

कार्यालय उपनिबंधक सोराँव सोराँव जनपद प्रयागराज

आवेदन संख्या :2202202000160

प्रमाण संख्या :22022020000175

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

श्री- दिवाकर पाण्डेय पुत्र- . तहसील सोराँव जिला प्रयागराज ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - गद्दोपुर, वार्ड/परगना- सोराव, आवासीय- Satay Narayan Singh S/o Late Thakur Jabar Singh & M/s I & T Builders & Developers through its Smt. Sunita Sonkar W/o Roop Kamal sonkar, Nishchal Bhagat S/o Pradeep Bhagat, Jagdishwar Lal Tripathi S/o Omkar Nath Tripathi & Prateek Bhagat S/o Pradeep Kumar Bhagat , Part of Arazi No. 703 Mi Area 11084.23 Sq. Meters Mauza- Gaddopur Pargana- Mirzapur Chaurahi Tehsil Soraon District
विवरण : Prayagraj Measuring area 5704.21 Sq. Meters Boundary East-House of others West- 15 Feet Wide Road & Property of Land Owner North-Nala South-30 Feet Wide Road &Property of Land Owner ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 14/02/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :17-02-2022

- 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।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **इन्द्रमणि तिवारी निबन्धक लिपिक।**मिलान करने वाले निबन्धन लिपिक: **इन्द्रमणि तिवारी निबन्धक लिपिक।**

INDRA
MANI
TIWARI

Digitally signed by INDRA
MANI TIWARI
DN: cn=INDRA MANI TIWARI, o=STAMP
AND REGISTRATION UP, ou=STAMP
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postalCode=221507, st=UTTAR
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cn=INDRA MANI TIWARI
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RAJESH
KUMAR
SAROJ

उपनिबन्धक सोराँव
प्रयागराज

प्रिंट करें

Ref.....

Date:-21.02.2022

1:- Sub:- Title report on properties owned by Satay Narayan Singh S/o Late Takur Jabar Singh & M/s I & T Builders & Developers through its Partners 1. Smt. Sunita Sonkar w/o Roop Kamal Sonkar 2. Nishchal Bhagat S/o Pradeep Kumar Bhagat 3. Jagdishwar Lal Tripathi S/o Onkar Nath Tripathi & 4 Prateek Bhagat S/o Pradeep Kumar Bhagat through Registered Builders Agreement dated 26.08.2021

2:- Name of the Branch:- Leader Road Branch, Prayagraj .

3:- 3:- Description of Documents scrutinized

Sr. No.	Date of Execution of Document	Details of registration of document/ conveyance	Place Sub Registrar Office	Property falls under Sub-Registrar	Remarks
01.	26.08.2021	Registered Builders Agreement dated 26.08.2021 Registered with the office of Sub Registrar Soraon, Prayagraj In Book No. 1, Zild No. 6339, Page nos. 177/198 Srl. No. 7673 Executed By Satay Narayan Singh S/o Late Takur Jabar Singh In favour of M/s I & T Builders & Developers through its Partners 1. Smt. Sunita Sonkar w/o Roop Kamal Sonkar 2. Nishchal Bhagat S/o Pradeep Kumar Bhagat 3. Jagdishwar Lal Tripathi S/o Onkar nath Tripathi & 4 Prateek Bhagat S/o Pradeep Kumar Bhagat	Sub Registrar Soraon, Prayagraj	Sub Registrar Soraon, Prayagraj	
02.	14.12.2020	Registered Builders Agreement dated 14.12.2020 Registered with the office of Sub Registrar Soraon, Prayagraj In Book No. 1, Zild No. 6020, Page nos. 399/420 Srl. No. 8793 Executed By Satay Narayan Singh S/o Late Takur Jabar Singh In favour of M/s I & T Builders & Developers through its Partners 1. Smt. Sunita Sonkar w/o Roop Kamal Sonkar 2. Nishchal Bhagat S/o Pradeep Kumar Bhagat 3. Jagdishwar Lal Tripathi S/o Onkar nath Tripathi & 4 Prateek Bhagat S/o	Sub Registrar Soraon, Prayagraj	Sub Registrar Soraon, Prayagraj	

