



VISHAL RANA

Advocate

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To Whom so ever it may concern

Subject Title search Report cum Opinion
Sir,

Please refer to your instruction on the caption matter, in this connection, we submit our report as under:

Name Of Owner (1) Luckybrick buildwell Pvt Ltd through its Director Amit Sethi, 676 Janakpuri Bareilly (2) Elite Infara Developers and Interiors Pvt Ltd through its Director Adit Aneja S/o Atul Kumar Aneja R/o 255 Janakpuri near Awadh Plaza Bareilly (3) Amaron Developers through its Partner Harmeet Singh Mehta S/o Govind Singh Mehta R/o 168 Prem Nagar Kanoon Goyan Bareilly and (4) Aarav Infraproject LLP through its partner Brij Lal Verma S/o Shri Nihal Singh R/o 01, Gangotri Sadan Akash Puram Near Passport office Bareilly.

Details of Property

A Plot of land admeasuring 0.942375 Hectare Vide Khet No. 116 Situated at Etauwa Beniram, Pargana, Tehsil & District Bareilly and bounded as below (Hereinafter called the property):

East:- Chakmarg

West:- Chakmarg and Part of Khet no 116
Dinesh Kumar Arora & Sparsh arora

North:- Link Road & Part of Khet no
116 Dinesh Kumar Arora & Sparsh
arora

South:- Chakmarg

DOCUMENTS SCRUTINIZED (for Khasra no. 116)

Photocopy Copy Of Aakar Patr 41
Photocopy Copy Of Aakar Patr 45
Photocopy Copy Of Khatauni
Photocopy Copy Of Khatauni


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From the perusal of document it was revealed that Luckybrick buildwell Pvt Ltd through its Director (1)Amit Sethi(2)Elite Infara Developers and Interiors Pvt Ltd through its Director Adlt Aneja S/o Atul Kumar Aneja (3)Amaron Developers through its Partner Harmeet Singh Mehta S/o Govind Singh Mehta and (4)Aarav Infraproject LLP through its partner Brij Lal Verma S/o Shri Nihal Singh is the erstwhile Bhumidhar of the land admeasuring 0.4190 Hectare Khet no. 116(part) and 117 Situated at Nawadia Ilaqa Singhal, Pargana, Tehsil & District Bareilly.

Kalicharan and Hetram Son's of pemraj R/o Vill. Etauwa Beniram., Pargana, Tehsil & Distt. Bareilly execute a registered Sale deed of an Area 0.26925 is the part of Khasra no.116 in favour of **O.S Developers near G.R.M School Gate Dhora Road Bareilly** through its partner **Shri Omprakash Singh S/o Late Jhammanlal R/o Vill. Etauwa Beniram., Pargana, Tehsil & Distt. Bareilly** and **Heaven Developers Makrandpur Sarkar College Road Bareilly** through its partner **Shri Pankaj Khanduja S/o Late ShriRamdutt Khanduja** on 06-11-2019 which was registered at Bahi no. 1, Khand no 11081, Page no.113-126, and serial no.12292 in the office of Sub registrar Bareilly.

Mata Prasad S/o Pemraj R/o Vill. Etauwa Beniram., Pargana, Tehsil & Distt. Bareilly execute a registered Sale deed of an Area 0.26925 is the part of Khasra no.116 in favour of **O.S Developers near G.R.M School Gate Dhora Road Bareilly** through its partner **Shri Omprakash Singh S/o Late Jhammanlal R/o Vill. Etauwa Beniram., Pargana, Tehsil & Distt. Bareilly** and **Heaven Developers Makrandpur Sarkar College Road Bareilly** through its partner **Shri Pankaj Khanduja S/o Late ShriRamdutt Khanduja** on 07-02-2020 which was registered at Bahi no. 1, Khand no.11385, Page no.65-126, and serial no.1564 in the office of Sub registrar Bareilly.

