

S. C. DWIVEDI

Advocate. High Court

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High Court, Allahabad

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Address Lower Court: Beside Registrar Office

Legal Advisor

Indian Bank, Prayagraj

Prayagraj Development Authority, Prayagraj

Nagar Nigam, Prayagraj

Union Bank of India, Prayagraj

Punjab National Bank, Prayagraj

Bank of Baroda, Prayagraj

Ref:

Date: 12-03-2026

To,

**Real Estate Regulatory Authority
Rajya Niyojan Sansthan, Naveen Bhawan
Kalakankar House
Old Hyderabad
Lucknow**

I have more than ten years experience in land matters and I am in the panel of various public as well as private banks as legal advisor and I have made the search in the office of Sub Registrar, Karchhana, Prayagraj (Allahabad) for the property of land falling in Arazi Numbers situated at Village- Mahewa Patti Poorab Uparhar, & Tehsil- Karchhana, Distt.- Prayagraj as mentioned below: -

Arazi No.	Area in Hectare	Village	Owner
275/2, 275/2Mi, 276, 276/3Mi, 282, 283, 276Mi	0.275	Mahewa Patti Poorab Uparhar	Mr. Sher Afgan & Mrs. Shah Bano

Upon examination of the records, it is found that Arazi Nos. 275/2, 275/2Mi, 276, 276/3Mi, 282, 283 and 276Mi measuring **0.2750 hectare** were transferred as follows:



1. **Mr. Sher Afgan** is the lawful owner and is in physical possession of part portions of Arazi Nos. 275/2, 275/2Mi, 276, 276/3Mi, 282 and 276Mi admeasuring **1375.00 sq. mtrs**, acquired through a **registered Gift Deed dated 23.12.2024**, registered in **Bahi No. 1, Zild No. 9177, pages 283 to 296, Serial No. 14435 dated 23.12.2024** in the office of the Sub-Registrar, Karchhana.
2. **Mrs. Shah Bano** is the lawful owner and in possession of part portions of Arazi Nos. 282, 283, 276Mi, 276, 276/3Mi, 275/2Mi and 275/2 admeasuring **1852.00 sq. mtrs**, acquired through a **registered Gift Deed dated 10.10.2024**, registered in **Bahi No. 1, Zild No. 9177, pages 297 to 310, Serial No. 14436 dated 23.12.2024** in the office of the Sub-Registrar, Karchhana.

It is further revealed from the revenue records that **Mr. Sher Ali (father of Mr. Sher Afgan)** and **Mr. Ali Sher (husband of Mrs. Shah Bano)** are real brothers and were the original joint owners in possession of the following Arazi lands situated in **Mauza Mahewa Patti Poorab Uparhar, Pargana Arail, Tehsil Karchhana, District Prayagraj**, having total area **4610 Sq. Mtrs**, which they inherited from their father. Out of the aforesaid land, the present landowners hold **3227.00 Sq. Mtrs**, which forms part portions of Arazi Nos. **282, 276Mi, 276, 276/3Mi, 275/2Mi and 275/2**.

It is stated that Mrs. Shah Bano has decided to retain 477.00 Sq. Mtrs of land out of her share of 1852.00 Sq. Mtrs for her personal use and requirements and has agreed to contribute the remaining 1375.00 Sq. Mtrs for development purposes. Similarly, Mr. Sher Afgan has also decided to develop 1375.00 Sq. Mtrs of land out of his share.

After perusing the index registrar in the office of Sub-Registrar- Karchhana District- Prayagraj, it revealed that there is no any record for the aforesaid property about charge, lien and encumbered in any manner whatsoever and it is free from any encumbrance. It means no record of encumbrance is registered in the office of Sub-Registrar- Karchhana, District- Prayagraj, for the aforesaid property during the said period and no proof of creation of any other third party right, title or interest in the said property during this period is found.

The ownership of the aforesaid properties are still in the ownership of their respective owners and have their respective right in their aforesaid property.

Yours Truly



(S.C. Dwivedi)
Advocate

कार्यालय उप निबंधक करछना करछना जनपद प्रयागराज

आवेदन संख्या :2202602400865

प्रमाण संख्या :22026024000818

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

श्री- एस०सी०द्विवेदी एडवोकेट पुत्र- ं तहसील करछना जिला प्रयागराज ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - **महेवापट्टीपूरबउपरहार**, वार्ड/परगना- **अरैल, कृषि- श्री शेर अफगान एवं शाह बानो, आराजी नं०-275/2 व 275/2मि० व 276 व 276/3मि० व 282 व 283 व 276मि मौजा-महेवा पट्टी पूरब उपरहार करछना प्रयागराज रकबा- 0.275हे , आ०नं०-275/2आदि**

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2015 से दिनांक 21/03/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :24-03-2026 -----

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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 सम्बन्धित 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।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **मानिक चन्द्र ।**
मिलान करने वाले निबन्धन लिपिक : **ज्ञान चन्द्र द्विवेदी।**

NEERAJ
KUMAR
PANDEY
उप निबंधक करछना
प्रयागराज

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by NEERAJ
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High Court Bar Association, Allahabad

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SUBHASH CHANDRA DWIVEDI
(Advocate)

FATHER - SHRI RAMESH CHNDRA DWIVEDI
B.C.REG.NO.- UP3180/31.07.93

Indra Kumar Chaturvedi
President



Avinash Chandra Tiwari
Hony. Secretary

