

**ONKAR SINGH**  
Advocate  
High Court Lucknow

Add:- Advocate Chambers  
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Lucknow  
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Dated: 25-07-2024

To,  
Technical Adviser,  
U.P. Real Estate,  
Regulatory Authority,  
Lucknow.

**Subject :- Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon the bearing Railway Land Measuring 31379.14 sqmt. Situated at Part of Plot No.4, Mill Road, Aishbagh, District- Lucknow who is referred to as the proposed mortgager.**

Dear Sir,

As desired by you, the records present in the office of sub- Registrar 1<sup>st</sup> Lucknow & Sub Registrar Sadar, Lucknow have been verified for investigation of the title in respect of property specified herein. On the basis of the documents provided to me, my report is given as under –

**1- Description and area of the property.**

**Specific Numbers & Address of Property:**

The Property proposed to be mortgage is the following :- Railway Land Measuring 31379.14 sq.mt. Situated at Part of Plot No.4, Mill Road, Aishbagh, Tahsil- Sadar, District -Lucknow.

Is a residential property, bounded as under –

East	:	Road 10 ft. wide
West	:	RLDA Land than Road
North	:	Chitta Khera
South	:	RLDA Land than Road

**2- Nature of property (whether agricultural, Non agricultural, Commercial, Residential or Industrial, If Non agricultural, the reference and date of conversion order from the competent authority should also be mentioned).**

Ans . The said property is Residential .

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**3- The Owner is Partner/ Director/ Trusty who is Developing the Propety on behalf of Partnership/Company/ Trust, Whether he/She as the Authority. Copy of the resolution/ memorandum an Article of Association / Partnership deed etc . whether examined and verified :**

Ans. As per the documents-

Rail land development Authority (RLDA) a statutory Authority Constituted under the Railways (Amendment) Act 2005, (no.47 of 2005) having its office at unit no.702-B on 7 floor, Konnectus tower II, DMPC Building Ajmeri Gate New Delh 110002i through its authorised representative Shri Jagmohan C. Lamba son of Chaman lal lamba Resident of 257/2/A Railway officers enclave, Railway Hospital P.K. Road New Dehli, GPO, New Delhi -110001 who referred to as the present owner

And

M/s. NSSN IFRA Private Limited, a company incorporated under the companies Act 2013 and having its its registered office at 93-N, Pinki Apartment, Dalibagh Lucknow-226001, represented here in through its director Satish Srivastava son of Late Jai Narayan Srivastava resident of C-4343, Rajajipuram Lucknow 226017, U.P. and Surendra Kumar Soni son of Ram Lal Soni Resident of C-351, Rajajipuram Awas Vikas Colony Lucknow 226017 U.P. referred to as the proposed mortgager.

**4- Whether minor lunatic or un-discharged insolvent is involved. Confirm that the Mortgage has sufficient capacity to contract. Precautionary steps to be taken.**

Ans. No any Minor lunatic or un-discharged insolvent is involved .

**5- Whether the property is freehold or Leasehold. If Leasehold then period of lease and if Freehold whether Urban Land Ceiling .Act applies and permissions to be obtained.**

Ans— Lease hold Property. Re-execution of lease Agreement no.RLDA/2019/LA/41 dated 28-11-2019 for residential development of approx. 3.54 hec. Of Railway Line at Aishbagh Lucknow for 99 years between Rail Land Development Authority and SPC-m/s –NSSN INFRA Private Limited and supplementary lease agreement no. RLDA/2019/LA/41 .

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dated 22-11-2022 for residential development of 31379.14sq. mtr. Railway Lane at Aishbagh Lucknow for 99 years between Rail land Development Authority and SPC m/s. NSSL INFRA PRIVATE LIMITED at letter no. RLDA/2018/Commercial/BD/Aishbagh, Lucknow/Part-IV (67) dated 24-03-2023 for registration of lease Agreement.

**6- Source of Property i.e., Self acquired or Ancestral . If Ancestral then mode of succession and whether original will/probate is available .**

Ans- Self Acquired .

**7- Whether the Mortgager is co-owner and /or any partition of the property is made between the member of the family through partition Deed. If yes, whether original registered Partition. Deed is available it is only a family settlement.**

Ans- Not Applicable.

**8- Whether the property is mutated in Municipal/ Revenue Records and Owners Name is reflecting and if not, the reason thereof.**

Ans- Yes, after the purchase of the said property, the mortgagor will be in exclusive possession of the property.

**9- Whether any restriction for creation of Mortgage is Imposed under Central/State/ Local Laws. If yes, the specify whose consent or permission would be required for creation of mortgage.**

Ans- No.

