

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर तृतीय क्रम संख्या 2025003012687

आगरा

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 09/07/2025

प्रस्तुतकर्ता या प्रार्थी का नाम राजीव कुलश्रेष्ठ

लेख का प्रकार : मुआयना

2011 वर्ष से 2025 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रसांगी करण किए शुल्क
5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 09/07/2025

दिनांक जब लेख प्रतिलिपि या तलाश 09/07/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबंधक तृतीय  
आगरा

भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उप निबंधक सदर तृतीय क्रम संख्या 2025003012687

आगरा

अधितियप 16 1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम

राजीव कुलश्रेष्ठ

2011 वर्ष से 2025 वर्ष तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 09/07/2025

दिनांक जब लेख प्रतिलिपि 09/07/2025

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आवेदन संख्या :2202500301754

प्रमाण संख्या :22025003001646

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

श्री- **राजीव कुलश्रेष्ठ एड०** पुत्र- ँ तहसील **आगरा** जिला **आगरा** ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण :	ग्राम/मोहल्ला - <b>बसई मु० व बसई मु० के उपग्राम, वार्ड/परगना- ताजगंज वार्ड, आवासीय- लोधी इन्फ्राप्रमोटर्स प्रा०लि०, पुनीत वृन्दावन संजय प्लेस जिला आगरा।, जमीन खसरा सं०697 क्षे०-2879वर्गमी० खसरा सं० 698 व ख०सं०700 रकबा 0.8070हे० टोटल एरिया 10949वर्गमी० उपग्राम नौपुरा मौजा बसई मु० चुंगी बाहर ताजगंज वार्ड जिला आगरा। पू-अन्य सम्पत्ति, प-पार्ट खसरा सं०699, रोड , उ-18 मी०रोड, द-सम्पत्ति</b>
---------------------	---

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक **01/01/2014** से दिनांक **10/07/2025** तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

**कोई भार नहीं पाया गया**

दिनांक :11-07-2025

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: :।

मिलान करने वाले निबन्धन लिपिक: ,।

**उप निबंधक सदर तृतीय  
आगरा**

**To it may so concern**

Sub:- Legal opinion of title report in respect of land of Khasra no. 697 of an area of 2879 Sq Mtr, land of Khasra no. 698 and Khasra no. 700 of 0.8070Hectare total an area of 10949 Sq. Mtr situated at Upgram Naupura (Basai Bahadur) Mauza Basai Mustkil, Chungi Bahar, Tajganj Ward, Tehsil and District Agra. Belongs to **Lodhi Infrapromoters Pvt. Ltd. Shop no. B-10B, Basement, Block no. 48/6, Puneet Vrindavan, Sanjay Place, Agra -282002 (UP)**

In view of the subject referred as above, my I place on record my legal opinion and title report as flows:-

**Documents produced**

Sr. No.	Date of Document	Name of Documents	Document NO.	Original/Xerox
1.	12.07.2012	Sale deed executed by Shri Gorey Lal son of Shri Babu Lal, Shri Hari Chand son of Shri Babu Lal, Shri Rama Kant son of Shri Atar Singh, Shri Mahesndra Singh son of Shri Chunni Lal, Shri Rakesh son of Shri Arjun Singh, in favour of Lodhi Infrapromoters Pvt. Ltd. through its director Shri Saurabh Garg son of Shri Vijay Kumar Agarwal	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 4756 at pages 91/142 at serial no. 8510 dated 01.08.2012	Copy
2.	24.01.2012	Sale Deed executed by Nand Estate Developers Pvt. Ltd through its director Shri Nand Kishore	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no.	Copy