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		Pradeep Kumar Bhagat			
03.	20.06.1966	Sale Deed dated 20.06.1966 Registered with the office of Sub Registrar Soraon, Prayagraj In Book No. 1, Zild No. 142, Page nos. 223/225 Srl. No. 694 Executed By Lallu Singh urf Shiv Saran Singh S/o Harpal Singh & Jagat Pal Singh S/o Vijay Bahadur Singh R/o Village Gaddopur Pargana & Tehsil Soraon District Prayagraj In favour of Satay Narayan Singh S/o Late Takur Jabar Singh	Sub Registrar Soraon, Prayagraj .	Sub Registrar Soraon, Prayagraj	
04.	03.09.1966	Sale Deed dated 03.09.1966 Registered with the office of Sub Registrar Soraon, Prayagraj In Book No. 1, Zild No. 146, Page nos. 91/92 Srl. No. 1131 Executed By Ram Roop S/o Ghamandi urf Bhagwandeem R/o Village Gaddopur Pargana & Tehsil Soraon District Prayagraj & Jagannath S/o Puddan R/o Sarai Veer Singh urf Sarai Bahar Tehsil Soraon District Prayagraj In favour of Shiv Ram Singh & Company Privet Limited	Sub Registrar Soraon, Prayagraj	Sub Registrar Soraon, Prayagraj	
05.	15.09.1965	Sale Deed dated 15.09.1965 Registered with the office of Sub Registrar Soraon, Prayagraj In Book No. 1, Zild No. 134, Page nos. 45/46 Srl. No. 1449 Executed By Panna Lal S/o Algu R/o Village Gaddopur Pargana & Tehsil Soraon District Prayagraj In favour of Shiv Ram Singh & Company Privet Limited	Sub Registrar Soraon, Prayagraj	Sub Registrar Soraon, Prayagraj	
06	07.12.2020	Declare non agricultural land passed by the Sub Divisional Magistrate, Soraon, Prayagraj in case no. T202002030306779/80			
07.	03.02.2022	This Sanction Letter dated 03.02.2022 has been issued by the Prayagraj Development Authority to Satay Narayan Singh S/o Late Takur Jabar Singh & M/s I & T Builders & Developers through its Partners accord to the map of the Group Housing Project to be constructed Part of Arazi No.			

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		703 Mi, Mauza Gaddopur Pargana & Tehsil Soraon District Prayagraj			
08.	03.02.2022	Permission Letter Sanctioned by Prayagraj Development Authority Prayagraj			
09	03.02.2022	Map Approval Letter Approved by Prayagraj Development Authority Prayagraj			
10.		Permission Letter Sanctioned by Prayagraj Electricity Department Prayagraj			
11.		No Objection Letter Sanctioned by Prayagraj Jalkal Department Prayagraj			

5:- Description of property/properties/ Nature of title

Sr.N o.	Name of the Proposed Borrower/Mor tgagor	Extent of areas (in acres/hec	Survey no/Gut No./CST No./House No	Is roperity leasehold/ freehold/ Govt. grantetc	Nature of Property	Location	Boundaries According to Boundary Builders Agreement
1.	Satay Narayan Singh S/o Late Takur Jabar Singh & M/s I & T Builders & Developers through its Partners	6596.06 Sq. Mtrs.	Part of Arazi No. 703 Mi, Mauza Gaddopur Pargana & Tehsil Soraon District Prayagraj	Free Hold	Residential	Gaddopu r Prayagraj	Boundary Builders Agreement dated 26.08.2021 East- 30 Feet Wide Road & Property of Builders West- 15 Feet Wide Road North – Property of Builders South- Allahabad to Lucknow Road Boundary Builders Agreement dated 14.12.2020 East- House of others West- 15 Feet Wide



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							Road & Property of Land Owner North – Nala South- 30 Feet Wide Road & Property of Land Owner
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6. Trace of Title History of Passing of title. Details of antecedent title deeds

The property of Consolidated Property vide total No. 3 Sale Deed Comprises Part of Arazi No. 269 & 265 Mauza Gaddopur Pargana & Tehsil Soraon District Prayagraj measuring area 6596.06 Sq. Meters Standing in the names of Satay Narayan Singh S/o Late Takur Jabar Singh & Shiv Ram Singh & Company Privet Limited through its Satay Narayan Singh S/o Late Takur Jabar Singh

