

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक फूलपुर क्रम संख्या 2021021015602
प्रयागराज

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 07/10/2021

प्रस्तुतकर्ता या प्रार्थी का नाम विनोद कुमार श्रीवास्तव

लेख का प्रकार : मुआयना

2008 वर्ष से 2021 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 07/10/2021

दिनांक जब लेख प्रतिलिपि या तलाश 07/10/2021

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक
फूलपुर, प्रयागराज

भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उपनिबन्धक फूलपुर क्रम संख्या 2021021015602
प्रयागराज

अधिनियम 16 1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम
विनोद कुमार श्रीवास्तव

2008 वर्ष से 2021 वर्ष तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 07/10/2021

दिनांक जब लेख प्रतिलिपि 07/10/2021

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक
फूलपुर, प्रयागराज

Vinod Kumar Srivastava
Advocate
UP Bar Council Reg. No.-3330/1985
Tehsil Canteen Parisar,
Tehsil Phulpur, District Prayagraj

Mobile No.-6393585237
Residence : Vill. & Post Kanehati,
Tehsil Phulpur, Prayagraj - 212402

Ref.

Date:-11/10/2021

To,
Technical Advisor,
RERA, Lucknow

Dear Sir,

SUBJECT : Title opinion Report Certifying Non encumbrance for the Property Part Portion of Arazi No. 1091, Mauza-Andhawa, Pargana-Jhunsi, Tehsil-Phulpur, District- Allahabad now Prayagraj, at present owned by Abhiyaan Buildcon Private Limited Prayagraj through its Director Mr. Anubhav Verma S/o Shri Nishith Verma R/o 14, Ibrahimpur Mauza Katka, Near Indian Oil Depot, Jhunsi, Allahabad/Prayagraj.

I refer to your letter no. Nil, dated nil requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the land parcel at Arazi No. 1091, Mauja Andawa, Pargana Jhunsi, Tehsil Phulpur, District Prayagraj over which building plan for Citizen EWS LIG Housing Scheme is proposed to be built.

1- Description & area of the property proposed for the Project. Specific number(s) and address of property along with boundaries and measurements.

Part Portion of Arazi No. 1091, situated at Mauza-Andhawa, Pargana-Jhunsi, Tehsil-Phulpur, District- Allahabad now Prayagraj over which building plan for Citizen EWS LIG Housing Scheme is proposed to be built. Net plot Area for project - 0.2492 Hect or 2492 sq. mt

Bounded as under :- (As per sanctioned map)

North	-	Part of arazi 1090 and 1092
South	-	Part of arazi 1091 thereafter arazi 1159 mi
East	-	Part of arazi 1091
West	-	Part of arazi 1091 thereafter arazi 1159 mi

2- Name of Owner (s)

Abhiyaan Buildcon Private Limited Prayagraj through its Director Mr. Anubhav Verma S/o Shri Nishith Verma R/o 14, Ibrahimpur Mazra Katka, Near Indian Oil Depot, Jhunsi, Allahabad/Prayagraj

3- Whether any Minor, Lunatics or UN-discharged insolvent is involved. Confirm that the party(s) has/have sufficient capacity to contract. Precautionary steps to be taken.

No interest of any Minor, Lunatics or UN-discharged insolvent is involved and the mortgagor has sufficient capacity to contract.

4- 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 tube obtained.



Free hold residential Property since the Urban Land Ceiling Act has been repealed. Hence is not applicable.

5- Source of Property i.e. self acquired or ancestral if ancestral then mode of succession and whether original will/probate is available.

The Present owner Abhiyaan Buildcon Private Limited Prayagraj through its Director Mr. Anubhav Verma S/o Shri Nishith Verma R/o 14, Ibrahimpur Mazra Katka, Near Indian Oil Depot, Jhunsi, Allahabad/Prayagraj hold and acquired the free hold right/title of property in question by virtue of regd. sale deeds mentioned hereinafter.

6- Whether party (s) is/are in exclusive possession of property or it is leased/rented out to third party.

The party has actual and peaceful possession over the aforesaid property.