		Magharani son of Shri Damodar Das in favour of Shri Gorey Lal son of Shri Babu Lal, Shri Hari Chand son of Shri Babu Lal, Shri Rama Kant son of Shri Atar Singh, Shri Mahesndra Singh son of Shri Chunni Lal, Shri Rakesh son of Shri Arjun Singh	4331 at pages 263/324 at serial no. 859 dated 25.01.2012	
3.	12.07.2012	Sale Deed executed by Shri Gorey Lal son of Shri Babu Lal, Shri Hari Chand son of Shri Babu Lal, Shri Rama Kant son of Shri Atar Singh, Shri Mahesndra Singh son of Shri Chunni Lal, Shri Rakesh son of Shri Arjun Singh in favour of Lodhi Infrapromoters Pvt. Ltd. through its director Shri Saurabh Garg son of Shri Vijay Kumar Agarwal	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 4963 at pages 339/404 at serial no. 11993 dated 09.11.2012	Copy
4.	24.01.2012	Sale Deed executed by Nand Estate Developers Pvt. Ltd through its director Shri Nand Kishore Magharani son of Shri Damodar Das in favour of Shri Gorey Lal son of Shri Babu Lal, Shri Hari Chand son of Shri Babu Lal, Shri Rama Kant son of Shri Atar Singh, Shri Mahesndra Singh son of Shri Chunni Lal, Shri Rakesh son of Shri Arjun Singh	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 4336 at pages 101/172 at serial no. 959 dated 28.01.2012	Copy



5.	25.01.2012	Sale Deed executed by Param Residency Pvt. Ltd. in favour of Mahendra Singh son of Shri Chunni Lal and Shri Rakesh son of Shri Arjun Singh	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 4349 at pages 105/120 at serial no. 1205 dated 02.02.2012	Copy
6.	27.02.2025	Sanctioned layout plan of the said project sanctioned by Agra Development Authority, Agra in file no. ADA/LD/24-25/0599	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 4114 at pages 137/154 at serial no. 3895 dated 15.06.2015	Copy

### **Description of property**

Land of Khasra no. 697 of an area of 2879 Sq Mtr, land of Khasra no. 698 and Khasra no. 700 of 0.8070 Hectare total an area of 10949 Sq. Mtr situated at Upgram Naupura (Basai Bahadur) Mauza Basai Mustkil, Chungi Bahar, Tajganj Ward, Tehsil and District Agra. Butted and bounded as under:-

East:- Others property  
West:- In some part property of Khasra no. 699 and in some part Road 9 Mtr wide  
North:- 18 Mtr wide Road  
South:- In some part property of Khasra no. 699 and in some part Road 7Mtr Wide

### **Flow of title/Legal Opinion**

That Lodhi Infrapromoters Pvt. Ltd. Shop no. B-10B, Basement, Block no. 48/6, Puneet Vrindavan, Sanjay Place, Agra -282002 (UP) was the owner of the land of Khasra no. 697 of an area of 2879 Sq. Mtr by registered sale deed dated 12.07.2012 which was registered in the office of the sub registrar, Agra Bahi no. I



volume no. 4756 at pages 91/142 at serial no. 8510 dated 01.08.2012 and similarly said Lodhi Infrapromoters Pvt. Ltd. also owner of land of Khasra no. 698 and 700 of an area of 0.8070 Hectare i.e. 8070 Sq Mtr by registered sale deed dated 12.07.2012 total area of land 10949 Sq. Mtr of both the sale deed thereafter said Lodhi Infrapromoters Pvt. Ltd. got plan sanctioned from Agra Development Authority, Agra on 27.02.25 and at the time of sanctioning of the layout plan The Development Authority, Mortgage certain area i.e. 1385.99 against the development. Now Lodhi Infrapromoters Pvt. Ltd. Shop no. B-10B, Basement, Block no. 48/6, Puneet Vrindavan, Sanjay Place, Agra -282002 (UP) are the absolute owner of the subject property. However physical verification of possession with measurements and present boundaries at the spot are requires to be verified by the bank as there is no other document about possession in their names and there are also no other document regarding the constructions of the said property are approved by any authority of Agra.

#### **Non Encumbrances**

I have obtained the search certificate from the sub registrar, Agra, being search certificate no. 22025003001646 for the period of 01.01.2014 to 10.07.2025 from the perusal of the said certificates it is clear that there is no transaction of lean, agreement to sell, mortgage, lease and license and any other objectionable transaction in respect of this property. Therefore I **Rajeev Kulshreshtha, Advocate** having 34 years experience, certify that, now the said property is free from any sort of registered encumbrance.

Hence this non encumbrance & legal opinion is submitted accordingly.

Therefore I certify that, now the said property is free from any sort of registered encumbrance and charges.

