

R. D. AWASTHI

Advocate

Residence :

95-B, Pratap Nagar, Krishna Nagar

Kanpur Road, Lucknow

Mobile- 9415787839, 7905437990

To,

Real Estate Regulatory Authority

Rai Niyojan Sansthan, Naveen Bhawan,

Kalakankar House,

Old Hyderabad, Lucknow

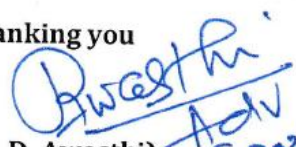
I have made the search in the office of Sub-Registrar-Mohanlalganj, District-Lucknow, for the property of the land falling in Imperial Estates by Sapphire-II which is falling in the land bearing Khasra Numbers as mentioned below situated at Village-Kasimpur Biruha and Kabirpur, Tehsil- Mohanlalganj, District-Lucknow.

Khasra No.	Area as per Sale Deed in Hectare	Village & Tehsil
267	0.4790	Kabirpur, Mohanlalganj, Lucknow
834	0.1534	Kasimpur Biruha, Mohanlalganj, Lucknow
836	0.3030	Kasimpur Biruha, Mohanlalganj, Lucknow
837	0.4050	Kasimpur Biruha, Mohanlalganj, Lucknow
838	0.1431	Kasimpur Biruha, Mohanlalganj, Lucknow
843	0.3723	Kasimpur Biruha, Mohanlalganj, Lucknow

After perusing the index registrar in the office of Sub-Registrar- Mohanlalganj, District Lucknow, it revealed that there is no any record for the aforesaid property about charge, lien and encumbered in any manner whatsoever and it is free from any encumbrance. The ownership of the aforesaid properties are still in the ownership of their respective owners and have their respective right in their aforesaid property.

I have more than 10 years of experience in the real estate sector.

Thanking you


(R. D. Awasthi) Adv
17.8.2025

Advocate

U.P. Bar Council No.- 4733/1990

R.D. Awasthi

Advocate

:

Residence:

**95-B, Pratap Nagar, Krishna Nagar,
Kanpur Road, Lucknow**

Mobile:. 9415787839, 7905437990

Ref. No. /2025

Date:19.09.2025.

To,

**Technical Adviser,
UP Real Estate,
Regulatory Authority,
Lucknow.**

Subject: Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon the Portion of Gata No. 267/0.4790 hec. Situated at Kabirpur, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present, available and readable in the officer of sub- Registrar Mohanlalganj, 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.

Specifice Numbers & Address of Propety:

The Property proposed to be mortgage is the Gata No. 267/0.4790 Hec. Situated at Kabirpur, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow is an agriculture property, bounded as under-

East : Bhumi Seema Gram Kasimpur Biruha.

West : Khasra no. 268

North : Bhumi Seema Gram Kasimpur Biruha.

South : Bhumi Seema Gram Kasimpur Biruha.

R.D. Awasthi
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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 Agricultural.

3. **The Owner is Partner/Director/Trusty who is Developing the Property 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-

M/s Anglo Developers Pvt. Ltd. through its authorized signatory Mr. Dhruv Goel son of Mr. G.S. Goel having its registered office at 93, ELDECO GREENS Gomtinagar, Lucknow Who is referred to as the present owner and is 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 involve.

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

Ans. Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.

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 and purchased by **M/s Anglo Developers Pvt. Ltd.** through its authorized signatory Mr. Dhruv Goel son of Mr. G.S. Goel from Mr. Bharat Singh son of Late Lal Bahadur resident of Village- Shah Khera, Majra- Kabirpur, Pargana and Tehsil- Mohanlalganj, Lucknow through registered sale deed dated 01.07.2013 duly registered in the office of Sub Registrar Mohanlalganj, Lucknow at Book no. 1, jild no. 3887, on pages 31 to 44, at serial no. 8278, dated 04.07.2013. (Certified Copy Enclosed)

Dhruv Goel
Adv

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, reflecting in revenue record(Khitouni Enclosed).

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 Pursued:

1. Certified Copy of Sale Deed dated 04.7.2013.
2. Search inspection of Period 12 years report.
3. Copy of Approved Map.

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

Ans. Yes, Sub Registrar office, Mohanlalganj, Lucknow.

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 office, Mohanlalganj, Lucknow for the period of 12 year whose Inspection receipt No. 2025232047290 dated 09.09.2025 & Non-Encumbrances Application No. 2202523203997 dated 09.09.2025 Certificate No.-22025232003924 dated 19.09.2025 which is from 09.09.2013 to 09-09-2025 in respect of the aforesaid property is enclosed.

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

Ans. I have perused photocopy of title deeds and compared the same with Certified Copy of title deeds and evaluated the same with certified

R. Westin
Adv

title deeds and established that both are analogous and registered before the Registrar of assurance.

