

Mandeep Kr Mishra
(Adv)

Chamber: -
D-301, Second Floor, Govinda Building
A-1, Shahnajaf Road, Hazratganj, Lko.
Contact No.0522-4077776

To,
Real Estate Regulatory Authority,
Raj Niyojan Sansthan, Naveen Bhawan,
Kalankar House, Old Hyderabad, Lucknow.

I have made the search in the Sub-Registrar- Mohanlalganj, Lucknow for the property of land falling in Khasra No.1710, 1722, 1737, 1688Ka, 1725, 1686, 1687, 1721, 1732, 1733, 1734, 1736, 1738, 1739, 1740, 1741, 1742, 1747, 1748, 1749min, 1750, 1751, 1752, 1757, 1764, 1689, 1690, 1691, 1731, 1694, 1761, 1727, 1730, 1735 having total area 8.7988 hectares i.e. Situated at Gram- Uttargaon, Pargana & Tehsil- Mohanlalganj & Dist- Lucknow having purchased the same vide Registered sale deeds mentioned below:-

1. Registered sale deed dated 13.04.2006 executed by Shri Hirendra Kumar Shukla s/o Shri G.P.Shukla in favour of Shri Manas Bajpai s/o Shri K.K.Bajpai duly registered in the office of Sub-Registrar-Mohanlalganj, Lucknow vide Book no. 1 zild no.1078 on pages 137/150 as serial no. 1268.
2. Registered Agreement to Sell dated 10.08.2009 executed by Shri Manas Bajpai through his attorney Shri Ambika Mishra in favour of M/s Ambalika Constructions Limited duly registered in the office of Sub-Registrar-Mohanlalganj, Lucknow vide book no. 1 zild no. 1912 on pages 177/198 as serial no. 3692.
3. Registered sale deed dated 30.12.2009 executed by Shri Manas Bajpai through his attorney Shri Ambika Mishra in favour of M/s Ambalika Constructions Limited duly registered in the office of Sub-Registrar-Mohanlalganj, Lucknow vide book no. 1 zild no. 2017 on pages 23/56 as serial no. 6009.
4. Registered sale deed dated 16.04.1996 executed by Shri Hirendra Kumar Shukla s/o Shri G.P.Shukla in favour of Shri Ambika Mishra s/o Shri B.C.Mishra & Smt Mrinalini Pandey w/o Shri R.K.Pandey duly registered in the office of Sub-Registrar-Mohanlalganj, Lucknow vide book no. 1 zild no.163 on pages 213/222 as serial no.578.
5. Registered Gift deed dated 12.06.2024 executed by Shri Ambika Mishra s/o Shri B.C.Mishra in favour of Smt Nandja Mishra d/o Shri Ambika Mishra duly registered in the office of Sub-Registrar- Mohanlalganj, Lucknow vide book no. 1 zild no.16990 on pages 293/306 as serial no.18395.
6. Registered sale deed dated 13.04.2006 executed by Shri Hirendra Kumar Shukla s/o Late G.P.Shukla in favour of Shri Ambika Mishra s/o Shri B.C.Mishra & Shri Manas Bajpai S/o Shri K.K. Bajpai duly registered in the office of Sub-Registrar- Mohanlalganj, Lucknow vide book no. 1 zild no. 1078 on pages 151/170 as serial no.1269.
7. registered sale deed dated 10.03.2006 executed by Smt Shailendra Kumari Shukla d/o Late Pathak Udit Narayan in favour of Shri Ambika Mishra s/o Shri B.C.Mishra, Shri Rajesh Kumar Mishra s/o Shri Vimal Chandra Mishra & Shri Manas Bajpai S/o Shri K.K. Bajpai duly registered in the office of Sub-Registrar- Mohanlalganj, Lucknow vide book no. 1 zild no. 1063 on pages 155/182 as serial no.897.
8. registered sale deed dated 13.04.2006 executed by Smt Shailendra Kumari Shukla d/o Late Pathak Udit Narayan in favour of Shri Ambika Mishra s/o Shri B.C.Mishra, Shri Rajesh Kumar Mishra s/o Shri Vimal Chandra Mishra & Shri Manas Bajpai S/o Shri K.K. Bajpai duly registered in the office of Sub-Registrar- Mohanlalganj, Lucknow vide book no. 1 zild no. 1078 on pages 171/196 as serial no.1270.
9. registered Sale Deed dated 01.07.2013 executed by Shri Sajeevan Lal s/o Shri Baiju executed in favour of Smt Poonam Sagar w/o Shri Pawan Sagar duly registered in the office of Sub-Registrar-Mohanlalganj, Lucknow vide book no. 1 zild no. 3879 on pages 281/296 as serial no. 8102.
10. registered sale deed dated 12.04.2024 executed by Shri Rajesh Kumar Mishra s/o Shri Vimal Chandra Mishra in favour of Smt Nandaja Mishra d/o Shri Ambika Mishra duly registered in the office of Sub-Registrar- Mohanlalganj, Lucknow vide book no. 1 zild no.16752 on pages 209/222 as serial no.11482.
11. registered sale deed dated 13.01.2025 executed by Smt Nandaja Mishra d/o Shri Ambika Mishra in favour of M/s Skyom Infratech Private Limited duly registered in the office of Sub-Registrar-Mohanlalganj, Lucknow vide book no. 1 zild no.17968 on pages 263/286 as serial no.4871.