The aforesaid parsons purchased through **3** Registered Sale Deeds **01.** Registered Sale deed dated 20.06.1966 registered in the office of Sub Registrar Soraon Prayagraj In Bahi No. 1 Zild No.142 pages 223/225 Sl. No. 694 **Executed by** Lallu Singh urf Shiv Saran Singh S/o Harpal Singh & Jagat Pal Singh S/o Vijay Bahadur Singh R/o Village Gaddopur Pargana & Tehsil Soraon District Prayagraj **In favour of** Satay Narayan Singh S/o Late Takur Jabar Singh

02. Registered sale deed dated 03.09.1966 registered in the office of Sub Registrar Soraon Prayagraj In Bahi No. 1 Zild No. 146, Page nos. 91/92 Srl. No. 1131 **Executed by** Ram Roop S/o Ghamandi urf Bhagwandeem R/o Village Gaddopur Pargana & Tehsil Soraon District Prayagraj & Jagannath S/o Puddan R/o Sarai Veer Singh urf Sarai Bahar Tehsil Soraon District Prayagraj **In favour of** Shiv Ram Singh & Company Privet Limited through its Satay Narayan Singh S/o Late Takur Jabar Singh

03. Registered sale deed dated 15.09.1965 registered in the office of Sub Registrar Soraon, Prayagraj In Bahi No. 1 Zild No. 134, Page nos. 45/46 Srl. No. 1449 **Executed by** Panna Lal S/o Algu R/o Village Gaddopur Pargana & Tehsil Soraon District Prayagraj **In favour of** Shiv Ram Singh & Company Privet Limited through its Satay Narayan Singh S/o Late Takur Jabar Singh later on Satay Narayan Singh S/o Late Takur Jabar Singh & Shiv Ram Singh & Company Privet Limited through its Satay Narayan Singh S/o Late Takur Jabar Singh got they have name mutated in the revenue record of Khatauni Tehsil Soraon District Prayagraj

That Later on Consolidation process has been started in village after the Completion of the Consolidation the old Arazi No. 269 & 265 Mauza Gaddopur Pargana & Tehsil Soraon District Prayagraj is converted in to New Arazi No. 703 Mi, Mauza Gaddopur Pargana & Tehsil Soraon District Prayagraj for the Consolidation as per Jot Chak Akar Patra -41 the said Arazi NO. 269 & 265 was converted in new Arazi No. 703 Mi which is evident from the Khatauni issued by Tehsil Soraon, Prayagraj letter on Satay Narayan Singh property referred above was declared as non agricultural land vide the order dated 07.12.2020 passed by the Sub Divisional Magistrate, Soraon, Prasyagraj in the Misc. Application No. T202002030306779/80

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Satay Narayan Singh vs. State of U.P. The *amaldaramad* of the aforesaid order Dated 07.012.2020 has also been made in the *khatuni* showing the property in question as non agricultural land.

That Later on Satay Narayan Singh S/o Late Takur Jabar Singh & M/s I & T Builders & Developers through its Partners 1. Smt. Sunita Sonkar w/o Roop Kamal Sonkar 2. Nishchal Bhagat S/o Pradeep Kumar Bhagat 3. Jagdishwar Lal Tripathi S/o Onkar nath Tripathi & 4 Prateek Bhagat S/o Pradeep Kumar Bhagat executed a Two builder's Agreement dated 14.12.2020 & 26.08.2021 Both are registered in Sub Registrar office Soraon Prayagraj 1st builder's Agreement dated 14.12.2020 Registered with the office of Sub Registrar Soraon, Prayagraj In Book No. 1, Zild No. 6020, Page nos. 399/420 Srl. No. 8793 & 2nd. builder's Agreement dated 26.08.2021 Registered with the office of Sub Registrar Soraon, Prayagraj In Book No. 1, Zild No. 6339, Page nos. 177/198 Srl. No. 7673 & Later on Satay Narayan Singh S/o Late Takur Jabar Singh & M/s I & T Builders & Developers through its Partners applied for the sanction of the map to the Prayagraj Development Authority Prayagraj for constructing the flats over Part of Arazi No. 703 Mi, Mauza Gaddopur Pargana & Tehsil Soraon District Prayagraj later on according builder's agreement dated 14.12.2020 & 26.08.2021 M/s I & T Builders & Developers through its Partners constructed multistory residential complex "Jheel Residency" according to the sanctioned plan in Prayagraj Development Authority Prayagraj & The Project 'Jheel Residency' has been registered with the Uttar Pradesh Estate Regulatory Authority dated and bearing Registration No. UPRERA the Project for 'Residential Flat' has been registered with the Uttar Pradesh Estate Regulatory Authority.

