

कार्यालय उपनिबंधक सरोजनीनगर सरोजनीनगर जनपद लखनऊ

आवेदन संख्या :2202436705073

प्रमाण संख्या :22024367005022

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

श्री- प्रदीप अग्रवाल पुत्र- राज कुमार अग्रवाल तहसील सरोजनीनगर जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का ग्राम/मोहल्ला - वृन्दावन योजना, वार्ड/परगना- इब्राहिमपुर, व्यवसायिक- मेसर्स सिमटेक डेवलपर्स द्वारा प्रदीप अग्रवाल व विवरण : आशीष अग्रवाल व सुमित बंसल , भूखंड न 12 एसीपी 8 वृन्दावन योजना न 3 रायबरेली रोड , भूखंड न 12 एसीपी 8

में एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/09/2017 से दिनांक 09/11/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक 20-11-2024

1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे 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. 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।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **जानेन्द्र कुमार श्रीवास्तव, निबन्धन लिपिक।**

मिलान करने वाले निबन्धन लिपिक: **जानेन्द्र कुमार श्रीवास्तव, निबन्धन लिपिक।**

नोट-कार्यालय उपनिबन्धक सरोजनीनगर दिनांक 12-07-2018 से क्रियाशील है इससे पूर्व के भारमुक्त सम्बन्धित कार्यालय से प्राप्त करने का कष्ट करें।

उपनिबन्धक सरोजनीनगर
लखनऊ

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कार्यालय उपनिबन्धक सरोजनीनगर सरोजनीनगर जनपद लखनऊ

आवेदन संख्या :2202436705074

प्रमाण संख्या :22024367005023

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

श्री- सुमित बंसल पुत्र- स्वर्गीय विजय प्रकाश बंसल तहसील सरोजनीनगर जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुक्ति प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।
सम्पत्ति का विवरण : राम/मोहल्ला - वृन्दावन योजना, वार्ड/परगना- इबाहिमपुर, व्यवसायिक- मेसर्स सिगटेक डेवलपर्स द्वारा सुमित बंसल व आशीष अग्रवाल व प्रदीप अग्रवाल, भूखंड न 12 एसीपी 9 वृन्दावन योजना 3 रायबरेती रोड, भूखंड न 12 एसीपी 9
में एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/11/2017 से दिनांक 09/11/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक 20-11-2024

- नोट - 1 इस प्रमाण-पत्र के समस्त विवरण आवेदन द्वारा दिए गए सम्पत्ति के ब्यौरे के आधार पर दूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति को आवेदन 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।
- वाञ्छित तलाश कार्यालय द्वारा यथासम्भव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
- 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।
- यह प्रमाण-पत्र किसी सम्पत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **जानेन्द्र कुमार श्रीवास्तव, निबन्धन लिपिक।**
मिलान करने वाले निबन्धन लिपिक: **जानेन्द्र कुमार श्रीवास्तव, निबन्धन लिपिक।**

नोट-कार्यालय उपनिबन्धक सरोजनीनगर दिनांक 12-07-2018 से क्रियाशील है इससे पूर्व के भारमुक्त सम्बन्धित कार्यालय से प्राप्त करने का कष्ट करें।

उपनिबन्धक सरोजनीनगर
लखनऊ

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Date: 26-12-2024

TO WHOM SO EVER IT MAY CONCERN

Re : Title search report on the Property-Commercial Plot No. – 12-A/CP-08, Total Area- 866.83 Sq. Mtrs. situated at Vrindavan Yojana No. 3, Raibareli Road, Lucknow, **owned** by M/s Symtech Developers, Lucknow its Partners – Shri Pradeep Agarwal, Shri Ashish Agarwal & Shri Sumit Bansal.

Dear Sir,

With reference to your Letter No. Nil dated . I, on the basis of the original title deeds forwarded to me pertaining to the said immovable property/ies and the other information submitted by you . I have conducted a detained search and investigation and submit my report as under :

1.	Name and address of the Title holder/ borrower	M/s Symtech Developers. R/o 5/6A, Leela Menshan Naval Kishore Road, Hazratganj, Lucknow its Partners – 1. Shri Pradeep Agarwal 2. Shri Ashish Agarwal 3. Shri Sumit Bansal
2.	Title Deeds/Documents in original seen by me	Original & Certified copy of registered Sale Deed dated 26-09-2017 executed by Avas & Vikash Parishad Lucknow in favour of M/s Symtech Developers, its Partners - Shri Pradeep Agarwal, Shri Ashish Agarwal & Shri Sumit Bansal which is registered in Book No. 1, Jild No. 22821 Page No. 213 to 230 Sl. No 14349 registered on dated 26.09.2017 in the office of Sub Registrar Ist. Lucknow.


