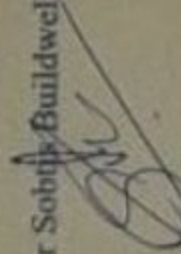


NON ENCUMBRANCE CERTIFICATE

This is to be certified that my land situated at Village Dibdiba Tehsil Bilaspur & Distt. Rampur (measuring approx. 49106.874 Sq Mts in Chak No. 47 – Gata No. 66 Min, 67 Min, 106 Min., 108 Min., 109, 110 Min. ,111, 112, 113 Min., 116 Min. & 117 Min. & Chak No. 360 – Gata No. 140, 142 Min & 143 Min. at Village Dibdiba Tehsil Bilaspur & Distt. Rampur (U.P.) duly mutated in the name if M/s UNI- TRUTH PROJECTS PRIVATE LIMITED, M/s AMAR DEVELOPERS, AND CHARANPAL SINGH SOBTI is free from all encumbrances and owner is in absolute possession of the land.

A Khatauni of Land is being attached along with the certificate which proves that the land is free from all encumbrances.

For Sobtis Buildwell Limited


(Director)



बार कौंसिल आफ उत्तर प्रदेश



एडवोकेट पंजीकरण प्रमाण-पत्र

एडवोकेट्स अधिनियम, १९६१
की धारा २२ (१) के अंतर्गत प्रदत्त

दिनांक उत्तर प्रदेश ४४८६ सन् १९९८

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती राजीव कुमार

आत्मज/आत्मजा/पत्नी श्री प्रेम लक्ष्मी स्वदेवी

जिला रामपुर आज की तिथि से उत्तर प्रदेश बार कौंसिल के अंतर्गत एडवोकेट स्वीकृत किए गए तथा उनका नाम एडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार कौंसिल द्वारा अनुरक्षित एडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक १९/११/९८ को बार कौंसिल द्वारा मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण-पत्र के अंतर्गत पुराने पत्रों को
दि. १०/११/९८ को पुराने-नए पत्रों में बदल दिया है।

प्रेम लक्ष्मी
(प्रेम लक्ष्मी देवी)
सचिव
बार कौंसिल आफ उत्तर प्रदेश

RAJEEV SAXENA
ADVOCATE

Office: M.I.G. 375/2 Awas Vikas,
Atariya Road, Rudrapur, Distt. Udham
Singh Nagar (Uttarakhand)
E-mail: rsadvocate01@gmail.com
Contact: 98374-26760

Dated: 19.06.2023

TO WHOM IT MAY CONCERN
NON-ENCUMBRANCE CERTIFICATE

Dear Sir,

I certify that I have searched the books available in the office of the Sub-Registrar Bilaspur & revenue records at Chakbandi office Bilaspur, Distt. Rampur for 13 preceding years from 01.01.2010 to 19.06.2023 in respect of the following properties of Unitruth Projects Pvt. Ltd. through its Director Mr. Surjeet Singh S/o Mr. Sardar Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh) and the encumbrance /Sale /Gift or any material thing which may affect the title over the landed property is noted against each item.

In Re: Title cum search report in respect of a piece of land/property bearing Chak No. 47 Gata nos. 109 area 0.010 Hects., 111 area 0.020 Hects., 112 area 0.090 Hects., 67 Min area 0.010 Hects., 108 Min area 0.030 Hects., 110 Min area 0.670 Hects., 113 Min area 0.454 Hects., 116 Min area 0.030 Hects., 117 Min area 1.939 Hects. Total area 3.253 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur belongs to Unitruth Projects Pvt. Ltd. through its Director Mr. Surjeet Singh S/o Mr. Sardar Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh).

Details of property

Agriculture land bearing Chak No. 47 Gata nos. 109 area 0.010 Hects., 111 area 0.020 Hects., 112 area 0.090 Hects., 67 Min area 0.010 Hects., 108 Min area 0.030 Hects., 110 Min area 0.670 Hects., 113 Min area 0.454 Hects., 116 Min area 0.030 Hects., 117 Min area 1.939 Hects. Total area 3.253 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur.