7- Whether the property is mutated in Municipal/revenue records and party's name is reflecting and if not, the reason thereof.

Yes, the records are maintained in the office of The Revenue Authority, Prayagraj (revenue records).

8- Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available Please give detailed list.

a- Original & Certified Copy of Regd. sale deeds as detailed hereinunder.

b- Copy of CH-41 & 45.

c- Copy of Letter Prayagraj Development Authority, Prayagraj on dated 27/02/2021.

d- Copy of extract of Khatauni in Fasli Year 1426 to 1431.

9- Whether the Advocate has personally visited the Sub-Registrar. Revenue/Municipal office and examined the records.

Yes, I have personally visited the Sub-Registrar/Revenue/examined the records.

10- Whether the Search is being made for the period 30 years if no, reason thereof.

I have made a search of District Registrar's Index Book No. II in the office of Sub-Registrar Phulpur, Prayagraj from the date of the first document of title up to 30 years i.e. from 1991 to 2021 as available and recorded and have to report that the property in question is at present free from all encumbrances, lien and charges whatsoever on the strength of search certificate and available records only.

11- Details of documents examined/scrutinized (this should be in chronological- order with serial numbers, type/nature of document, date of execution, parties, date of registration, details including the details of revenue/society records etc.)

Sl. No.	Type/Nature of document (s)	Date of execution	No. Date of Registration/Lien revenue records/ builder/s records/society's records	Parties
a-	Original & Certified Copy of Regd. Sale Deed	27/03/2021	Registration with Sub Registrar Phulpur, Allahabad now Prayagraj at Bahi No. 1, Zild No. 8495 on	Shyamlal Bind S/o Late Bahadur, Resident of Vill Andawa, Post Sarai Inayat, Pargana Jhunsi, Tehsil Phulpur, Dist. Prayagraj

WS

			pages 95 to 114 at Sl. No. 2818 on dated 27/03/2021Vendors Abhiyaan Buildcon Private Limited Prayagraj through its Director Mr. Anubhav Verma S/o Shri Nishith Verma R/o 14, Ibrahimpur Mauza Katka, Near Indian Oil Depot, Jhunsi, Allahabad/PrayagrajVendee
		27/03/2021	Registration with Sub Registrar Phulpur, Allahabad now Prayagraj at Bahi No. 1, Zild No. 8494 on pages 323 to 344 at Sl. No. 2809 on dated 27/03/2021	Shyamlal Bind S/o Late Bahadur, Resident of Vill Andawa, Post Sarai Inayat, Pargana Jhunsi, Tehsil Phulpur, Dist. PrayagrajVendors Abhiyaan Buildcon Private Limited Prayagraj through its Director Mr. Anubhav Verma S/o Shri Nishith Verma R/o 14, Ibrahimpur Mauza Katka, Near Indian Oil Depot, Jhunsi, Allahabad/PrayagrajVendee
		27/03/2021	Registration with Sub Registrar Phulpur, Allahabad now Prayagraj at Bahi No. 1, Zild No. 8494 on pages 345 to 364 at Sl. No. 2810 on dated 27/03/2021	Shyamlal Bind S/o Late Bahadur, Resident of Vill Andawa, Post Sarai Inayat, Pargana Jhunsi, Tehsil Phulpur, Dist. PrayagrajVendors Abhiyaan Buildcon Private Limited Prayagraj through its Director Mr. Anubhav Verma S/o Shri Nishith Verma R/o 14, Ibrahimpur Mauza Katka, Near Indian Oil Depot, Jhunsi, Allahabad/PrayagrajVendee
		27/03/2021	Registration with Sub Registrar Phulpur, Allahabad now Prayagraj at Bahi No. 1, Zild No. 8494 on pages 303 to 322 at Sl. No. 2808 on dated 27/03/2021	Shyamlal Bind S/o Late Bahadur, Resident of Vill Andawa, Post Sarai Inayat, Pargana Jhunsi, Tehsil Phulpur, Dist. PrayagrajVendors Abhiyaan Buildcon Private Limited Prayagraj through its Director Mr. Anubhav Verma S/o Shri Nishith Verma R/o 14, Ibrahimpur Mauza Katka,

				Near Indian Oil Depot, Jhunsi, Allahabad/PrayagrajVendee
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b- Copy of CH-41 & 45.

c- Copy of Letter Prayagraj Development Authority, Prayagraj on dated 27/02/2021.

d- Copy of extract of Khatauni in Fasli Year 1426 to 1431.