14. Final Certificate/ Opinion.

Ans. The present title holder M/s Anglo Developers Pvt. Ltd. through its authorized signatory Mr. Dhruv Goel son of Mr. G.S. Goel have valid and marketable title over the captioned Property and M/s Anglo Developers Pvt. Ltd. are the absolute owner of the said property. The said property is free from all shorts of encumbrances on the basis of the inspection of available, visible and readable records in the office of Sub Registrar, Mohanlalganj, Lucknow.

15. Whether any additional formalities to be completed if yes, state specially in case of flat(s)/ Property (ies) if yes , State Specially in case of Letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

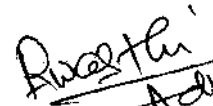
Ans. The said property is free from all shorts of encumbrances, charges , mortgages, liens or litigation, attachment or execution before in any court of law.

16. Comments on Enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016.

Ans. That the Lucknow Development Authority Lucknow has approved its map and the said society/Colony is well approved from LDA a s such SARFAESI Act, 2002 and RERA Act, 2016 is fully applicable. The Lucknow Development Authority Lucknow has issued sanctioned letter vide file no. LDA /BP/22-23/3471 dated 12.06.2024 vide permit no. group housing/11576/LDA/BP/22-23/3471/26032024 and the said permit to contains many Gata / Aarazi numbers including the gata no. 267 of the Village- Kabirpur, Pargana and Tehsil- Mohanlalganj, Lucknow.

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

Place: Lucknow
Dated: 19.09.2025


(R.D. AWASTHI)
Advocate 19.9.2025

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निवन्धन कार्यालय: मोहनलालगं लखनऊ

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202523203997
आवेदक का नाम	धन गोयल
आवेदक का पता	लखनऊ
आवेदन तिथि	09-09-2025
भुगतान तिथि	09-09-2025
चालान संख्या	NIS250770508
मोबाइल	7905437990
धनराशि रु०	100 /-

कार्यालय उप निबंधक मोहनलालगंज मोहनलालगंज जनपद लखनऊ

आवेदन संख्या :2202523203997

प्रमाण संख्या :22025232003924

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

श्री- धुव गोयल पुत्र- जी०एस० गोयल 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 - कबीर पुर, वार्ड/परगना- मोहनलालगंज, कृषि- एग्लो डेवलपर्स प्रा०लि० द्वारा हस्ताक्षरी धुव गोयल , भूमि क्षेत्रफल 0.4790 हे० खसरा सं०-267 कबीर पुर तह० मोहनलालगंज, लखनऊ , 267

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 09/09/2013 से दिनांक 09/09/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :19-09-2025

- 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।
- वर्णित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 - 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।
 - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
 - 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **वीरेन्द्र कुमार वर्मा।**

मिलान करने वाले निबन्धन लिपिक: **संजय कुमार गौतम।**

Virendra
Kumar
Verma
Digitally signed
by Virendra
Kumar Verma
Date: 2025.09.19
15:06:41 +05'30'

उप निबंधक मोहनलालगंज

लखनऊ

sthi :
Advocate

Residence:
95-B, Pratap Nagar, Krishna Nagar,
Kanpur Road, Lucknow
Mobile: 9415787839, 7905437990

Ref. No. /2025

Date: 19.09.2025

To,

Technical Adviser,
UP Real Estate,
Regulatory Authority,
Lucknow.

Subject: Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon Gata No. 836/0.3030 hec. Situated at Village- Kasimpur Biruha, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present, available and readable in the officer of sub- Registrar Mohanlalganj, 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.

Specifice Numbers & Address of Propety:

The Property proposed to be mortgage is the Gata No. 836/0.3030 Hec. Situated at Village- Kasimpur Biruha, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow is an agriculture property, bounded as under-

East : Khasra no. 835.
West : Sarhad Gram- Kabirpur, Khasra no. 267
North : Khasra no. 806.
South : Khasra no. 807.

Rwastu
Adv

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 Agricultural.

3. **The Owner is Partner/Director/Trusty who is Developing the Property 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-

1. Vyas Verma son of T.P. Verma resident of 5 Srajan Vihar, Vipul Khand, Gomti Nagar, Lucknow.
2. Swatantra Vijay Singh son of Siddhiman Singh resident of house no. N-535, Aashiyana, LDA Colony, Kanpur Road, Lucknow. Who are referred to as the present owner and are 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 involve.

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. Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.

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

3. Ans. Self Acquired by Molhe son of Late Shukhai resident of Village-Kasimpur Biruha, Majra- Nawab Ali Ka Purva, Pargana And Tehsil-Mohanlaiganj, District- Lucknow and he has transferred the above mentioned property to Vyas Verma and Swatantra Vijay Singh through registered sale deed dated 29.10.2020 duly registered in the office of Sub Registrar Mohanlaiganj, Lucknow at Book no. 1, jild no. 12062, on pages

D. Wasth
A-10

345 to 360, at serial no. 17404, dated 29.10.2020. (Certified Copy Enclosed)

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, reflecting in revenue record (Khitouni Enclosed).

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 Sale Deed dated 29.10.2020.
2. Search inspection of Period 12 years report.
3. Copy of Approved Map.