Boundaries as per sale deed: -

East : Chak No. 394, 310 & 26
West : Chak No. 315, 220 & 360 after Chakmarg
North : Remaining Part of Chak No. 47
South : Chak No. 183 & 87

RAJEEV KUMAR SAXENA
Advocate
R.No. UK-321/2022 UP-4434/1998
Rudrapur, U.S. Nagar, UK

Property in question is in the name of: Unitruth Projects Pvt. Ltd. through its Director Mr. Surjeet Singh S/o Mr. Sardar Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh).

Declaration under section 5 (C): There is not any declaration order, apparent on the revenue records, whereby the aforesaid land has not been declared as non-agriculture under the revenue laws under section 5 (C) of U.P. Consolidation Act 1953.

Search report /Encumbrance: I have Inspected the records in the office of Sub Registrar at Bilaspur, Distt. Rampur from 01.01.2010 to 19.06.2023 and found that said property is unencumbered.

Title flow chart:

(Chain of title to be given in the form and flow diagram specifying document Number, Date, Mode of transfer, extent etc.).

The revenue village Dibdiba has been affected by the operation of consolidation process since the year 1991-92. After inspection of the revenue records of revenue village Dibdiba at the office of Assistant Consolidation officer at Rampur Sadar, it is submitted that during the process of consolidation, the Chaks which were allotted to various tenure holders under section-20 of U.P. Consolidation of land holdings Act, 1953 and after the preparation of consolidation scheme and thereafter the intermediary process, the chaks were finalized in 1994.

As per CH-23, Chak no. 47, land comprising of bhumidhari land bearing Gata nos. 109 area 0.010 Hects., 111 area 0.020 Hects. & 112 area 0.090 Hects., 67 Min area 0.140 Hects., 108 Min area 0.050 Hects., 110 Min area 1.930 Hects., 113 Min area 0.454 Hects., 116 Min area 0.030 Hects., 117 Min area 1.939 Hects. was recorded in the name of Sardar Ishwar Singh S/o Sardar Sadhu Singh under class I Ka with transferable rights.

Thereafter Sardar Ishwar Singh S/o Sardar Sadhu Singh (Chak No. 47 Gata nos. 109 area 0.010 Hects., 111 area 0.020 Hects., 112 area 0.090 Hects., 67 Min area 0.010 Hects., 108 Min area 0.030 Hects., 110 Min area 0.670 Hects., 113 Min area 0.454 Hects., 116 Min area 0.030 Hects., 117 Min area 1.939 Hects. Total area 3.253 Hects.) executed a registered Sale deed in favour of Unitruth Projects Pvt. Ltd. through its Director Mr. Surjeet Singh S/o Mr. Sardar Singh & duly registered in Sub-registrar office Bilaspur, Distt. Rampur in Bahi No. 1, Khand 582 on pages 181/220 at Serial No. 5202 on dated 30.12.2005.

The aforesaid land Chak No. 47 Gata nos. 109 area 0.010 Hects., 111 area 0.020 Hects., 112 area 0.090 Hects., 67 Min area 0.010 Hects., 108 Min area 0.030 Hects., 110 Min area 0.670 Hects., 113 Min area 0.454 Hects., 116 Min area 0.030 Hects., 117 Min area 1.939 Hects. Total area 3.253 Hects. was mutated in the name of Unitruth Projects Pvt. Ltd. through its Director Mr. Surjeet Singh S/o Mr. Sardar Singh in the Jot

RAJEEV KUMAR SAXENA
Advocate
R.No. UK-31/2022-2484/1908
Rudrapur Distt. U.S.Nagar, UK

Chakbandi Akar Patra-23 vide order dated 16.05.2011 passed by the court of A.C.O. Area II (Bilaspur) in mutation case no. 268/2010-11. As incorporated in the revenue extract of Jot Chakbandi Akar Patra-23, Chak No. 47.

Note: - Some part of the above land i.e., 1008.33 square meters or 0.1008 hectares. Sold by Unitruth Projects Pvt. Ltd.

Opinion: In my opinion the documents of Unitruth Projects Pvt. Ltd. through its Director Mr. Surjeet Singh S/o Mr. Sardar Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh) examined by me as above regarding the property detailed therein are clear and have a marketable title.

Yours faithfully,

RAJEEV KUMAR SAXENA
Advocate
R.No. U.P. 100/2008
Rudrapur Distt. G. Nagar UK
RAJEEV SAXENA
ADVOCATE

Enclosed:

1. Photo Copy of Sale deed Serial No. 5202 dated 30.12.2005.
2. Photo Copy of Jot Chakbandi Aakar Patra-23 Chak No. 47 of revenue village Dibdiba.
3. Inspection Search receipt No. 2023299006930 dated 19.06.2023 issued by SRO Bilaspur, Distt. Rampur.

