

Sudhir Kumar  
Advocate

Office: - Tin Shed Opp. S.B.I  
Kutchery, Bareilly (U.P).  
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9412401322, 8755834152

DATED - 10-02-2025

Royal Residency

To,

To Whom So Ever Concern

SUBJECT- Opinion as to Non encumbrance & Mortgageability of the property belonging to Aakash BuildTech Pvt. Ltd., 21, Akash Puram, Bareilly at present 05, Akash Tower, Pilibhit Bypass Road, Bareilly through Director Shyam Singh Rathor s/o Satya Dev Rathor r/o Pawan Vihar, Bareilly.

Sir,

As per your instruction the undersigned is submitting the opinion as to Non encumbrance & Mortgageability of the property belonging to Aakash BuildTech Pvt. Ltd., 21, Akash Puram, Bareilly at present 05, Akash Tower, Pilibhit Bypass Road, Bareilly through Director Shyam Singh Rathor s/o Satya Dev Rathor r/o Pawan Vihar, Bareilly.

**DOCUMENTS PROVIDED**

Photocopy of registered sale deed dated 07-10-2008 registered in the Book No.1, Vol. No.2490, Pages 219-268 at Sl. No.6983 in the office of Sub-Registrar 1<sup>st</sup> Bareilly.


The sale deed was executed by Nanhy Lal s/o Jamuna Prasad r/o Chand Pur Bichpuri, Bareilly in favour of Aakash BuildTech Pvt. Ltd., 21, Akash Puram, Bareilly through Director Shyam Singh Rathor s/o Satya Dev Rathor r/o Pawan Vihar, Bareilly.

**DETAILS & DESCRIPTION OF THE PROPERTY**

That the total area of Khasra No.679 area admeasuring 0.896 hectare i.e.8960.00 Sq.M situated at revenue Village Chand Pur Bichpuri, Bareilly and bounded as below: -

- EAST - Link Marg thereafter Khet No.882, 883 & 884,  
WEST - Chak Road thereafter Khet No.677,  
NORTH - Chak Road thereafter Khet No.668 & 667,

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Sudhir Kumar  
En.No. 40097 Advocate  
Tin Shade, Kutchery

Kumar  
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SOUTH - Khet No680.

**HISTORY OF THE TITLE**

From the perusal of documents it is revealed that the recorded co-tenure holder of Khasra No.679 area admeasuring 0.896 hectare i.e.8960.00 Sq.M situated at revenue Village Chand Pur Bichpuri, Bareilly, Nanhy Lal s/o Jamuna Prasad r/o Chand Pur Bichpuri, Bareilly sold the total area admeasuring 0.896 hectare from Khasra No. 679 to Aakash BuildTech Pvt. Ltd., 21, Akash Puram, Bareilly through Director Shyam Singh Rathor s/o Satya Dev Rathor r/o Pawan Vihar, Bareilly through registered sale deed 07-10-2008 registered in the Book No.1, Vol. No.2490, Pages 219-268 at Sl. No.6983 in the office of Sub-Registrar 1<sup>st</sup> Bareilly.


The name of Aakash BuildTech Pvt. Ltd., 21, Akash Puram, Bareilly through Director Shyam Singh Rathor s/o Satya Dev Rathor r/o Pawan Vihar, Bareilly has been mutated in the revenue records and present Khatauni reflects the name of purchaser.

That the total area of Khasra No. 679 area admeasuring 0.896 hectare has been declared Non Agriculture by the order of the competent authority.

That it is important to mention that as per present Khatauni the original recorded tenure holder of Khasra No.679 situated at revenue Village Chand Pur Bichpuri, Bareilly has mortgaged the above mentioned area in the Bank Bareilly Kshatriya Graameen Bank (Regional Rural Bank) branch Haroonagla Bareilly in lieu of 25,000/-; hence the discharge certificate and NOC from the said financial institution shall be obtained to proceed further.

**NON-ENCUMBRANCE**

To ascertain the encumbrance, if any, over the property in question the undersigned obtained the search certificate issued by Sub-Registrar Bareilly for period of last 13 from 03-02-2013.

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Sudhir Kumar  
En.No.400/97 Advocate  
Tin Shed Kutchery

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As per the search certificate the property is free from all registered encumbrances.

**FINDINGS**

The chain of the title is complete subject to the condition mentioned above in bold lines. Above said Aakash BuildTech Pvt. Ltd., 21, Akash Puram, Bareilly at present 05, Akash Tower, Pilibhit Bypass Road, Bareilly through Director Shyam Singh Rathor s/o Satya Dev Rathor r/o Pawan Vihar, Bareilly is having a clear & marketable title over the properties in search subject to the condition mentioned above in bold lines.

**OPINION**

Under the said circumstances I am of the view that as per the search certificate and as per manual search the property is free from all registered encumbrances

**Enclosures**

True copy of Khatauni of Khasra No. 679.

(Copy Enclosed)

Copy of registered sale deed dated 07-10-2008 bearing Sl. No.6983.

(Copy Enclosed)

Search certificates issued by Sub-Registrar Bareilly.

(Enclosed)

Search receipts regarding search made in office of Sub-Registrar Bareilly.

(Enclosed)

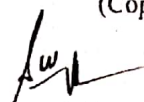
Copy of Memorandum of association of Aakash BuildTech Pvt. Ltd.

(Copy Enclosed)

Copy of Articles of association of Aakash BuildTech Pvt. Ltd.

(Copy Enclosed)

Encl.: - As above

  
Sudhir Kumar  
En. No. 400/57 Advocate  
Tin Shade, Kutchahery  
Bareilly.

कार्यालय उपनिबंधक सदर प्रथम बरेली जनपद बरेली

आवेदन संख्या :2202507500267

प्रमाण संख्या :22025075000250

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

श्री- योगेश कुमार सक्सेना एड० पुत्र- तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।  
सम्पत्ति का गाम/मोहल्ला - चन्दपुर विचपुरी, वार्ड/परगना- बरेली, आवासीय- आकाश बिल्डटैक प्रा०लि०द्वारा डायरेक्टर श्याम सिंह राठौर पुत्र सत्यदेव राठौर नि० आशीष रायल पार्क बरेली, आराजी गाटा सं० 679 रकबा  
विवरण : 0.896 है० यानि 8960 वर्ग मी० चौहंददी-पूर्व-तिंकमार्ग वादहू खेत नं० 882,883,884, पश्चिम-चकमार्ग वादहू खेत नं० 677,उत्तर-चकमार्ग वादहू खेत नं० 668,667,दक्षिण-खेत नं० 680 , 679  
मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 07/02/2013 से दिनांक 07/02/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :10-02-2025

- नोट - 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: **उदयभान।**

मिलान करने वाले निबन्धन लिपिक : **विकास सक्सेना।**

Digitally signed by RAVI  
PRAKASH VERMA  
Date: 2025.02.10 17:23:45

उपनिबन्धक सदर प्रथम  
बरेली