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

Ans. Yes, Sub Registrar office, Mohanlalganj, Lucknow.

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 office, Mohanlalganj, Lucknow for the period of 12 year whose Inspection receipt No. 2025232047282 dated 09.09.2025 & Non-Encumbrances Application No. 2202523203998 dated 09.09.2025 Certificate No.-22025232003925 dated 19.09.2025, which is from 09.09.2013 to 09-09-2025 in respect of the aforesaid property is enclosed.

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

Rwastan
A-20

Ans. I have perused 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 Vyas Verma and Swatantra Vijay Singh have valid and marketable title over the captioned Property and Vyas Verma and Swatantra Vijay Singh are the absolute owner of the said property. The said property is free from all shorts of encumbrances on the basis of the inspection of available, visible and readable records in the office of Sub Registrar, Mohanlalganj, Lucknow.

15. Whether any additional formalities to be completed if yes, state specially in case of flat(s)/ Property (ies) if yes , State Specially in case of Letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

Ans. The said property is free from all shorts of encumbrances, charges , mortgages, liens or litigation, attachment or execution before in any court of law.

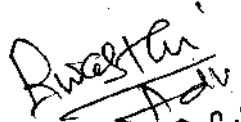
16. Comments on Enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016.

Ans. That the Lucknow Development Authority Lucknow has approved its map and the said society/Colony is well approved from LDA as such SARFAESI Act, 2002 and RERA Act, 2016 is fully applicable. The Lucknow Development Authority Lucknow has issued sanctioned letter vide file no. LDA /BP/22-23/3471 dated 12.06.2024 vide permit no. group housing/11576/LDA/BP/22-23/3471/26032024 and the said permit to contains many Gata / Aarazi numbers including the gata no. 267 of the Village- Kabirpur, Pargana and Tehsil- Mohanlalganj, Lucknow.

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

Place: Lucknow

Dated: 19.09.2025


(R.D. AWASTHI) 19/9/2025

Advocate

R.D. Awasthi

:

Advocate

Residence:

**95-B, Pratap Nagar, Krishna Nagar,
Kanpur Road, Lucknow**

Mobile:. 9415787839, 7905437990

Ref. No. /2025

Date: 19.09.2025.

To,

Technical Adviser,
UP Real Estate,
Regulatory Authority,
Lucknow.

Subject: Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon Gata No. 837/0.4050 hec. Situated at village Kasimpur Biruha, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present, available and readable in the officer of sub- Registrar Mohanlalganj, 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.

Specifice Numbers & Address of Propety:

The Property proposed to be mortgage is the Gata No. 837/0.4050 Hec. Situated at Village- Kasimpur Biruha, Sultapur Road, Tehsil- Mohanlalganj, District- Lucknow is an agriculture property, bounded as under-

East : Gata No. 834 Raja Ram and Others.
West : Gata No. 844 Shiv Ram and Others.
North : Gata No. 836 of Molhe.
South : Gata no. 843 Shri Ram Yadav.

R.D. Awasthi
A-24

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 Agricultural.

3. **The Owner is Partner/Director/Trusty who is Developing the Property 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-

M/s Anglo Developers Pvt. Ltd. through its authorized signatory Mr. Vyas Verma son of T.P. Verma resident of house no. 568Kha/219, Geeta Palli, Alambagh, Lucknow having its registered office at 93, Eldico Greems Gomti Nagar Lucknow, Who is referred to as the present owner and is 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.**

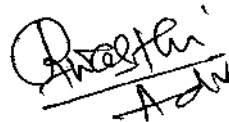
Ans. No any Minor lunatic or un-discharged insolvent is involve.

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. Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.

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. Pappu son of Lala resident of Village Purseni, Pargana and Tehsil Mohanlalganj, Lucknow transferred the above said property to **M/s Anglo Developers Pvt. Ltd.** through its authorized signatory Mr. Vyas Verma through registered sale deed dated 21.07.2014 duly registered in the office of Sub Registrar Mohanlalganj, Lucknow at Book


Ananta
Adw

no. 1, jild no. 4796, on pages 399 to 414, at serial no. 11519, dated 21.07.2014. (Certified Copy Enclosed)

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, reflecting in revenue record (Khitouni Enclosed).

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 Perused:

1. Certified Copy of Sale Deed dated 21.7.2014.
2. Search inspection of Period 12 years report.
3. Copy of Approved Map.

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

Ans. Yes, Sub Registrar office, Mohanlalganj, Lucknow.

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

Ans. I have perused the relevant records of the Sub Registrar office, Mohanlalganj, Lucknow for the period of 12 year whose Inspection receipt No. 2025232047283 dated 09.09.2025 & Non-Encumbrances Application No. 2202523203999 dated 09.09.2025 Certificate No.-22025232003926 dated 19.09.2025 which is from 09.09.2013 to 09-09-2025 in respect of the aforesaid property is enclosed.