12-Tracing of chain of title in favour of the Party (s)/owner (s), starting from earliest document available. The nature of document/Deed conveying the title should be mentioned with description of parties along with the type of right it creates.

To trace out the chain of title in respect to property fully detailed in Para-1 hereof, I have inspected the available records as well as the Index Register No. II in the office of Sub Registrar Phulpur, Prayagraj for last thirty years and it was traced out that Arazi No. 1091 area 0.5020 hect, situated at Mauza-Andhawa, Pargana-Jhunsi, Tehsil-Phulpur, District-Allahabad. It was found to owned by Ram Bharos, Ram Kripal and Ram Saran all S/o Janki the recorded owner in possession over Bhumidhari Arazi No. 1091 in recorded CH-41 & 45 and Khatauni in Fasli Year 1386 i.e. 1979 year. The inherited aforesaid property from legal heir and successor and thereafter the name of Bahadur was recorded over the said property in the revenue record. Subsequently Shyam Lal and Ramdev S/o Late Bahadur is recorded as legal heirs and successors. Afterwhich Ramdev has died and the names of his legal heirs and successors were mutated in place of Ramdev in revenue records of Khatauni. Title and interest over the aforesaid property and their names have been consequently mutated in revenue records of tehsil concerned alongwith as Sah-bhumidhar with transferable rights.

Later on Shyam Lal S/o Bahadur sold and transferred of Arazi No. 1056, 1091, 1096, 1159mi area 0.3740 hect. Or 3750. Sq Meter, situated at Mauza-Andhawa, Pargana-Jhunsi, Tehsil-Phulpur, District- Prayagraj the said property in favour of **Abhiyaan Buildcon Private Limited Prayagraj through its Director Mr. Anubhav Verma S/o Shri Nishith Verma R/o 14, Ibrahimpur Mazra Katka, Near Indian Oil Depot, Jhunsi, Allahabad/Prayagraj** vide registered sale deeds dated 27/03/2021. This sale Deed is registered in the office of Sub Registrar, Phulpur, Allahabad/Prayagraj as mentioned above after completing the entire formalities in this respect.

Thus on the basis of above noted registered sale deeds the name **Abhiyaan Buildcon Private Limited Prayagraj through its Director Mr. Anubhav Verma S/o Shri Nishith Verma R/o 14, Ibrahimpur Mazra Katka, Near Indian Oil Depot, Jhunsi, Allahabad/Prayagraj** became owner over the Arazi no. 1091 in Mauza-Andhawa, Pargana-Jhunsi, Tehsil-Phulpur, District- Allahabad/Prayagraj and his name came into revenue records. From perusal of Khatauni of Fasli Year 1426-1431. I found the name of **Abhiyaan Buildcon Private Limited Prayagraj through its Director Mr. Anubhav Verma S/o Shri Nishith Verma R/o 14, Ibrahimpur Mazra Katka, Near Indian Oil Depot, Jhunsi, Allahabad/Prayagraj** was duly recorded over the property in question as owner with transferable rights.

The property in question is comes within the preview of SARFAESI Act, 2002.

13- Whether there is any doubt/suspicion about the genuineness of the original documents, if yes, then specify.

The aforesaid title deeds i.e. **regd. Sale deeds dated 27/03/2021** have been scrutinized and are found to have been duly executed on payment of appropriate stamp duty. The stamps used therein are genuine. The said deeds are duly registered in the office of concerned



registration authority as per particulars mentioned in **Point No. 11** hereof. The aforesaid document is being produced by proper and genuine source as such there is no doubt or suspicion about the genuineness and existence of the aid deeds.

14- Comments on enforceability of Property under SARFAESI Act, 2002 :

That the provision of the **SARFAESI Act, 2002** will be fully applicable and enforceable over the properties constructed hereinafter.