#### **CERTIFICATE**

I certified that **Lodhi Infrapromoters Pvt. Ltd. Shop no. B-10B, Basement, Block no. 48/6, Puneet Vrindavan, Sanjay Place, Agra -282002**






(UP) has absolute, clear and marketable title on the said property shown above and thereby he can enter in to any agreement with anyone.

  
**Rajeev Kulshreshtha,**  
**Advocate**



Encl:- One original search certificate

  
**Rajeev Kulshreshtha, Advocate**  
Room No. 21, Civil Courts  
AGRA Enrol No. U.P. 2912/90

2

भाग 1

प्रस्तुतकर्ता अथवा प्राथी द्वारा रखा जाने वाला

उप निबंधक सदर तृतीय

क्रम संख्या 2025003012687

आगरा

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 09/07/2025

प्रस्तुतकर्ता या प्राथी का नाम राजीव कुलश्रेष्ठ

लेख का प्रकार: मुआयना

2011 वर्ष से 2025 तक

प्रतिफल की धनराशि 100

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

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

09/07/2025

दिनांक जब लेख प्रतिलिपि या तलाश

09/07/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

उप निबंधक तृतीय  
आगरा

भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उप निबंधक सदर तृतीय

क्रम संख्या 2025003012687

आगरा

अधिनियम 16/1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए प्राथी का नाम

राजीव कुलश्रेष्ठ

2011 वर्ष से 2025 वर्ष तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 09/07/2025

दिनांक जब लेख प्रतिलिपि 09/07/2025

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर



**Rajeev Kulshreshtha**  
**Advocate**

Mobile No.: 94114 04971  
Email: - rajeevkulsh.adv@gmail.com

Room No – 21, Civil Courts, Agra.

**Date: 09.07.2025**

**To it may so concern**

Sub:- Legal opinion of title report in respect of land of Khasra no. 697 of an area of 2879 Sq Mtr, land of Khasra no. 698 and Khasra no. 700 of 0.8070Hectare total an area of 10949 Sq. Mtr situated at Upgram Naupura (Basai Bahadur) Mauza Basai Mustkil, Chungi Bahar, Tajganj Ward, Tehsil and District Agra. Belongs to **Lodhi Infrapromoters Pvt. Ltd. Shop no. B-10B, Basement, Block no. 48/6, Puneet Vrindavan, Sanjay Place, Agra -282002 (UP)**

In view of the subject referred as above, my I place on record my legal opinion and title report as flows:-

**Documents produced**

Sr. No.	Date of Document	Name of Documents	Document NO.	Original/Xerox
1.	12.07.2012	Sale deed executed by Shri Gorey Lal son of Shri Babu Lal, Shri Hari Chand son of Shri Babu Lal, Shri Rama Kant son of Shri Atar Singh, Shri Mahesndra Singh son of Shri Chunni Lal, Shri Rakesh son of Shri Arjun Singh, in favour of Lodhi Infrapromoters Pvt. Ltd. through its director Shri Saurabh Garg son of Shri Vijay Kumar Agarwal	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 4756 at pages 91/142 at serial no. 8510 dated 01.08.2012	Copy
2.	24.01.2012	Sale Deed executed by Nand Estate Developers Pvt. Ltd through its director Shri Nand Kishore	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no.	Copy


		Magharani son of Shri Damodar Das in favour of Shri Gorey Lal son of Shri Babu Lal, Shri Hari Chand son of Shri Babu Lal, Shri Rama Kant son of Shri Atar Singh, Shri Mahesndra Singh son of Shri Chunni Lal, Shri Rakesh son of Shri Arjun Singh	4331 at pages 263/324 at serial no. 859 dated 25.01.2012	
3.	12.07.2012	Sale Deed executed by Shri Gorey Lal son of Shri Babu Lal, Shri Hari Chand son of Shri Babu Lal, Shri Rama Kant son of Shri Atar Singh, Shri Mahesndra Singh son of Shri Chunni Lal, Shri Rakesh son of Shri Arjun Singh in favour of Lodhi Infrapromoters Pvt. Ltd. through its director Shri Saurabh Garg son of Shri Vijay Kumar Agarwal	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 4963 at pages 339/404 at serial no. 11993 dated 09.11.2012	Copy
4.	24.01.2012	Sale Deed executed by Nand Estate Developers Pvt. Ltd through its director Shri Nand Kishore Magharani son of Shri Damodar Das in favour of Shri Gorey Lal son of Shri Babu Lal, Shri Hari Chand son of Shri Babu Lal, Shri Rama Kant son of Shri Atar Singh, Shri Mahesndra Singh son of Shri Chunni Lal, Shri Rakesh son of Shri Arjun Singh	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 4336 at pages 101/172 at serial no. 959 dated 28.01.2012	Copy