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

P. Anwar
Adv

Ans. I have perused 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 M/s Anglo Developers Pvt. Ltd. through its authorized signatory Mr. Vyas Verma have valid and marketable title over the captioned Property and M/s Anglo Developers Pvt. Ltd. are the absolute owner of the said property. The said property is free from all shorts of encumbrances on the basis of the inspection of available, visible and readable records in the office of Sub Registrar, Mohanlalganj, Lucknow.

15. Whether any additional formalities to be completed if yes, state specially in case of flat(s)/ Property (ies) if yes , State Specially in case of Letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

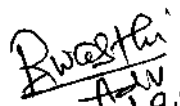
Ans. The said property is free from all shorts of encumbrances, charges , mortgages, liens or litigation, attachment or execution before in any court of law.

16. Comments on Enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016.

Ans. That the Lucknow Development Authority Lucknow has approved its map and the said society/Colony is well approved from LDA a s such SARFAESI Act, 2002 and RERA Act, 2016 is fully applicable. The Lucknow Development Authority Lucknow has issued sanctioned letter vide file no. LDA /BP/22-23/3471 dated 12.06.2024 vide permit no. group housing/11576/LDA/BP/22-23/3471/26032024 and the said permit to contains many Gata / Aarazi numbers including the gata no. 267 of the Village- Kabirpur, Pargana and Tehsil- Mohanlalganj, Lucknow.

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

Place: Lucknow
Dated: 19.09.2025


19.9.2025
(R.D. AWASTHI)
Advocate

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: मोहनलालगं लखनऊ

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202523203999
आवेदक का नाम	व्यास वर्मा
आवेदक का पता	लखनऊ
आवेदन तिथि	09-09-2025
भुगतान तिथि	09-09-2025
चालान संख्या	NIB250770528
मोबाइल	7905437990
धनराशि रु०	100 /-

कार्यालय उप निबंधक मोहनलालगंज मोहनलालगंज जनपद लखनऊ

आवेदन संख्या :22025232003999

प्रमाण संख्या :22025232003926

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

श्री- व्यास वर्मा पुत्र- टी०पी० वर्मा तहसील मोहनलालगंज जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का ग्राम/मोहल्ला - कासिमपुर बिरुहा, वार्ड/परगना- मोहनलालगंज, कृषि- एग्लो डेवलेपर्स प्रा० लि० द्वारा हस्ताक्षरी व्यास वर्मा निवासी
विवरण : लखनऊ, भूमि क्षेत्रफल 0.4050 हे० खसरा सं०-837 कासिमपुर बिरुहा, तह० मोहनलालगंज, लखनऊ, 837

मैं एतलद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 09/09/2013 से दिनांक 09/09/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :19-09-2025

नोट -] 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।

- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
- 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।
- यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
- 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: वीरेन्द्र कुमार वर्मा।

भिलान करने वाले निबन्धन लिपिक : संजय कुमार गौतम।

Virendra
Kumar
Verma
उप निबंधक
Digitally signed by
Virendra Kumar
Verma
Date: 2025.09.19
15:07:44 +05'30'
मोहनलालगंज
लखनऊ

R.D. Awasthi

Advocate

Residence:

95-B, Pratap Nagar, Krishna Nagar,
Kanpur Road, Lucknow

Mobile: 9415787839, 7905437990

Ref. No. /2025

Date: 22.09.2025.

To,

Technical Adviser,
UP Real Estate,
Regulatory Authority,
Lucknow.

Subject: Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon Gata No. 843/0.2070 hec. Situated at village Kasimpur Biruha, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present, available and readable in the officer of sub- Registrar Mohanlalganj, 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.

Specifice Numbers & Address of Propety:

The Property proposed to be mortgage is the Gata No. 843/0.2070 Hec. Situated at Village- Kasimpur Biruha, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow is an agriculture property, bounded as under-

East : Khet Radhey Shyam .
West : Khet Prabhu Dayal.
North : Khet Ram Singh.
South : Khet Ram Sewak.

R.D. Awasthi
Adv

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 Agricultural.

3. **The Owner is Partner/Director/Trusty who is Developing the Property 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-

M/s Anglo Developers Pvt. Ltd. through its authorized signatory Mr. Rajendra Kumar Jain son of Late H.C. Jain resident of 2A/84, Azad Nagar, Kanpur U.P. having its registered office at 93, Eldico Greens, Gomti Nagar, Lucknow Who is referred to as the present owner and is 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 involve.

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. Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.

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. Shri Ram Yadav son of Late Kashi Ram resident of Village Shah Khara, Mazra- Sarsawan, Arjunganj, Lucknow. and he transferred above property to **M/s Anglo Developers Pvt. Ltd.** through its authorized signatory Mr. Rajendra Kumar Jain through registered sale deed dated 07.03.2013 duly registered in the office of Sub Registrar

Rajendra Kumar Jain
Adu

Mohanlalganj, Lucknow at Book no. 1, jild no. 3653, on pages 19 to 34, at serial no. 2981, dated 07.03.2013. (Certified Copy Enclosed)

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, reflecting in revenue record (Khitouni Enclosed).

