Book no. 1, Vol. no. 15911, Pages 303-326 at Sl. no. 4270 in the favour of M/s Shri Balaji Builders (title holder).
8. Copy of BDA approved layout 22025075001247 dated 15.07.2025.
9. True copy of firm registration certificate of partnership firm, M/s Shri Balaji Builders, registered in Firm & Society office.
10. C.C. of partnership deed dated 14.12.2019 & Reconstitution deed 01.02.2025 of M/s Shri Balaji Builders (title holder).
11. Search receipt
12. Search certificate no. 22025075001249 dated 15.07.2025.

Yours faithfully,

Digvijay Agarwal
Advocate
REG. NO. 4101/05



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

श्री. दिग्विजय अप्रवाल एड पुत्र. एड तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राप्ता पत्र प्रस्तुत किया है।
सम्पत्ति का विवरण ग्राम/मोहल्ला - कलारी, वार्ड/परगना- बरेली, कृषि- विक्रेता० श्रीमती भीरा देवी पत्नी राधा कृष्ण ०केता मै० श्री बालाजी विल्डर्स द्वारा पार्टनर, खेत न०-840-क्षेत्र०-0.267 है० .

840

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 10/07/2013 से दिनांक 10/07/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 15-07-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए सम्पत्ति के ब्योरे के आधार पर दूढ़े गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति 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 पर्याप्त साधकनी 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 सम्पत्ति के स्वत्व का प्रमाण नहीं है।
5. 'प्रथम पत्र' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पत्र' से तात्पर्य बचक्की से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **उदयभान।**
मिलान करने वाले निबन्धन लिपिक: **विकास सक्सेना।**

Digitally signed by RAJESH PRASAD
DN: cn=RAJESH
Date: 2025.07.15 19:29:29

उप निबंधक सदर प्रथम
बरेली