5.	25.01.2012	Sale Deed executed by Param Residency Pvt. Ltd. in favour of Mahendra Singh son of Shri Chunni Lal and Shri Rakesh son of Shri Arjun Singh	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 4349 at pages 105/120 at serial no. 1205 dated 02.02.2012	Copy
6.	27.02.2025	Sanctioned layout plan of the said project sanctioned by Agra Development Authority, Agra in file no. ADA/LD/24-25/0599	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 4114 at pages 137/154 at serial no. 3895 dated 15.06.2015	Copy

### **Description of property**

Land of Khasra no. 697 of an area of 2879 Sq Mtr, land of Khasra no. 698 and Khasra no. 700 of 0.8070 Hectare total an area of 10949 Sq. Mtr situated at Upgram Naupura (Basai Bahadur) Mauza Basai Mustkil, Chungi Bahar, Tajganj Ward, Tehsil and District Agra. Butted and bounded as under:-

East:- Others property

West:- In some part property of Khasra no. 699 and in some part Road 9 Mtr wide

North:- 18 Mtr wide Road

South:- In some part property of Khasra no. 699 and in some part Road 7Mtr Wide

### **Flow of title/Legal Opinion**

That Lodhi Infrapromoters Pvt. Ltd. Shop no. B-10B, Basement, Block no. 48/6, Puneet Vrindavan, Sanjay Place, Agra -282002 (UP) was the owner of the land of Khasra no. 697 of an area of 2879 Sq. Mtr by registered sale deed dated 12.07.2012 which was registered in the office of the sub registrar, Agra Bahi no. I





volume no. 4756 at pages 91/142 at serial no. 8510 dated 01.08.2012 and similarly said Lodhi Infrapromoters Pvt. Ltd. also owner of land of Khasra no. 698 and 700 of an area of 0.8070Hectare i.e. 8070 Sq Mtr by registered sale deed dated 12.07.2012 total area of land 10949 Sq. Mtr of both the sale deed thereafter said Lodhi Infrapromoters Pvt. Ltd. got plan sanctioned from Agra Development Authority, Agra on 27.02.25 and at the time of sanctioning of the layout plan the Development Authority, Mortgage certain area i.e. 1385.99 against the development. Now Lodhi Infrapromoters Pvt. Ltd. Shop no. B-10B, Basement, Block no. 48/6, Puneet Vrindavan, Sanjay Place, Agra -282002 (UP) are the absolute owner of the subject property. However physical verification of possession with measurements and present boundaries at the spot are requires to be verified by the bank as there is no other document about possession in their names and there are also no other document regarding the constructions of the said property are approved by any authority of Agra.

#### **Non Encumbrances**

We made an application in the office of the sub registrar, & Record Room of Agra and accordingly we have caused to take search of the records maintained under Index form II by the office of the sub registrar, Agra from 2011 to 2025 for verifying whether any document/Documents have been registered against the said property, we have paid the necessary charges to the sub registrar, office for carrying out the search of the records. The said office of the sub registrar, Agra being receipt 2025003012687 dated 09.07.2025 for the period of 2011 to 2025 from the office of the sub registrar, Agra. At the time of carrying out search in the office of the sub registrar, Agra some registers were found to be missing and some were found to be in torn condition. However no adverse entries were found in respect of the said property in the records made available to us.

Therefore I certify that, now the said property is free from any sort of registered encumbrance and charges.

Hence this non encumbrance & legal opinion is submitted



## CERTIFICATE

I certified that. **Lodhi Infrapromoters Pvt. Ltd. Shop no. B-10B, Basement, Block no. 48/6, Puneet Vrindavan, Sanjay Place, Agra -282002 (UP)** has absolute, clear and marketable title on the said property shown above and thereby he can enter in to any agreement with anyone.

**Rajeev Kulshreshtha,**  
**Advocate**



Encl:- One original payment receipts