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 Pursued:

1. Certified Copy of Sale Deed dated 07.03.2013.
2. Search inspection of Period 12 years report.
3. Copy of Approved Map.

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

Ans. Yes, Sub Registrar office, Mohanlalganj, Lucknow.

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 office, Mohanlalganj, Lucknow for the period of 12 year whose Inspection receipt No. 2025232047286 dated 09.09.2025 & Non-Encumbrances Application No. 2202523204002 dated 09.09.2025 Certificate No.22025232003985 dated 22.09.2025 which is from 09.09.2013 to 09-09-2025 in respect of the aforesaid property is enclosed.

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

Awasthi
Adv

Ans. I have perused 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 M/s Anglo Developers Pvt. Ltd. through its authorized signatory Mr. Rajendra Kumar Jain have valid and marketable title over the captioned Property and M/s Anglo Developers Pvt. Ltd. are the absolute owner of the said property. The said property is free from all shorts of encumbrances on the basis of the inspection of available, visible and readable records in the office of Sub Registrar, Mohanlalganj, Lucknow.

15. Whether any additional formalities to be completed if yes, state specially in case of flat(s)/ Property (ies) if yes , State Specially in case of Letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

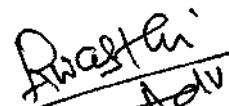
Ans. The said property is free from all shorts of encumbrances, charges , mortgages, liens or litigation, attachment or execution before in any court of law.

16. Comments on Enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016.

Ans. That the Lucknow Development Authority Lucknow has approved its map and the said society/Colony is well approved from LDA a s such SARFAESI Act, 2002 and RERA Act, 2016 is fully applicable. The Lucknow Development Authority Lucknow has issued sanctioned letter vide file no. LDA /BP/22-23/3471 dated 12.06.2024 vide permit no. group housing/11576/LDA/BP/22-23/3471/26032024 and the said permit to contains many Gata / Aarazi numbers including the gata no. 267 of the Village- Kabirpur, Pargana and Tehsil- Mohanlalganj, Lucknow.

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

Place: Lucknow
Dated: 22.09.2025


(R.D. AWASTHI)
Advocate 22/8/25

6

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: मोहनलालगं लखनऊ

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202523204002
आवेदक का नाम	राजेन्द्र कुमार जैन
आवेदक का पता	कानपुर
आवेदन तिथि	09-09-2025
भुगतान तिथि	09-09-2025
चालान संख्या	NIB250770559
मोबाइल	7905437990
धनराशि रु०	100 /-

कार्यालय उप निबंधक मोहनलालगंज मोहनलालगंज जनपद लखनऊ

आवेदन संख्या :2202523204002

प्रमाण संख्या :22025232003985

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

श्री- राजेन्द्र कुमार जैन पुत्र- एच०सी० जैन तहसील मोहनलालगंज जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुदित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - कासिमपुर बिरुहा, वार्ड/परगना- मोहनलालगंज, कृषि- एग्लो डेवलपर्स प्रा०लि० द्वारा हस्ताक्षरी राजेन्द्र कुमार जैन , भूमि क्षेत्रफल 0.2070 हे० खसरा सं०-843 स्थित कासिमपुर बिरुहा , तह०मोहनलालगंज, लखनऊ , 843

में एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 09/09/2013 से दिनांक 09/09/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया।

दिनांक :22-09-2025

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

मिलान करने वाले निबन्धन लिपिक : **संजय कुमार गौतम।**

Virendra
Kumar
Verma
उप निबंधक मोहनलालगंज

Digitally signed by
Virendra Kumar
Verma
Date: 2025.09.22
13:51:56 +05'30'

लखनऊ

R.D. Awasthi

Advocate

Residence:

95-B, Pratap Nagar, Krishna Nagar,
Kanpur Road, Lucknow

Mobile: 9415787839, 7905437990

Ref. No.

/2025

Date: 19.09.2025

To,

Technical Adviser,
UP Real Estate,
Regulatory Authority,
Lucknow.

Subject: Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon Gata No. 843/0.1653 hec., out of total area 0.6200 hec. Situated at Village- Kasimpur Biruha, Sultampur Road, Tehsil- Mohanlalganj, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present, available and readable in the officer of sub- Registrar Mohanlalganj, 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 Propety:

The Property proposed to be mortgage is the Gata No. 843/0.1653 hec., out of total area 0.6200 hec., Situated at Village- Kasimpur Biruha, Sultampur Road, Tehsil- Mohanlalganj, District- Lucknow is an agriculture property, bounded as under-

East :- Khasra no. 844 of M/s Anglo Developers Pvt. Ltd.,
West:- Part of Khasra no. 843, M/s Anglo Developers Pvt. Ltd
North:- Khasra no. 837, M/s Anglo Developers Pvt. Ltd.
South:- Khasra no. 842.

Awasthi
A.W.

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 Agricultural.