Hence on the facts and circumstances mentioned hereinabove it is advisable that if the promoters complete all the formalities as stated below and deposit the requisite fees and further build roads as per norms, and since the project it at development stage, hence final permission from Chief Fire Officer, Prayagraj, S.P. Traffic, Prayagraj, Chief Engineer Electricity, Prayagraj, Regional Officer, Pollution Control, Prayagraj

That it is relevant to mention here that vide Board resolution dated, M/s I & T Builders & Developers through its Partners 1. Smt. Sunita Sonkar 2. Nishchal Bhagat 3. Jagdishwar Lal Tripathi & 4 Prateek Bhagat authorized to act as Authorized Signatory of the M/s I & T Builders.

It is also opined that there is no legal impediment and the promoters are raising the construction as per sanction layout and as such the 'Project Jheel Residency' is fit for approval.

Detailed information about property to be mortgaged:

	Details	Remark of Counsel
1.	Whether the documents of title given raise any doubts or suspicion	No
2.	Have the title deed has been compared with those at registrars office & particular tally	Yes
3.	Whether any of the property intended to be given by	No



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	way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	
4.	Whether the property proposed to be mortgaged is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created?	No
5.	Whether property to be mortgaged is coming under any restrictions on transfer & whether required permission/consent as per terms of grant/allotment etc. obtained	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	N.A
7.	Whether the user land has been converted under land revenue law? Whether Permission/ change of user permission is obtained?	Yes
8.	Whether required documents are available for creating valid equitable mortgage?	Yes
9.	What is the tenure of land? (In case of Lease Property) and whether necessary consent permission of less or obtained.	N.A.
10	Whether the land is adiwasi (tribe) Land?	No
11	Whether the land /property is joint family property? If yes are other joint owners ready to mortgage their share or give consent for mortgage by borrower.	Joint Owner
12	Whether any prohibitory order from Income Tax/Wealth Tax or other authorities?	No
13	Is land/ property subject to any reservations/ acquisitions/requisitions?	No
14	Whether plans for constructions are sanctioned?	Yes This Sanction Letter dated 03.02.2022 has



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		been issued by the Prayagraj Development Authority to Satay Narayan Singh S/o Late Takur Jabar Singh & M/s I & T Builders & Developers through its Partners applied for the sanctioned plan in Prayagraj Development Authority Prayagraj for constructing the Group Housing Project "Jheel Residency" Part of Part of Arazi No. 703 Mi, Mauza Gaddopur Pargana & Tehsil Soraon District Prayagraj Area 6596.06
15	Whether Commencement certificate issued?	N.A.
16	Whether Completion certificate obtained?	Project Under Construction
17	Whether there are any restriction from Corporation such as "education Zone", "Green Zone" Etc.?	No
18	Is the land taken on lease from State Industrial Development Corporation? If yes whether tripartite agreement executed?	No
19	Whether there are any prior encumbrances. If yes details there of?	No
20	Evidence of possession- Findings on documents and revenue records, details of property tax, land revenues, society maintenance charges or any other statutory dues paid upto date or payable.)	1. Registered Builders Agreement deed dated 14.12.2020 & 26.08.2021 2. Sanctioned Map issued by the Prayagraj Development Authority 3. Certified Copy of Sale Deed dated 15.09.1965, 03.09.1966 & 20.06.1966 4. Permission & Map Approval Latter Prayagraj Development Authority Prayagraj 5. Permission Latter Prayagraj Electricity Department Prayagraj 6. No Objection Latter Prayagraj Jalkal Department Prayagraj 7. Declare non agricultural land passed by the Sub Divisional Magistrate, Soraon, Prayagraj in case

