

ARUN KHANNA

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REPORT OF TITLE

Reg : Part of Khasra No. 1081 and Part of Khasra No. 1082 situate at Village Renduwa Palhari, Pargana Dewa, Tehsil Nawabganj, District Barabanki, total measuring 5946 sq. meters belonging to Shreeya Builders and Developers

A. PARTICULARS

1.	Name of the Title Holder	Shreeya Builders and Developers (PAN – AFNFS1437B), a Partnership firm constituted under the provision Indian Partnership Act, 1932 having its registered office at UGF-3, Windsor Court, 93-E, Dalibagh, Lucknow through its Partner Sri Nalin Prabhat son of Sri V.K. Agarwal resident of 55Kha, Babu Banarsi Das Nagra, Near Chhota Park, Purana Kila, Lucknow
2.	Details of Property	Part of Khasra No. 1081 and Part of Khasra No. 1082 situate at Village Renduwa Palhari, Pargana Dewa, Tehsil Nawabganj, District Barabanki, total measuring 5946 sq. meters

B. INVESTIGATIONS :

1.	Details of Title Deeds / History	1. Smt. Suman Lata wife of Sri Rajnath Ram had purchased the Part of Khasra No. 1081 (0.632 Hectare) and Part of Khasra No. 1082 (0.010 Hectare) total measuring 0.642 Hectare situate at Village Renduwa Palhari, Pargana Dewa, Tehsil Nawabganj, District Barabanki from Sri Atul Kumar son of Sri Mahendra Kumar vide registered Sale Deed dated 19-03-2005 registered in Book No. I Volume 2432 Pages 09/32 at No. 2004 on 19-03-2005 in the office of Sub Registrar-Nawabganj, Barabanki
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ARUN KHANNA
(Signature)

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	2. That later on Smt. Suman Lata got converted the said Agricultural land into Non-Agriculture from Up-Ziladhikari, Nawabganj, District Barabanki under Section 143 of U.P.Z.A.L.R. Act vide its Order dated 08-07-2009 passed in Case No. 69 (08-09) (Suman Lata Vs State of U.P.) 3. That due to road widening there is only 5946 sq. meter land is in possession of Smt. Suman Lata 4. That later on Smt. Suman Lata and Shreeya Builders and Developers have entered into a registered Agreement to sell dated 01-02-2025 with respect to the said property registered in Book No. I Volume 18506 Pages 279/294 at No. 3380 on 03-02-2025 in the office of Sub Registrar, Sadar, Barabanki. 5. That later on Smt. Suman Lata executed a registered Sale Deed dated 14-10-2025 with respect to the said property in favour of Shreeya Builders and Developers registered in Book No. I Volume 19417 Pages 253 to 278 at No. 28782 on 14-10-2025 in the office of Sub Registrar, Sadar, Lucknow. 6. Shreeya Builders and Developers, a Partnership firm constituted under the provision Indian Partnership Act, 1932 having its registered office at UGF-3, Windsor Court, 93-E, Dalibagh, Lucknow through its Partner Sri Nalin Prabhat son of Sri V.K. Agarwal resident of 55Kha, Babu Banarsi Das Nagra, Near Chhota Park, Purana Kila, Lucknow is the absolute owner of the aforesaid property. The title of the partnership firm is
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		complete, clear and indisputable regarding the land and things adjusting on the plot belong to the above title holder. 7. There is no prior mortgage/charges/ encumbrance on the aforesaid property. Thus the said property is free from all sorts and encumbrances. 8. The above titles are genuine. Further it is pertaining to mention that Shreeya Builders and Developers, a Partnership firm constituted under the provision Indian Partnership Act, 1932 having its registered office at UGF-3, Windsor Court, 93-E, Dalibagh, Lucknow through its Partner Sri Nalin Prabhat son of Sri V.K. Agarwal resident of 55Kha, Babu Banarsi Das Nagra, Near Chhota Park, Purana Kila, Lucknow have obtain the possession on aforesaid plot through a registered sale deed dated 14-10-2025 registered in Book No. I Volume 19417 Pages 253 to 278 at No. 28782 on 14-10-2025 in the office of Sub Registrar- Sadar, Barabanki and Shreeya Builders and Developers became absolute owner and possession holder since 14-10-2025 on the aforesaid property.
2.	Whether title deed(s) given to the counsel are original or copy of the documents	As above
3.	Whether documents given raise any doubt or suspicion?	No
4.	Whether the particulars of registration as given in the title deed(s) shown to the counsel tally with the particulars as stated in the Registration record?	Yes

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5.	Whether there is any restrictions regarding the property?	No
6.	Whether any defect in the title of the person?	No
7.	Whether property in question is free from encumbrance?	• Non-Encumbrance Report No. 22025068002931 dated 28-11-2025 issued by Sub Registrar, Sadar, Barabanki • Inspections conducted by the Counsel on behalf of Title Holder of aforesaid Plot since 14-10-2025 up till date in the office of Sub Registrar, Sadar, Barabanki • I am of the opinion that Shreeya Builders and Developers is the absolute, clear and marketable title over the property mentioned above.



(Arun Khanna)
Advocate

Registration No. 5334/86

कार्यालय उप निबंधक सदर नवाबगंज जनपद बाराबंकी

आवेदन संख्या :2202506802994

प्रमाण संख्या :22025068002931

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

श्री- श्री नलिन प्रभात पुत्र- श्री वी०के० अग्रवाल तहसील नवाबगंज जिला बाराबंकी ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - रेन्दुवा पल्हरी, वार्ड/परगना- देवा, आवासीय- श्री नलिन प्रभात पुत्र वी०के० अग्रवाला , पार्ट ऑफ खसरा संख्या 1081 व पार्ट ऑफ खसरा संख्या 1082 स्थित ग्राम रेन्दुवा पल्हरी देवा नवाबगंज बाराबंकी रकबा 5946 वर्गमीटर , 1081 व 1082

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 22/11/2013 से दिनांक 22/11/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :28-11-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर डूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: अमरेन्द्र कुमार , निबन्धक लिपिक।
मिलान करने वाले निबन्धन लिपिक : अमरेन्द्र कुमार, निबन्धक लिपिक ।

HARISH

CHATURVEDI

Digitally signed by
HARISH CHATURVEDI

Date: 2025.11.28
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उप निबंधक सदर
बाराबंकी