RAJEEV SAXENA
ADVOCATE

Office: M.I.G. 375/2 Awas Vikas,
Atariya Road, Rudrapur, Distt. Udham
Singh Nagar (Uttarakhand)
E-mail: rsadvocate01@gmail.com
Contact: 98374-26760

Dated: 19.06.2023

TO WHOM IT MAY CONCERN
NON-ENCUMBRANCE CERTIFICATE

Dear Sir,

I certify that I have searched the books available in the office of the Sub-Registrar Bilaspur & revenue records at Chakbandi office Bilaspur, Distt. Rampur for 13 preceding years from 01.01.2010 to 19.06.2023 in respect of the following properties of Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh) and the encumbrance /Sale /Gift or any material thing which may affect the title over the landed property is noted against each item.

In Re: Title cum search report in respect of a piece of land/property bearing Gata nos. 66 Min area 0.160 Hects., 67 Min area 0.140 Hects., 106 Min area 0.010 Hects., 110 Min area 0.900 Hects. & 113 Min area 0.005 Hects. Total area 1.215 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur belongs to Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh).

Details of property

Agriculture land bearing Gata nos. 66 Min area 0.160 Hects., 67 Min area 0.140 Hects., 106 Min area 0.010 Hects., 110 Min area 0.900 Hects. & 113 Min area 0.005 Hects. Total area 1.215 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur.

Boundaries as per sale deed: -

East : 12 ft Chakmarg
West : Naala
North : Land of Chak No. 242A
South : Remaining Land of Chak No. 47

Property in question is in the name of: Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh).

Declaration under section 5 (C): There is not any declaration order, apparent on the revenue records, whereby the aforesaid land has not been declared as

RAJEEV KUMAR SAXENA
Advocate
R.No. U/92/2023, U.P. 4484/1998
Rudrapur, Distt. U.S. Nagar
26/06/2023

non-agriculture under the revenue laws under section 5 (C) of U.P. Consolidation Act 1953.

Search report /Encumbrance: I have Inspected the records in the office of Sub Registrar at Bilaspur, Distt. Rampur from 01.01.2010 to 19.06.2023 and found that said property is unencumbered.

Title flow chart:

(Chain of title to be given in the form and flow diagram specifying document Number, Date, Mode of transfer, extent etc.).

After inspection of the revenue records of revenue village Dibdiba at Consolidation Office at Rampur, it is submitted that the revenue village Dibdiba has been affected by the operation of consolidation proceedings pursuant to the notification under section-4(2) of U.P. Consolidation of Land Holdings Act, 1953 since the year 1991-92. During the process of consolidation various Chaks which were allotted to various tenure holders under section-20 of U.P. Consolidation of land holdings Act, 1953 and after the preparation of consolidation scheme and thereafter the intermediary process, the Chaks were finalized in 1994.

As per CH-23, Chak no. 47, Proposed land comprising of bhumidhari land bearing Gata Nos. 114 area 0.053 Hects., 115 area 0.070 Hects., 116 area 0.020 Hects., 117 area 1.860 Hects., 66 area 0.160 Hects., 67 area 0.140 Hects., 106 area 0.010 Hects., 108 area 0.050 Hects., 110 area 1.930 Hects., 113 area 0.450 Hects., total area 2.740 Hects., was initially recorded in the name of Sardar Ishwar Singh S/o Sardar Sadhu Singh under class I Ka with transferable rights.

Thereafter Sardar Ishwar Singh S/o Sardar Sadhu Singh executed a General Power of Attorney in favour of Shri Nainjeet Singh S/o Shri Heera Singh & duly registered in Sub-registrar office Bilaspur, Distt. Rampur in Bahi No. IV, Zild 5 on pages 359 to 362 at Serial No. 50 on dated 05.07.2003.