Pratap Singh S/o Pemraj R/o Vill. Etauwa Beniram., Pargana, Tehsil & Distt. Bareilly execute a registered Sale deed of an Area 0.26925 is the part of Khasra no.116 in favour of **O.S Developers near G.R.M School Gate Dhora Road Bareilly** through its partner **Shri Omprakash Singh S/o Late Jhammanlal R/o Vill. Etauwa Beniram., Pargana, Tehsil & Distt. Bareilly** and **Heaven Developers Makrandpur Sarkar College Road Bareilly** through its partner **Shri Pankaj Khanduja S/o Late ShriRamdutt Khanduja** on 03-01-2020 which was registered at Bahi no. 1, Khand no.11254, Page no.191-262, and serial no.58 in the office of Sub registrar Bareilly.

Hetram S/o Pemraj R/o Vill. Etauwa Beniram., Pargana, Tehsil & Distt. Bareilly execute a registered Sale deed of an Area 0.134625 is the part of Khasra no.116 in favour of **O.S Developers near G.R.M School Gate Dhora Road Bareilly** through its partner **Shri Omprakash Singh S/o Late Jhammanlal R/o Vill. Etauwa Beniram., Pargana, Tehsil & Distt. Bareilly** and **Heaven Developers Makrandpur Sarkar College Road Bareilly** through its partner **Shri Pankaj Khanduja S/o Late ShriRamdutt Khanduja** on 14-10-2020 which was registered at Bahi no. 1, Khand no.12005, Page no.139-178, and serial no.9536 in the office of Sub registrar Bareilly.

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Aligharan S/o Pemraj R/o Vill. Etauwa Beniram,, Pargana, Tehsil & Distt. Bareilly execute a registered Sale deed of an Area 0.134625 is the part of Khasra no.116 in favour of **O.S Developers near G.R.M School Gate Dhora Road Bareilly** through its partner **Shri Omprakash Singh S/o Late Jhammanlal R/o Vill. Etauwa Beniram,, Pargana, Tehsil & Distt. Bareilly and Heaven Developers Makrandpur Sarkar College Road Bareilly** through its partner **Shri Pankaj Khanduja S/o Late ShriRamdutt Khanduja** on 28-10-2020 which was registered at Bahi no. 1, Khand no.12075, Page no.325-362, and serial no.10481 in the office of Sub registrar Bareilly.

O.S Developers near G.R.M School Gate Dhora Road Bareilly through its partner **Shri Omprakash Singh S/o Late Jhammanlal R/o Vill. Etauwa Beniram,, Pargana, Tehsil & Distt. Bareilly and Heaven Developers Makrandpur Sarkar College Road Bareilly** through its partner **Shri Pankaj Khanduja S/o Late ShriRamdutt Khanduja** execute a registered Sale deed of an Area 0.26925 is the part of Khasra no.116 in favour of **Indus Ajanta Pvt. Ltd. Plot No.16/B Ringaliya Garden Dhora Road, Bareilly** through its Director **Shri Ram Autar Ahuja S/o Shri Sohan Lal Ahuja R/o 92 Green Park Bareilly** on 10-02-2021 which was registered at Bahi no. 1, Khand no.12443, Page no.191-216, and serial no.2362 in the office of Sub registrar Bareilly.

O.S Developers near G.R.M School Gate Dhora Road Bareilly through its partner **Shri Omprakash Singh S/o Late Jhammanlal R/o Vill. Etauwa Beniram,, Pargana, Tehsil & Distt. Bareilly and Heaven Developers Makrandpur Sarkar College Road Bareilly** through its partner **Shri Pankaj Khanduja S/o Late ShriRamdutt Khanduja** execute a registered Sale deed of an Area 0.134652 is the part of Khasra no.116 in favour of **Indus Ajanta Pvt. Ltd. Plot No.16/B Ringaliya Garden Dhora Road, Bareilly** through its Director **Shri Ram Autar Ahuja S/o Shri Sohan Lal Ahuja R/o 92 Green Park Bareilly** on 03-03-2021 which was registered at Bahi no. 1, Khand no.12499, Page no.323-346, and serial no.3733 in the office of Sub registrar Bareilly