3. **The Owner is Partner/Director/Trusty who is Developing the Property 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-

1. Vyas Verma son of T.P. Verma resident of 5 Srajan Vihar, Vipul Khand, Gomti Nagar, Lucknow.
2. Swatantra Vijay Singh son of Siddhiman Singh resident of house no. N-535, Sector- N, Aashiyana, LDA Colony, Kanpur Road, Lucknow. Who are referred to as the present owner and are 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 involve.

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. Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.

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. Ram Singh son of Late Mahadev resident of Village-Kasimpur Biruha, Pargana And Tehsil- Mohanlalganj, District- Lucknow and others and they have transferred their share i.e., 0.1653 hec. out of total area 0.6200 hec. of the above mentioned property to Vyas Verma and Swatantra Vijay Singh through registered sale deed dated 08.01.2021 duly

A. Verma
A-24

registered in the office of Sub Registrar Mohanlalganj, Lucknow at Book no. 1, jild no. 12458, on pages 373 to 394, at serial no. 554, dated 08.01.2021. (Certified Copy Enclosed)

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, reflecting in revenue record (Khitouni Enclosed).

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 Sale Deed dated 08.01.2021.
2. Search inspection of Period 12 years report.
3. Copy of Approved Map.

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

Ans. Yes, Sub Registrar office, Mohanlalganj, Lucknow.

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 office, Mohanlalganj, Lucknow for the period of 12 year whose Inspection receipt No. 2025232047285 dated 09.09.2025 & Non-Encumbrances Application No. 2202523204001 dated 09.09.2025 Certificate No.-22025232003928 dated 19.09.2025, which is from 09.09.2013 to 09-09-2025 in respect of the aforesaid property is enclosed.

Rakesh Kumar
Adv

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

Ans. I have perused 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 Vyas Verma and Swatantra Vijay Singh have valid and marketable title over the captioned Property and Vyas Verma and Swatantra Vijay Singh are the absolute owner of the said property. The said property is free from all shorts of encumbrances on the basis of the inspection of available, visible and readable records in the office of Sub Registrar, Mohanlalganj, Lucknow.

15. Whether any additional formalities to be completed if yes, state specially in case of flat(s)/ Property (ies) if yes , State Specially in case of Letter, possession letter, share certificate, affidavit, power of attorney etc. is required:


Ans. The said property is free from all shorts of encumbrances, charges , mortgages, liens or litigation, attachment or execution before in any court of law.

16. Comments on Enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016.

Ans. That the Lucknow Development Authority Lucknow has approved its map and the said society/Colony is well approved from LDA a s such SARFAESI Act, 2002 and RERA Act, 2016 is fully applicable. The Lucknow Development Authority Lucknow has issued sanctioned letter vide file no. LDA /BP/22-23/3471 dated 12.06.2024 vide permit no. group housing/11576/LDA/BP/22-23/3471/26032024 and the said permit to contains many Gata / Aarazi numbers including the gata no. 267 of the Village- Kabirpur, Pargana and Tehsil- Mohanlalganj, Lucknow.

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

Place: Lucknow
Dated: 19.9.2025


(R.D. AWASTHI) 19.9.2025
Advocate

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: मोहनलालगं लखनऊ

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202523204001
आवेदक का नाम	ध्यास वर्मा
आवेदक का पता	लखनऊ
आवेदन तिथि	09-09-2025
भुगतान तिथि	09-09-2025
चालान संख्या	NIB250770549
मोबाइल	7905437990
धनराशि रु०	100/-

कार्यालय उप निबंधक मोहनलालगंज मोहनलालगंज जनपद लखनऊ

आवेदन संख्या :2202523204001

प्रमाण संख्या :22025232003928

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

श्री- व्यास वर्मा पुत्र- टी०पी० वर्मा 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/गोहल्ला - कासिमपुर बिरुहा, वार्ड/परगना- मोहनलालगंज, कृषि- व्यास वर्मा पुत्र टी०पी० वर्मा एवं स्वतंत्र विजय सिंह पुत्र सिद्धीमान सिंह निवासीगण लखनऊ, भूमि क्षेत्रफल 0.6200 हे० में से 0.1653 हे० खसरा सं०-843 कासिमपुर बिरुहा, तह० मोहनलालगंज, लखनऊ, 843

मैं एतद्वारा प्रमाणित करता हूँ कि ईडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 09/09/2013 से दिनांक 09/09/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया।

दिनांक :19-09-2025

- 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।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 - इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
 - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
 - 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: वीरेन्द्र कुमार वर्मा।

गोपनीय करने वाले निबन्धन लिपिक: संजय कुमार गौतम।

Virendra Kumar Verma
Digitally signed by Virendra Kumar Verma
Date: 2025.09.19 15:09:24 +05'30'
उप निबंधक मोहनलालगंज
लखनऊ

R.D. Awasthi

:

Residence:

Advocate

**95-B, Pratap Nagar, Krishna Nagar,
Kanpur Road, Lucknow**

Mobile: 9415787839, 7905437990

Ref. No.