Thereafter Shri Nainjeet Singh S/o Shri Heera Singh acting as a General Power of Attorney holder of Sardar Ishwar Singh S/o Sardar Sadhu Singh (Gata nos. 66 Min area 0.160 Hects., 67 Min area 0.140 Hects., 106 Min area 0.010 Hects., 110 Min area 0.900 Hects. & 113 Min area 0.005 Hects. Total area 1.215 Hects.) executed a registered Sale deed in favour of Shri Charanpal Singh S/o Shri Heera Singh & duly registered in Sub-registrar office Bilaspur, Distt. Rampur in Bahi No. I, Khand 1016 on pages 109/154 at Serial No. 4925 on dated 29.12.2008.

The aforesaid land Jot Chakbandi Akar Patra-23, Chak No. 47, Gata nos. 66 Min area 0.160 Hects., 67 Min area 0.140 Hects., 106 Min area 0.010 Hects., 110 Min area 0.900 Hects. & 113 Min area 0.005 Hects. Total area 1.215 Hects. has been mutated in the

RAJEEV KUMAR SAXENA
Advocate
R.No. 16/12/22
Rudra Dey
U.P. 1988
IS Neg. UK

name of **Shri Charanpal Singh S/o Shri Heera Singh** in the Jot Chakbandi Akar Patra-23 vide order dated 07.09.2009 passed by the court of A.C.O. Area II (Bilaspur) in mutation case no. 102/08-09. As incorporated in the revenue extract of Jot Chakbandi Akar Patra-23, Chak No. 47.

Opinion: In my opinion the documents of **Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh)** examined by me as above regarding the property detailed therein are clear and have a marketable title.

Yours faithfully,

RAJEEV KUMAR SAXENA
Advocate
R.No. UK/108/2008
Rudrapur Distt. J.S. Nagar, UK
RAJEEV SAXENA
ADVOCATE

Enclosed:

1. Photo Copy of Sale deed Serial No. 4925 dated 29.12.2008.
2. Photo Copy of Jot Chakbandi Aakar Patra-13 Chak No. 47 of revenue village Dibdiba.
3. Inspection Search receipt No. 2023299006932 dated 19.06.2023 issued by SRO Bilaspur, Distt. Rampur.

RAJEEV SAXENA
ADVOCATE

Office: M.I.G. 375/2 Awas Vikas,
Atariya Road, Rudrapur, Distt. Udham
Singh Nagar (Uttarakhand)
E-mail: rsadvocate01@gmail.com
Contact: 98374-26760

Dated: 19.06.2023

TO WHOM IT MAY CONCERN
NON-ENCUMBRANCE CERTIFICATE

Dear Sir,

I certify that I have searched the books available in the office of the Sub-Registrar Bilaspur & revenue records at Chakbandi office Bilaspur, Distt. Rampur for 13 preceding years from 01.01.2010 to 19.06.2023 in respect of the following properties of Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh) and the encumbrance /Sale /Gift or any material thing which may affect the title over the landed property is noted against each item.

In Re: Title cum search report in respect of a piece of land/property bearing Chak No. 47, Gata nos. 108 Min area 0.020 Hects., 110 Min area 0.360 Hects. & 113 Min area 0.025 Hects. Total area 0.405 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur belongs to Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh).

Details of property

Agriculture land bearing Chak No. 47, Gata nos. 108 Min area 0.020 Hects., 110 Min area 0.360 Hects. & 113 Min area 0.025 Hects. Total area 0.405 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur.

Boundaries as per sale deed: -

East : 12 ft' Chakmarg
West : Naala
North : Remaining Land of Chak No. 47
South : Remaining Land of Chak No. 47

Property in question is in the name of: Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh).

Declaration order under section 5 (C): There is not any declaration order, apparent on the revenue records, whereby the aforesaid land has not been declared as non-agriculture under the revenue laws under section 5 (C) of U.P. Consolidation Act 1953.

RAJEEV KUMAR SAXENA
Advocate
R.No. UK-2022-1244/1998
Rudrapur Distt. UK
19/06/2023

Search report /Encumbrance: I have inspected the records in the office of Sub Registrar at Bilaspur, Distt. Rampur from 01.01.2010 to 19.06.2023 and found that said property is unencumbered.

Title flow chart:

(Chain of title to be given in the form and flow diagram specifying document Number, Date, Mode of transfer, extent etc.)

After inspection of the revenue records of revenue village **Dibdiba** at Consolidation Office at Rampur, it is submitted that the revenue village Dibdiba has been affected by the operation of consolidation proceedings pursuant to the notification under section-4(2) of U.P. Consolidation of Land Holdings Act, 1953 since the year 1991-92. During the process of consolidation various Chaks which were allotted to various tenure holders under section-20 of U.P. Consolidation of land holdings Act, 1953 and after the preparation of consolidation scheme and thereafter the intermediary process, the Chaks were finalized in 1994.