O.S Developers near G.R.M School Gate Dhora Road Bareilly through its partner **Shri Omprakash Singh S/o Late Jhammanlal R/o Vill. Etauwa Beniram,, Pargana, Tehsil & Distt. Bareilly and Heaven Developers Makrandpur Sarkar College Road Bareilly** through its partner **Shri Pankaj Khanduja S/o Late ShriRamdutt Khanduja** execute a registered Sale deed of an Area 0.134652 is the part of Khasra no.116 in favour of **Indus Ajanta Pvt. Ltd. Plot No.16/B Ringaliya Garden Dhora Road, Bareilly** through its Director **Shri Ram Autar Ahuja S/o Shri Sohan Lal Ahuja R/o 92 Green Park Bareilly** on 10-03-2021 which was registered at Bahi no. 1, Khand no.12516, Page no.131-156, and serial no.4144 in the office of Sub registrar Bareilly.

O.S Developers near G.R.M School Gate Dhora Road Bareilly through its partner **Shri Omprakash Singh S/o Late Jhammanlal R/o Vill. Etauwa Beniram,, Pargana, Tehsil & Distt. Bareilly and Heaven Developers Makrandpur Sarkar College Road Bareilly** through its partner **Shri Pankaj Khanduja S/o**

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कार्यालय उप निबंधक सदर प्रथम बरेली जनपद बरेली

आवेदन संख्या :220250750(145)

प्रमाण संख्या :220250750(1404)

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

श्री. विशाल राना एठ पुत्र एठ तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/पत्रा प्रस्तुत भार मुक्त प्रमाण पत्र हेतु प्राप्ता पत्र प्रस्तुत किया है।
सम्पत्ति का प्रामाणिकता - इटी-आ केनारास, कार्ड परगना- बरेली, कृषि- तपशी गिक बिल्डिंग प्रॉपर्टी द्वारा डापरेक्टर अमित सेठी पुत्र राम चन्द्र सेठी नि०-1,95, जनकपुरी बरेली, गाटा सं०-114
विपरण : रकबा-8.842375 हे०, 114
मै एतद्द्वारा प्रमाणित करता हू कि इन्वेन्टरी सं० तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 02/08/2025 से दिनांक 02/08/2025 तक उक्त सम्पत्ति के सम्बन्ध में श्री गौरी विजय निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक 06-08-2025

- नोट - 1. इस प्रमाण पत्र के समस्त विवरण आवेदन द्वारा दिए गए शर्तों के अन्तर्गत ही मान्य हैं। यदि रजिस्ट्री/पत्रा लेखा में सम्पत्ति को आवेदन द्वारा आवेदन में दिये गए शर्तों से किसी दूसरे ढंग से सम्बन्धित किया गया हो तो ऐसे लेखापत्री से प्राप्त प्रमाण को प्रमाण पत्र में दर्ज नहीं किया जाएगा।
2. साक्षित तलाश कार्यालय द्वारा क्यापेबल सहायकों के साथ किया गया है, और विशाल प्रमाणपत्र में सम्बन्धित सूचना के लिए उपायवाची नहीं होगा।
3. इस प्रमाण पत्र में उक्त लेखापत्री से सम्बन्धित सूचना सम्बन्धित नहीं है जो प्रस्तुत हो चुके हैं, परन्तु विनया अथवा श्री गौरी (एक रजिस्ट्रीकरण नहीं हुआ है)।
4. यह प्रमाण पत्र किसी सम्पत्ति के लाल का प्रमाण नहीं है।
5. 'उप पत्र' से साक्ष्य संकलन नहीं है और 'द्वितीय पत्र' से साक्ष्य संकलीत है।

सहायक एवं प्रमाण पत्र बनाने वाले निबंधक (उदयभानु)।
मिलाव बनाने वाले निबंधक (विकास सक्सेना)।

Digitally signed by Ashu
PRASAD VERMA
Date: 2025.08.06 12:25:40

उप निबंधक सदर प्रथम
बरेली