On the basis of above observation, you may please take further necessary action in this record at your end.

I am returning here with Certified copy of Regd. sale deeds and along with inspection receipts/search certificate to you.

15-Final Certification/Opinion :

I have gone through the attached certified copies of registered sale deeds which were four in number Dated 27/03/2021 with respect to Arazi No. 1056, 1091, 1096, 1159mi area 0.3740 hect. Or 3750. Sq Meter executed by the land lord respectively in favour of lead member of New Suncity Consortium **M/s Abhiyaan Buildcon Private Limited Prayagraj through its Director Mr. Anubhav Verma S/o Shri Nishith Verma R/o 14, Ibrahimpur Mauza Katka, Near Indian Oil Depot, Jhunsi, Allahabad/Prayagraj** duly registered before sub-registrar Phulpur, Prayagraj the description of registration details are as follows:

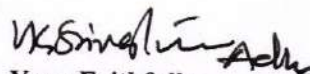
- 1- Bahi No. 1, Zild No. 8494 on pages 303 to 322 at Sl. No. 2808 on dated 27/03/2021
- 2- Bahi No. 1, Zild No. 8494 on pages 345 to 364 at Sl. No. 2810 on dated 27/03/2021
- 3- Bahi No. 1, Zild No. 8495 on pages 95 to 114 at Sl. No. 2818 on dated 27/03/2021
- 4- Bahi No. 1, Zild No. 8494 on pages 323 to 344 at Sl. No. 2809 on dated 27/03/2021

Apart from above the revenue record has been also examined by me according to which the Khatauni of Fasli Year 1426 to 1431 bearing Khata No. 00445 of village Andhawa, Pargana-Jhunsi, Tehsil-Phulpur, District- Allahabad now Prayagraj, reflects the name of the purchaser the aforementioned company and entries in the revenue record has been made under the influence of mutation order dated 05/06/21 passed by Tehshildar Phulpur, Prayagraj.

As a result of above examination and inspection, my opinion is as follows :

That it is clear from the above examination and inspection which was conducted by me that the vendee is absolute owners of Net Plot area used for the project under the name and style of **CITIZEN EWS LIG HOUSING SCHEME** in view of aforementioned sale deeds and revenue record and the promotor **M/s Abhiyaan Buildcon Pvt. Ltd.** is in peaceful possession of the site and has commenced civil construction work of the said project. The developer has also built a compound wall and bounded the property. As far as the question of title is concerned, the entire project land wholly vests in favour of said developers.

Enclosures : As above


Your Faithfully

Vinod Kumar Srivastav
.....Vinod Kumar Srivastava
Advocate
Tahseel Phoolpur

कार्यालय उपनिबन्धक फूलपुर फूलपुर जनपद प्रयागराज

आवेदन संख्या :2202102101461

प्रमाण संख्या :22021021001306

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

श्री- शिव कुमार एड० पुत्र- ,,, तहसील फूलपुर जिला प्रयागराज ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - अन्दावा, वार्ड/परगना- झूसी, आवासीय- अभयान बिन्दुकान प्रा० लि० द्वारा निदेशक अनुभव वर्मा पुत्र का निशीथ वर्मा व सिटीजन हाउसिंग एंड डेवलपिंग को ऑपरेटिव सोसाइटी लि० द्वारा सचिव निशीथ वर्मा पुत्र स्व० आर० विवरण एन० वर्मा, मौजा-अन्दावा, पर०-झूसी, तह-फूलपुर आराजी न०-1091 रकबा-2492 वर्गमीटर, चौ०-पूरब-आ० सं-1096, पश्चिम-आ० सं०-1159, उत्तर-आ० सं०-1090, 1092, 1093, दक्षिण-आ० सं०-1159,

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2010 से दिनांक 08/10/2021 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :11-10-2021

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

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: अम्बुज त्रिपाठी नि० लि०।
मिलान करने वाले निबन्धन लिपिक: अम्बुज त्रिपाठी नि० लि०।

AM
11.10.2021
उपनिबन्धक फूलपुर
प्रयागराज
उप निबन्धक
फूलपुर, प्रयागराज