As per CH-23, Chak no. 47, Proposed land comprising of bhumidhari land bearing Gata Nos. 108 area 0.050 Hects., 110 Min area 1.930 Hects. & 113 area 0.450 Hects. Total area 2.430 Hects., was recorded in the name of **Sardar Ishwar Singh S/o Sardar Sadhu Singh** under class 1 Ka with transferable rights.

Thereafter **Sardar Ishwar Singh S/o Sardar Sadhu Singh** executed a **General Power of Attorney** in favour of **Shri Shashi Kumar S/o Late Jagdish Kumar** & duly registered in Sub-registrar office Bilaspur, Distt. Rampur in Bahi No. IV, Khand No. 6 on pages 317 to 320 at Serial No. 46 on dated 12.08.2004.

Thereafter **Shri Shashi Kumar S/o Late Jagdish Kumar** acting as a General Power of Attorney holder of **Sardar Ishwar Singh S/o Sardar Sadhu Singh** (Chak No. 47, Gata nos. 108 Min area 0.020 Hects., 110 Min area 0.360 Hects. & 113 Min area 0.025 Hects. Total area 0.405 Hects.) executed a registered Sale deed in favour of **Shri Charanpal Singh S/o Shri Heera Singh** & duly registered in Sub-registrar office Bilaspur, Distt. Rampur in Bahi No. 1, Khand 1016 on pages 155/172 at Serial No. 4926 on dated 29.12.2008.

The aforesaid land Jot Chakbandi Akar Patra-23, Chak No. 47, Gata nos. 108 Min area 0.020 Hects., 110 Min area 0.360 Hects. & 113 Min area 0.025 Hects. Total area 0.405 Hects. was mutated in the name of **Shri Charanpal Singh S/o Shri Heera Singh** in the Jot Chakbandi Akar Patra-23 vide order dated 07.09.2009

RAJEEV KUMAR SAXENA
Advocate
R.No. UK-22/144/W/2023
Rudrapur Distt. G.S. 26/06/2023

passed by the court of A.C.O. Area II (Bilaspur) in mutation case no. 103/08-09. As incorporated in the revenue extract of Jot Chakbandi Akar Patra-23, Chak No. 47.

Opinion: In my opinion the documents of **Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh)** examined by me as above regarding the property detailed therein are clear and have a marketable title.

Yours faithfully,

RAJEEV KUMAR SAXENA
Advocate
R.No. UK/2023/102/4484/1600
Rudrapur Distt. U.P.
ADVOCATE

Enclosed:

1. Photo Copy of Sale deed Serial No. 4926 dated 29.12.2008.
2. Photo Copy of Jot Chakbandi Aakar Patra-13 Chak No. 47 of revenue village Dibdiba.
3. Inspection Search receipt No. 2023299006931 dated 19.06.2023 issued by SRO Bilaspur, Distt. Rampur.

RAJEEV SAXENA
ADVOCATE

Office: M.I.G. 375/2 Awas Vikas,
Atariya Road, Rudrapur, Distt. Udham
Singh Nagar (Uttarakhand)
E-mail: rsadvocate01@gmail.com
Contact: 98374-26760

Dated: 19.06.2023

TO WHOM IT MAY CONCERN
NON-ENCUMBRANCE CERTIFICATE

Dear Sir,

I certify that I have searched the books available in the office of the Sub-Registrar Bilaspur & revenue records at Chakbandi office Bilaspur, Distt. Rampur for 13 preceding years from 01.01.2010 to 19.06.2023 in respect of the following properties of Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh) and the encumbrance /Sale /Gift or any material thing which may affect the title over the landed property is noted against each item.

In Re: Title cum search report in respect of a piece of land/property bearing Chak No. 360, Gata nos. 142 Min area 0.560 Hects., 143 Min area 0.051 Hects. & 140 area 0.010 Hects. Total area 0.621 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur belongs to Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh).

Details of property

Agriculture land bearing Chak No. 360, Gata nos. 142 Min area 0.560 Hects., 143 Min area 0.051 Hects. & 140 area 0.010 Hects. Total area 0.621 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur.