**10-Whether all the Original Title Deeds Including antecedent Title deed and relevant documents are available. Please give detailed list.**

Ans- Following Documents were Persued :

1. Certified Copy of Sell Deed.
2. Search inspection of Period 12 years.
3. Copy of Approved Map.

**11-Whether the Advocate has personally visited the records.**

Ans- Yes, Sub Registrar 1<sup>st</sup> Lucknow & Sub-Registrar Sadar, Lucknow.

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**12-Whether the search is being made for the period of 30years. If no, reason thereof.**

Ans- I have perused the relevant records of the Sub Registrar 1<sup>st</sup> Lucknow & Sub-Registrar Sadar, Lucknow for the period of 12 year whose Application No.2202423100984 & Certificate No.22024231000953 which is from 22-07-2012 to 22-07-2024 in respect of the aforesaid property.

**13-Whether there is any doubt/ Suspicion about the genuineness of the Original Documents. If yes, then specify.**

Ans:- I have persued photocopy of title deeds and compared the same with Certified Copy of title deeds and evaluated the same with certified title deeds and established that both are analogous and registered before the Registrar of assurance.

**14-Final Certificate/ Opinion.**

Ans- The present title holder Satish Srivastava S/o- Late Jai Narayan Srivastava an Surendra Kumar Soni S/o Ram Lal Soni are valid and Marketable title over captioned property in the firm M/s NSSF INFRA PRIVATE LIMITED have full right to develop captioned property. Property in question is free from encumbrances on the basis of inspection of legible records and in view of NEC. Issued by Sub-Registrar Sadar, Lucknow and the project develop by M/s NSSF INFRA PRIVATE LIMITED can be accepted for approval.

**15-Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/ property (ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required :**

Ans:- The property in question is free from all sorts of charges or litigation whatsoever and the property in the question which is proposed to be developed by them is not subject matter to any litigation, attachment or execution before any court of law.

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**16-Comments on Enforceability of property under SARFAESI Act, 2002 and Rera Act, 2016.**

**Ans:-** That the property in question has been declared as non-agricultural under section 143 of U.P.Z.A. and L.R. Act, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

**Note:-** The NEC Report has been signed and submitted by me, having experience of more than 10 years in lands & RERA Matters.

Lucknow

Dated :25-07-2024

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(Onkar Singh)

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स्टाम्प एवं रजिस्ट्रेशन विभाग  
उत्तर प्रदेश



निबन्धन कार्यालय: सदर पंचम, लखनऊ

भार मुक्त प्रमाण-पत्र/वारह साला की पावती

आवेदन संख्या	2202423100984
आवेदक का नाम	शुभम यादव
आवेदक का पता	सिविल कोर्ट लखनऊ
आवेदन तिथि	22-07-2024
भुगतान तिथि	22-07-2024
चालान संख्या	NIB240451337
मोबाइल	1000000000
धनराशि रु०	100 /-

कार्यालय उपनिबन्धक सदर पंचम लखनऊ जनपद लखनऊ

आवेदन संख्या 2202423100984

प्रमाण संख्या 2202423100983

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

श्री-शुभम यादव पुत्र- एडवोकेट तहसील लखनऊ जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथम्य पत्र प्रस्तुत किया है।

ग्राम मोहल्ला - ऐशबाग मोहल्ला, वार्ड परगना- मालवीय नगर, आवारीय- गे० एन०एस०एस०एन० इन्फ्रा प्रा०लि० सम्पत्ति का के द्वारा सतीश श्रीवास्तव, रेलवे लैण्ड जो गूखण्ड सं०-4 का भाग जिसका क्षेत्रफल 31.3\*9.14 वर्गमीटर है स्थित विवरण मिल रोड ऐशबाग लखनऊ में है चौहद्दी पूरब 10फिट रोड पश्चिम आर०एल०डी०ए० सम्पत्ति उत्तर चित्ता खेडा दक्षिण आर०एल०डी०ए० सम्पत्ति, 4

जै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 22/07/2012 से दिनांक 22/07/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक 25-07-2024

नोट - 1 इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए सम्पत्ति के बयों के आधार पर तैयार किए गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति को आवेदक द्वारा

सांकेतिक रूप में दिखाने 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 न्यायालय 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 सम्पत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक बिन्द्रा प्रसाद यादव।

मिलान करने वाले निबन्धन लिपिक बिन्द्रा प्रसाद यादव।

PRABHA Digitally signed by  
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T SINGH Date: 2024.07.25  
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उपनिबन्धक सदर पंचम  
लखनऊ

पिंट करे