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		no. T202002030306779/80, 8. NEC issued by Sub Registrar Soraon, Prayagraj 9. Inspection Receipts
21	In case of companies / societies/ association/trust Whether	Yes The promoter is Pvt. Ltd. Farm
a)	Memorandum/ byelaws of the company/ society/ association authorize to offer its property (ies) as security.	Yes,
b)	Requisite resolutions have been duly passed by the company/Society/Association permitting mortgage of the properties in favour of the Bank.	N.A.
c)	Such resolution sets out the namees of the persons who are authorized to create charge over the properties.	N.A.
d)	Resolution U/s. 293 (i) (a) and 293(i) (d) of Companies Act Passed.	N.A.
e)	Details of the properties together with the documents are mentioned under such resolutions.	N.A.
f)	In case of Public Limited Companies, certificate of commencement of business has been obtained and affixation of common seal is necessary in terms of articles of association.	N.A.
g)	In case of public charitable trust whether permission of charity commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated if any.	N.A.
22	In case of devolution of property by a will/ succession,	N.A.
A)	Whether probate of will/succession certificate / Letters of Administration obtained? Details There of	N. A.
B)	If probate succession certificate/ Letters of	N. A.



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	Administration obtained, then how the mortgagor proposes to prove the title?	
C)	The safeguards suggested ensuring title to the property offered as security.	N. A.
26	Whether title deeds perused are in conformity with the search taken	Yes
27	Whether the chain of title is complete without any missing links	Yes
28	Whether RERD Act, 2016 (Real Estate Regulation & Development) is Applicable? i. If so, Whether Registration was done by Developer / Promoter as per RERD ii. Whether dedicated / Escrow account was opened by Developer /Promoter as per RERD Act 2016? iii. Whether all the applicable provisions were complied with?	Yes
29.	Whether any other documents to be obtained/ compliances to be made so as to create valid mortgage.	1. Registered Builders Agreement deed dated 14.12.2020 & 26.08.2021 2. Sanctioned Map issued by the Prayagraj Development Authority 3. Certified Copy of Sale Deed dated 15.09.1965,03.09.1966 & 20.06.1966 4. Permission & Map Approval Latter Prayagraj Development Authority Prayagraj 5. Permission Latter Prayagraj Electricity Department Prayagraj 6. No Objection Latter Prayagraj Jalkal Department Prayagraj 7. Declare non agricultural land passed by the Sub Divisional Magistrate, Soraon, Prayagraj in case no. T202002030306779/80 8. NEC issued by Sub Registrar Soraon, Prayagraj 9. Inspection Receipts

CERTIFICATE


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I have examined the certified copy of Registered Builders Agreement deed dated 14.12.2020 & 26.08.2021 Physically Verified relating to the property/is situated at 703 Mi, Mauza Gaddopur Pargana & Tehsil Soraon District Prayagraj Area 6596.06 and offered as security by way of equitable mortgage. I have inspected the District Registrar's index book no. 2 in the office of Sub Registrar Soraon District Prayagraj for a period for 12 years i.e. 2011 to 2022 in token of my above search I am enclosing Original fee receipts. Dated 14.02.2022 of Rs.100.00 issued by Sub-Registrar, Soraon, Prayagraj and

The provisions of SARFAESI Act, 2002 will be fully applicable and enforceable over the Property

I certify that The Satay Narayan Singh S/o Late Takur Jabar Singh & M/s I & T Builders & Developers through its Partners has/ have a valid clear, absolute, good, perfect and marketable title to the property/ies shown above and the title deeds to the property concerned being original and not duplicate or fake and if the present titleholder The Satay Narayan Singh S/o Late Takur Jabar Singh & M/s I & T Builders & Developers through its Partners deposits the requisite fees with P.D.A. and obtains formal consent and also obtain necessary clearances from aforesaid departments, then in that case the aforesaid project 'Jheel Residency' can be accepted for approval.

1. Registered Builders Agreement deed dated 14.12.2020 & 26.08.2021
2. Sanctioned Map issued by the Prayagraj Development Authority
3. Certified Copy of Sale Deed dated 15.09.1965, 03.09.1966 & 20.06.1966
4. Permission & Map Approval Letter Prayagraj Development Authority Prayagraj
5. Permission Letter Prayagraj Electricity Department Prayagraj
6. Declare non agricultural land passed by the Sub Divisional Magistrate, Soraon, Prayagraj in case no. T202002030306779/80
7. No Objection Letter Prayagraj Jalkal Department Prayagraj
8. NEC issued by Sub Registrar Soraon, Prayagraj
9. Inspection Receipts

PLACE, PRAYAGRAJ .

DATE: 21.02.2022


(Diwakar Pandey)

Advocate

Signature of the Advocate