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12. registered sale deed dated 13.01.2025 executed by Smt Nandaja Mishra d/o Shri Ambika Mishra in favour of M/s Bihani Constructions Private Limited duly registered in the office of Sub-Registrar- Mohanlalganj, Lucknow vide book no. 1 zild no.17968 on pages 299/322 as serial no.4873.
13. registered sale deed dated 16.04.1996 executed by Shri Pradeep Kumar s/o Shri Triloki Nath in favour of Shri Ambika Mishra s/o Shri B.C.Mishra & Smt Mrinalini Pandey w/o Shri R.K.Pandey duly registered in the office of Sub- Registrar-Mohanlalganj, Lucknow vide book no. 1 zild no.163 on pages 213/222 as serial no.578
14. registered Gift deed dated 12.06.2024 executed by Shri Ambika Mishra s/o Shri B.C.Mishra in favour of Smt Nandja Mishra d/o Shri Ambika Mishra duly registered in the office of Sub-Registrar- Mohanlalganj, Lucknow vide book no. 1 zild no.16990 on pages 293/306 as serial no.18395.
15. registered sale deed dated 28.12.2004 executed by Shri Gangadutt, Shri Ram Vinod, Shri Radhey Shyam, Shri Devdutt, Shri Shivdutt, Shri Pawansut all s/o Late Shambhu Ratan & Smt Susheela Devi w/o Late Shambhu Ratan in favour of Shri Ambika Mishra s/o Shri B.C.Mishra duly registered in the office of Sub-Registrar- Mohanlalganj, Lucknow vide Book no. 1 zild no.879 on pages 243/268 as serial no. 3254.
16. Registered sale deed dated 18.05.2015 executed by Shri Ram Kishore s/o Shri Ayodhya Prasad in favour of Shri Ambika Mishra s/o Shri B.C.Mishra duly registered in the office of Sub-Registrar- Mohanlalganj, Lucknow as serial no. 9056.
17. registered sale deed dated 12.04.2024 executed by Shri Ishu Dixit s/o Sudhir Dixit in favour of Smt Nandaja Mishra d/o Shri Ambika Mishra duly registered in the office of Sub-Registrar- Mohanlalganj, Lucknow vide Book No. 1 zild no. 16752 as serial no. 11484.
18. registered sale deed dated 09.07.2003 executed by Smt Madhu Dixit w/o Shri R.K.Dixit, Smt Manju Bajpai w/o Shri R.D.Bajpai and Shri Ishwardayal Bajpai s/o Shri H.D.Bajpai all through their attorney Shri Ambika Mishra in favour of Smt Mrinalini Pandey w/o Shri R.K.Pandey duly registered in the office of Sub- Registrar-Mohanlalganj, Lucknow duly registered in the office of Sub-Registrar- Mohanlalganj, Lucknow vide Book No. 1 zild no. 13 on pages 55/72 as serial no.104.
19. registered sale deed dated 12.04.2024 executed by Smt Madhulika Bajpai w/o Shri K.K.Bajpai in favour of M/s Ambalika Constructions Limited duly registered in the office of Sub-Registrar- Mohanlalganj, Lucknow vide Book No. 1 zild no. 16752 as serial no. 11483.
20. registered Sale Deed dated 01.07.2013 executed by Shri Suryabali & others in favour of Smt Poonam Sagar w/o Shri Pawan Sagar duly registered in the office of Sub-Registrar-Mohanlalganj, Lucknow vide book no. 1 zild no. 3879 on pages 297/318 as serial no. 8103.
21. registered sale deed dated 03.02.2018 executed by Smt Poonam Sagar w/o Shri Pawan Sagar in favour of Smt Malvika Mishra d/o Shri B.C.Mishra duly registered in the office of Sub-Registrar-Mohanlalganj, Lucknow vide book no. 1 zild no. 8868 on pages 237/258 as serial no. 2016.
22. Registered MOU dated 26.04.2024 executed by & between M/s Bihani Construction Pvt Ltd, M/s Skyom Infratech Pvt Ltd, M/s Ambalika Construction Pvt Ltd, Mr. Brajesh Chandra Mishra, Mr.Ambika Mishra, Mrs. Mrinalini Pandey, Mr. Ishu Dikshit, Mr. Rajesh Kumar Mishra, Ms. Malvika Mishra, Mrs. Madhulika Bajpai, Ms. Nandja Mishra duly registered in the office of Sub-Registrar-II, Lucknow vide book no.4, zild no.652 on pages 329/388 as serial no.164.