26.12.2024

Prem Chand Kaushal
Advocate
Civil Court, Lucknow

3- Description of immovable Property/Agricultural Land :-

Item No.	Survey No. / House No.	Extend areas of land/ buildings	Location Sub District/District Village Municipality etc.	Boundary (As per Sale Deed Dated 26-09-2017)
1.	Commercial Plot No. - 12-A/CP-08	Total Area- 648.82 Sq. Mtrs.	Situated at - Vrindavan Yojana No. 3, Raibareli Road, Tehsil-Sarojani Nagar, District-Lucknow	East- 30 Mtrs Wide Road West- 9 Mtrs Wide Road North- Commercial Plot No. 12-A/CP-09 South- Commercial Plot 12-A/CP-07

4.	Search in the registrar office:	
i)	Location of the property:	Commercial Plot No. - 12-A/CP-08, Total Area-648.82 Sq. Mtrs, situated at Vrindavan Yojana No. 3, Raibareli Road, Lucknow
ii)	Search and investigation:	<p>I have gone through the Title Sale Deed and documents mentioned as above and I have also inspected the records for the year 01.01,1993 to 14.11.2024 in the office of Sub Registrar 1st Lucknow & Sub Registrar Sarojani Nagar, Lucknow.</p> <p>M/s Symtech Developers, Lucknow its Partners - Shri Pradeep Agarwal, Shri Ashish Agarwal & Shri Sumit Bansal title holder/owner have derived Title of the Property through registered sale deed dated 26.09.2017. M/s Symtech Developers, Lucknow its Partners - Shri Pradeep Agarwal, Shri Ashish Agarwal & Shri Sumit Bansal purchased aforesaid property from U.P. Awas Evam Vikas Parishad which is registered Book No. 1 Jild No. 22821 Page No. 213 to 230 Sl. No 14349 registered on dated 26-09-2017 in the office of Sub Registrar 1st Lucknow.</p> <p>Hence chain of title is complete. M/s Symtech Developers, Lucknow its Partners - Shri Pradeep Agarwal, Shri Ashish Agarwal & Shri Sumit Bansal became sole and absolute owner/Title holder of the aforesaid property. They have full rights to mortgage the above property.</p>


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Advocate
Civil Court, Lucknow

Prem Chand Kaushal

ADVOCATE

MA, LLB

Civil Court, Lucknow

Office

S- 333/334 Upper Ground

Sahara Shopping Centre

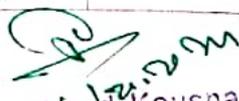
Near Lekhraj Market

Metro Station Faizabad Road

Indira Nagar Lucknow

Mob.No.9415454972

iii)	Confirm and state that the original title deeds submitted are the originals registered before the Registrar of Assurance;	The original title deed made available to me by the Bank have been tallied and verified with the certified copy of same available in the Office of Sub Registrar Lucknow which have been found to be original, registered and genuine.
iv)	Whether the property is ancestral and/or under joint ownership :	The property is not ancestral and under the absolute ownership of the aforesaid title holder.
v)	Minor's Interest :	As per available records the property does not belong to any minor.
vi)	Document pending for registration	No
5.	Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the State where the property is located.	Not applicable
6.	Whether the property is acquired under Land Acquisition Act. 1894 and applicability of other state legislations.	Not applicable
7.	Lease-hold immovable property :	N A
8.	Investigation under income Tax Act, 1961:-	Not applicable
9.	Investigation of regard to Agricultural Land	Not applicable
10.	The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor:	Since the sale deed of property in question had initially been registered in the office of sub registrar, Lucknow.
11.	Any other special enactment which is applicable to the proposed to be mortgaged and affects the title:-	Not Applicable
12.	If it is a property owned by the company the additional safeguard like search before the registrar of companies to be obtained be stated:-	Not applicable
13.	Whether the records of sub-registrar office or revenue verification through any online portal or computer system. If so, whether any verification or cross checking are made and the comments/findings in this regard.	NA
14.	In case of partition/family settlement deeds, whether the partition made is valid in law, whether the original deed is available for deposit, whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his/her/their share, the modality/procedure to be followed to create a valid and enforceable mortgage. Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages.	NA
15.	Whether the property belongs to any trust or is subject to the rights of any trust ? Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ? Is here any bar under local laws for creation of mortgage? The additional precautions/permissions to be obtained for creation of valid mortgage as per the respective state/central laws.	NA