Boundaries as per sale deed: -

East : Naala
West : Land of Chak No. 255
North : Land of Chak No. 396
South : Ashram

Property in question is in the name of: Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh).

RAJEEV KUMAR SAXENA
Advocate
R.No. UK/19/2022, UP-1484/1998
Rudrapur Distt. Udham Singh Nagar, UK

Declaration order under section 5 (C): There is not any declaration order, apparent on the revenue records, whereby the aforesaid land has not been declared as non-agriculture under the revenue laws under section 5 (C) of U.P. Consolidation Act 1953.

Search report /Encumbrance: I have inspected the records in the office of Sub Registrar at Bilaspur, Distt. Rampur from 01.01.2010 to 19.06.2023 and found that said property is unencumbered.

Title flow chart:

(Chain of title to be given in the form and flow diagram specifying document Number, Date, Mode of transfer, extent etc.)

After inspection of the revenue records of revenue village **Dibdiba** at Consolidation Office at Rampur, it is submitted that the revenue village Dibdiba has been affected by the operation of consolidation proceedings pursuant to the notification under section-4(2) of U.P. Consolidation of Land Holdings Act, 1953 since the year 1991-92. During the process of consolidation various Chaks which were allotted to various tenure holders under section-20 of U.P. Consolidation of land holdings Act, 1953 and after the preparation of consolidation scheme and thereafter the intermediary process, the Chaks were finalized in 1994.

As per CH-23, Chak no. 360, land comprising of bhumidhari land bearing **Gata nos. 142 Min area 0.560 Hects., 143 Min area 0.051 Hects. & 140 area 0.010 Hects. Total area 0.621 Hects.** was recorded in the name of **Shri Sachindra Devanath S/o Shri Navin Chandra Devanath** under class 1 Ka with transferable rights.

That as per the order dated 13.01.2006 passed by A.C.O. in case no. 17 under section-12 of U.P. Consolidation of Land Holding Act. 1953, after the death of the abovenamed tenure holder **Shri Sachindra Devanath S/o Shri Navin Chandra Devanath** the aforesaid land was transferred in the name of **Shri Sanjeev Devanath & Shri Sarjeet Devanath S/o Shri Sachindra Devanath & Smt. Manju Rani Devanath W/o Shri Shachindra Devanath.**

Thereafter **Shri Sanjeev Devanath & Shri Sarjeet Devanath S/o Shri Sachindra Devanath & Smt. Manju Rani Devanath W/o Shri Shachindra Devanath** (Chak No. 360, Gata nos. 142 Min area 0.560 Hects., 143 Min area 0.051 Hects. & 140 area 0.010 Hects. Total area 0.621 Hects.) executed a registered Sale deed in favour of **Amar Developers, Village Dibdiba, Tehsil**

RAJEEV KUMAR SAXENA
Advocate
R.No. UK-11/2023-UP-454/1998
Rudrapur Distt. U.S. Nagar, UK

Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh) & duly registered in Sub-registrar office Bilaspur, Distt. Rampur in Bahi No. 1, Khand 1350 on pages 51/94 at Serial No. 2230 on dated 19.04.2011.

The aforesaid land Jot Chakbandi Akar Patra-23, Chak No. 360, Gata nos. 142 Min area 0.560 Hects., 143 Min area 0.051 Hects. & 140 area 0.010 Hects. Total area 0.621 Hects. was mutated in the name of **Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh)** in the Jot Chakbandi Akar Patra-23 vide order dated 07.03.2013 passed by the court of A.C.O. Area II (Bilaspur) in mutation case no. 250/2012-13. As incorporated in the revenue extract of Jot Chakbandi Akar Patra-23, Chak No. 360.

Opinion: In my opinion the documents of **Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh)** examined by me as above regarding the property detailed therein are clear and have a marketable title.

Yours faithfully,
RAJEEV KUMAR SAXENA
Advocate
R.No. 321/2022, U.P. 484/1998
Rudrapur, U.P. N. SAXENA
ADVOCATE

Enclosed:

1. Photo Copy of Sale deed Serial No. 2230 dated 19.04.2011.
2. Photo Copy of Jot Chakbandi Aakar Patra-13 Chak No. 360 of revenue village Dibdiba.
3. Inspection Search receipt No. 2023299006933 dated 19.06.2023 issued by SRO Bilaspur, Distt. Rampur.