After perusing the index registrar at the office of Sub-Registrar- Mohanlalganj, Lucknow, it is revealed that there is no record for the aforesaid property about Charge, Lien, and encumbrances in any manner whatsoever and the said property is free from any encumbrance. It means that no record of any encumbrance is registered in the office of Sub-Registrar- Mohanlalganj, Lucknow for the aforesaid property during the said property and no proof of any creation of any third party right, title, and interest in the said property during this period is found.

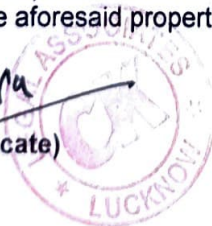
The ownership of the aforesaid properties are still in the ownership of the respective owners and they have their respective rights in the aforesaid properties.

Thanking You,

Mandeep Kumar Mishra (Advocate)

CK Legal Associates

Reg No.UP1295/2004



कार्यालय उपनिबंधक मोहनलालगंज मोहनलालगंज जनपद लखनऊ

आवेदन संख्या :2202523201122

प्रमाण संख्या :22025232001101

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

श्री- अम्बिका प्रसाद मिश्रा पुत्र- बी सी मिश्रा तहसील मोहनलालगंज जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - उत्तरगांव, वार्ड/परगना- निगाँहा, आवासीय- मेसर्स अम्बालिका कंस्ट्रक्शन लिमटेड एंड अदर्स अम्बिका प्रसाद मिश्रा पुत्र बी सी मिश्रा एंड अदर्स, खसरा-1709का 1710 1722 1737 1688का 1725 1686 2389 2390 2391 1698 1700 1687 1721 1732 1733 1734 1736 1738 1739 1740 1741 1742 1747 1748 1749 मिन० 1750 1751 1752 1757 1763 , रकबा-20.1980 हेक्टेयर

मैं एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 18/03/2013 से दिनांक 18/03/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :19-03-2025 -----

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर डूँढ़े 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: वीरेन्द्र कुमार वर्मा।

मिलान करने वाले निबन्धन लिपिक: संजय कुमार गौतम।

उपनिबन्धक मोहनलालगंज
लखनऊ

कार्यालय उपनिबंधक मोहनलालगंज मोहनलालगंज जनपद लखनऊ

आवेदन संख्या :2202523201123

प्रमाण संख्या :22025232001102

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

श्री- अम्बिका प्रसाद मिश्रा पुत्र- बी सी मिश्रा तहसील मोहनलालगंज जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - उत्तरगांव, वार्ड/परगना- निर्गोहा, आवासीय- मेसर्स अम्बालिका कंस्ट्रक्शन लिमटेड एंड अदर्स अम्बिका प्रसाद मिश्रा पुत्र बी सम्पत्ति का सी मिश्रा एंड अदर्स, खसरा-1764 1765 1766 1787 1797 1307 1309 1691 1989 1690 1731 1693 1694 1611 1758 1759 2397का 1703 विवरण : 1761 1701 1702 1705का 1706 1711 1712का 1713 1715 1716 1717 1727 1730 1735 1707 1708 1709खा 1714 , रकबा-20.1980 हेक्टेयर

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 18/03/2013 से दिनांक 18/03/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :19-03-2025 -----

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 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: वीरेन्द्र कुमार वर्मा।

मिलान करने वाले निबन्धन लिपिक: संजय कुमार गौतम।

उपनिबन्धक मोहनलालगंज
लखनऊ