/2025

Date: 19.09.2025

To,

Technical Adviser,

UP Real Estate,

Regulatory Authority,

Lucknow.

Subject: Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon Gata No. 834/0.1534 hec. out of Total area 1.2820 Hec. Situated at Village- Kasimpur Biruha, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present, available and readable in the officer of sub- Registrar Mohanlalganj, 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.

Specifice Numbers & Address of Propety:

The Property proposed to be mortgage is the Gata No. 834/0.1534 Hec. out of total area 1.2820 Hec. Situated at Village- Kasimpur Biruha, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow is an agriculture property, bounded as under-

East : Remaining property of seller part of Khasra no. 834
West : Khasra no. 837
North : Remaining property of seller part of Khasra no. 834
South : Khasra no. 838

R.D. Awasthi
A.D.W.

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 Agricultural.

3. **The Owner is Partner/Director/Trusty who is Developing the Property 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 document M/s Anglo Developers Pvt. Ltd. through its authorised signatory Mr. Vyas Verma S/o T.P. Verma who is referred to as the present owner and is 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 involve.

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. Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.

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. Ahmad Kamal Khan son of Nasar Jaleel Khan resident of 401, Saffire Homes, 2 Fawn Brake Avenue, Sarojini Naidu Marg, Lucknow transferred 0.1534 hec. out of total area 1.2820 hec. to M/s Anglo Developers Pvt. Ltd. through its authorised signatory Mr. Vyas Verma S/o T.P. Verma through registered sale deed dated 15.12.2014 duly registered in the office of Sub Registrar Mohanlalganj, Lucknow at Book no. 1, jild no. 5233, on pages 39 to 56, at serial no. 21056, dated 15.12.2014. (Certified Copy Enclosed)

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.

Answered
Adv

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

Ans. Yes, reflecting in revenue record (Khitouni Enclosed).

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 Sale Deed dated 15.12.2014.
2. Search inspection of Period 12 years report.
3. Copy of Approved Map.

11. Whether the Advocate has personally visited the records.

Ans. Yes, Sub Registrar office, Mohanlalganj, Lucknow.

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 office, Mohanlalganj, Lucknow for the period of 12 year whose Inspection receipt No. 2025232047284 dated 09.09.2025 & Non-Encumbrances Application No. 2202523204000 dated 09.09.2025 Certificate No.-22025232003927 dated 19.09.2025 which is from 09.09.2013 to 09-09-2025 in respect of the aforesaid property is enclosed.

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

Ans. I have perused 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 M/s Anglo Developers Pvt. Ltd. through its authorised signatory Mr. Vyas Verma S/o T.P. Verma have valid and marketable title over the captioned Property and the said firm is the absolute owner of the said property. The said property is free from all shorts of encumbrances on the basis of the inspection of available, visible and readable records in the office of Sub Registrar, Mohanlalganj, Lucknow.

D. Awasthi
Adv

401, Saffire Homes, 2 Fawn Brake Avenue, Sarojini Naidu Marg, Lucknow is the absolute owner of the said property. The said property is free from all shorts of encumbrances on the basis of the inspection of available, visible and readable records in the office of Sub Registrar, Mohanlalganj, Lucknow.

15. Whether any additional formalities to be completed if yes, state specially in case of flat(s)/ Property (ies) if yes , State Specially in case of Letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

Ans. The said property is free from all shorts of encumbrances, charges , mortgages, liens or litigation, attachment or execution before in any court of law.

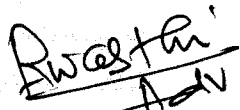
16. Comments on Enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016.

Ans. That the Lucknow Development Authority Lucknow has approved its map and the said society/Colony is well approved from LDA a s such SARFAESI Act, 2002 and RERA Act, 2016 is fully applicable. The Lucknow Development Authority Lucknow has issued sanctioned letter vide file no. LDA /BP/22-23/3471 dated 12.06.2024 vide permit no. group housing/11576/LDA/BP/22-23/3471/26032024 and the said permit to contains many Gata / Aarazi numbers including the gata no. 834 of the Village- Kabirpur, Pargana and Tehsil- Mohanlalganj, Lucknow.

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

Place: Lucknow

Dated: 19.9.2025


Adv
(R.D. AWASTHI) 19.9.2025

Advocate

R.D. Awasthi

:

Advocate

Residence:

**95-B, Pratap Nagar, Krishna Nagar,
Kanpur Road, Lucknow**

Mobile: 9415787839, 7905437990

Ref. No. /2025

Date: 06.10.2025

To,

**Technical Adviser,
UP Real Estate,
Regulatory Authority,
Lucknow.**

Subject: Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon Gata No. 838/0.1431 hec. out of total area 0.234 hec. Situated at Village-Kasimpur Biruha, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present, available and readable in the officer of sub- Registrar Mohanlalganj, 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.