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Civil Court, Lucknow



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16.	In case of partnership firm, whether the property belongs to the firm and the partnership deed is properly registered. Whether the partners have authority to create mortgage for an on behalf of the firm.	NA
17.	In the property belongs to a Limited Company, Advocate to check the Borrowing powers, Board resolution, and authorization to create mortgage/execution of documents, registration of an prior charges with the Company Registrar (ROC), Memorandum of Association and Articles of Association etc. and submit details.	NA
18.	In case of Societies, Association, check he required authority/power to borrow and whether the mortgage can be created as per their constitutional documents and applicable laws, and the requisite resolution, bye-laws etc. The additional precautions/permissions to be obtained for creation of valid mortgage as per the respective state/central laws tot be stated.	NA
19.	If the property is a flat/apartment or residential/commercial complex, Advocate to interalia check/verify a) Promoter's Land owner's title to the land/building, b) Development Agreement/Power of Attorney c) Independent title verification of the Land and / or building in question, d) Agreement for sale (duly registered), e) Payment of proper stamp duty, f) Approval of building plan, permission of appropriate/local authority, etc. g) conveyance in favour of society/Condominium concerned h) Occupancy Certificate allotment letter/letter of possession, i) membership details in the Society etc. j) Share Certificates k) No Objection Letter from the Society, l) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies Laws etc. m) requirements for noting the Bank charges on the records of the Housing Society, etc. and comment.	NA
20.	Advocate also to check whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records, whether the property offered as security is clearly demarcated in the title documents, whether the property has clear access as per documents.	The property is demarcated in the title documents and situated in under the boundary of Nagar Nigam Lucknow
21.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	NA
22.	Whether the governing law, the constitutional documents of the mortgagor (other than natural persons/ permits creation of mortgage and additional precautions, if any to be taken in such cases.	NA


26.12.2021
Prem Chand Kaushal
Advocate
Civil Court, Lucknow



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CERTIFICATE

I have examined the Original & Certified Copy of Title Deeds intended to be deposited relating to the aforesaid property/ies and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage.

I hereby further certify that I have searched and verified the information furnished in this report and have compared the title deeds given to me with the records/copy of it in the office of the Sub Registrar and has found both falling with each other. I confirm having made search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Officers/Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office. I do not find anything adverse which would prevent the Title holders from creating a valid Mortgage. The statements and other information given in the report are correct and true.

I certify that there are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01-01-1993 to 14-11-2024 pertaining to the immovable property/(ies) covered by above said Title Deeds. The property is free from all encumbrances, charges or claims.

I certify that M/s **Symtech Developers, Lucknow its Partners – Shri Pradeep Agarwal, Shri Ashish Agarwal & Shri Sumit Bansal** got a valid, clear, absolute and marketable title over the property shown above free of any encumbrances, charges of claims. There are no legal impediments for creation of the mortgage under any applicable law/rules in force. I certify that the mortgage over the said property/ies can be enforced through process of law including under the provision of SARFAESI Act, for recovery of dues to the Bank.


Prem Chand Kaushal
Advocate
Civil Court, Lucknow



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If M/s Symtech Developers, Lucknow its Partners – Shri Pradeep Agarwal, Shri Ashish Agarwal & Shri Sumit Bansal personally present and deposit the following title deeds in original with intention to create equitable mortgage, it will satisfy the requirements to creation of equitable mortgage, the following persons should be present personally to deposit the original title deeds with your branch for creation of equitable mortgage.

Partners –

1. Shri Pradeep Agarwal
2. Shri Ashish Agarwal
3. Shri Sumit Bansal

The following documents in original have to be obtained for creation of valid equitable mortgage by deposit of title deeds.

1. Original & Certified copy of registered Sale Deed dated 26-09-2017 executed by Avas & Vikash Parishad Lucknow in favour of M/s Symtech Developers, Partners - Shri Pradeep Agarwal, Shri Ashish Agarwal & Shri Sumit Bansal which is registered in Book No. 1, Jild No. 22821 Page No. 213 to 230 Sl. No 14348 registered on dated 26.09.2017 in the office of Sub Registrar 1st, Lucknow.
2. Original Allotment Letter of the Property issued from the office of UP Avas & Vikas Parishad, Lucknow

Date : 26.12.2024

Your's faithfully


(Prem Chand Kaushal)
Advocate

Prem Chand Kaushal
Advocate
Civil Court, Lucknow



उत्तर प्रदेश बार काउन्सिल
BAR COUNCIL OF UTTAR PRADESH
ALLAHABAD



Certificate of Practice
[issued under B. C. I. Certificate and place
of Practice (Verification) Rule, 2015]



C.O.P.No. 138184 of 2018

This is to certify that
PREM CHANDRA

D/S/O TARA CHAND

R/O SHASTRI NAGAR, MANKAPUR, PO. MANKAPUR BAZAR, GONDA

P/S

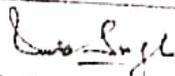
Dated 01/03/1992 is an advocate enrolled in the Bar Council of Uttar Pradesh. His
enrolment number is UP01281/92 dated 01/03/1992 and his normal place of
practice is GONDA

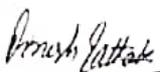
He is entitled to cast his vote for the election of Bar Council of Uttar Pradesh at
GONDA (Place) and in the elections of Bar Association of
GONDA

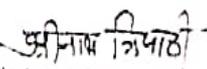
(name & place of Bar Association, if applicable).

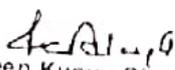
This certificate of practice is valid for a period of 5 years from the date of its issuance.

Date: 01/01/2018


(Raghendra Singh)
Advocate General of U.P.
Chairman


(Dinesh Pathak)
Member, B.C.I.


(Shrinath Tripathi)
Member


(Praveen Kumar Singh)
Member