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To,

Real Estate Regulatory Authority
Raj Niyojan Sansthan
Naveen Bhawan, Kalakankar House
Old Hyderabad
Lucknow.

I have made the search in the office of Sub-Registrar -II, Moradabad for the land bearing Khasra Number 558, 561, 562, 563, 564 and 565^{मि०} total admeasuring 12694.57 sq metres situate at Village Kazipara, Tehsil and District Moradabad. The aforesaid land was formerly belongs to Smt. Savitri Devi W/o Shri Sampat Kumar and Smt Pushpavati W/o Shri Virendra Kumar R/o Mohalla Jilal, Moradabad and also belongs to Shri Virendra Kumar S/o Shri Raghuv eer Saran R/o Mohalla Jilal, Moradabad.

They have bequeathed the aforesaid land to Shri Nikhil Agarwal S/o Shri Jagdeep Kumar Agarwal and Shri Tushar Agarwal S/o Shri Satyajeet Agarwal both R/o 19, Raghuv eer Sadan, Near Wilsonia College, Civil Lines, Moradabad. The previous sale deed was registered in the office of Registrar, Moradabad in Book No. 1, Volume 1229 Pages 341 to 343 and Serial No. 4007 on 14/12/1967 and Book no. 1 Volume 1278 Pages 356 to 359 Serial No. 4486 on 10/10/1968.

The above land has not been transferred to anybody else and at present Shri Nikhil Agarwal and Shri Tushar Agarwal are owners of the aforesaid land. They both have got their NOC from Nagar Nigam Moradabad, Urban Land Ceiling Department of Moradabad, Senior DRM, Northern Railways, Moradabad. They have also got approved their lay-out plan from Moradabad

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Development Authority. Both of them as per the lay- out plan have developed the land and project has been designed as M/s A V Greens, Kazipura, Tehsil and District Moradabad.

After perusing the index of Registrar Office, Moradabad, it revealed that there is no any record for the aforesaid property about charge, lien, and encumbrances in any manner whatsoever. It means that the aforesaid land is free from all encumbrances.

The ownership of the aforesaid properties are still in the name of Nikhil Agarwal and Tushar Agarwal.

Date:-29/02/2024

Gopal Sheel Bhatnagar
Advocate

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