Specifice Numbers & Address of Propety:

The Property proposed to be mortgage is the Gata No. 838/0.1431 Hec. out of total area 0.234 hec. situated at Village- Kasimpur Biruha, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow is an agriculture property, bounded as under-

**East : Khasra no. 839 ka Bhag.
West : Khasra no. 837 ka Bhag.
North : Khasra no. 834 ka Bhag.
South : Khasra no. 843 ka Bhag.**

R.D. Awasthi
Adv

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 Agricultural.

3. **The Owner is Partner/Director/Trusty who is Developing the Property 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 M/s Anglo Developers Pvt. Ltd. through its authorized signatory Mr. Vyas Verma S/o Mr. T.P. Verma Who is referred to as the present owner and is 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 involve.

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. Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.

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. Mrs. Areeba Khan wife of Ahmed Kamaal Khan resident of 401, Saffire Homes, 2 Fawn Brake Avenue, Sarojini Naidu Marg, Lucknow transferred 0.1431 hec. land out of total area 0.2340 hec. land Situated at Village-Kasimpur Biruha, Pargana And Tehsil-Mohanlalganj, District- Lucknow to M/s Anglo Developers Pvt. Ltd. through its authorized signatory Mr. Vyas Verma S/o Mr. T.P. Verma through registered sale deed dated 15.12.2014 duly registered in the office of Sub Registrar Mohanlalganj, Lucknow at Book no. 1, jild no. 5233, on pages 39 to 56, at serial no. 21056, dated 15.12.2014. (Certified Copy Enclosed)

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.**

Rwethu
Adw

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, reflecting in revenue record (Khitouni Enclosed).

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 Sale Deed dated 15.12.2014.
2. Search inspection of Period 12 years report.
3. Copy of Approved Map.

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

Ans. Yes, Sub Registrar office, Mohanlalganj, Lucknow.

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 office, Mohanlalganj, Lucknow for the period of 12 year whose Inspection receipt No. 2025232051151 dated 29.09.2025 & Non-Encumbrances Application No. 2202523204373 dated 29.09.2025 Certificate No. 22025232004140 dated 30.09.2025 which is from 29.09.2013 to 29-09-2025 in respect of the aforesaid property is enclosed.

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

Ans. I have perused 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 M/s Anglo Developers Pvt. Ltd. through its authorized signatory Mr. Vyas Verma S/o Mr. T.P. Verma have valid and marketable title over the captioned Property. The said property is free from all sorts of encumbrances on the basis of the inspection of available, visible and readable records in the office of Sub Registrar, Mohanlalganj, Lucknow.

A. Verma
A. Verma

15. Whether any additional formalities to be completed if yes, state specially in case of flat(s)/ Property (ies) if yes , State Specially in case of Letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

Ans. The said property is free from all sorts of encumbrances, charges, mortgages, liens or litigation, attachment or execution before in any court of law.

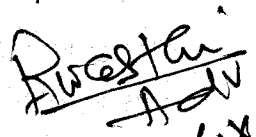
16. Comments on Enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016.

Ans. That the Lucknow Development Authority Lucknow has approved its map and the said society/Colony is well approved from LDA as such SARFAESI Act, 2002 and RERA Act, 2016 is fully applicable. The Lucknow Development Authority Lucknow has issued sanctioned letter vide file no. LDA /BP/22-23/3471 dated 12.06.2024 vide permit no. group housing/11576/LDA/BP/22-23/3471/26032024 and the said permit to contains many Gata / Aarazi numbers including the gata no. 838 of the Village- Kabirpur, Pargana and Tehsil- Mohanlalganj, Lucknow.

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

Place: Lucknow

Dated: 06.10.2025


(R.D. AWASTHI) 06.10.2025

Advocate

कार्यालय उप निबंधक मोहनलालगंज मोहनलालगंज जनपद लखनऊ

आवेदन संख्या :2202523204926

प्रमाण संख्या :22025232004605

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

श्री- व्यास वर्मा पुत्र- श्री टी पी वर्मा 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 - कासिमपुर बिरूहा, वार्ड/परगना- मोहनलालगंज, आवासीय- एंग्लो डेवलपर्स प्राइवेट लिमिटेड द्वारा अधिकृत हस्ताक्षरी श्री व्यास वर्मा पुत्र श्री टी पी वर्मा , भूमि खसरा सं०-834 रकबा 1.282हे० मे से 0.1534हे० व खसरा सं०-838 रकबा 0.234हे० मे से 0.1431हे० चौहद्दी पू०-खसरा सं०-834 का शेष भाग प०-खसरा सं०-837 उ०-खसरा सं०-834 का शेष भाग व खसरा सं०-835 का भाग द०-खसरा सं०-838 ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 13/11/2013 से दिनांक 13/11/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :15-11-2025

- 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।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
- इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
- यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
- 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **वीरेन्द्र कुमार वर्मा।**

मिलान करने वाले निबन्धन लिपिक: **संजय कुमार गौतम।**

Virendra
Kumar
Verma
उप निबंधक मोहनलालगंज
लखनऊ

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