

FROM THE OFFICE OF AMIT TANDON ADVOCATE

Court: Chamber No.17, Bara Vakalatkhana
Opp. Kutchery Post Office, Bareilly
Gmail:advtandon1990@gmail.com
Ref No.1/2025

Resi: 51, Veer Sawerker Nagar
Delapeer Bareilly
MOB – 9412603791, 8979543630
Date: 08.08.2025

Dear Sir,

TO WHOM IT MAY CONCERN

Sub: Title Opinion Report certifying non encumbrance of the Property Arazi Part of Khasra No.109 measuring 0.2538 Hect located at Etaua Beniram Teh & Distt. Bareilly belongs to Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly through Sale Deed dated 08.11.2023, 16425.

I refer to your letter No.....dated.....requesting me to furnish non encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted / proposed to be granted to **Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly.**

1. Description and Area of the property proposed to be mortgaged: - **Property Arazi Part of Khasra No.109 measuring 0.2538 Hect located at Etaua Beniram Teh & Distt. Bareilly**

BOUNDARIES

EAST : Remaining Khet of Sellers
NORTH : Sarak Link Marg

WEST : Khet of Jagdish Pd
SOUTH : Khet of Lala

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial): - **Residential Property.**

3. Name of the Mortgagor / Owner and status in the Account i.e. **borrower** or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee :- **Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly.**

4. Whether any minor, lunatic or un-discharged in solvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken: - **No & Mortgagors have sufficient capacity to contract.**

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: - **Freehold.**

6. Source of Property i.e. self acquired or Ancestral: - **Self acquired**

7. Whether the Mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed: - **Mortgagor is absolute owner having transferable rights.**

8. Whether the Mortgagor is in exclusive possession of the property: - **Mortgagor - Owner is said to be in exclusive possession of the property to be mortgaged.**

9. Whether the Property is mutated in municipal / revenue records and Mortgagor's name is reflecting and if not, the reason thereof:-**Yes.**

10. Whether any restriction for creation of Mortgage is imposed under Central / State / Local Laws: - **No**

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available:- **Yes available with the owner.**

12. Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records. **Yes**

13. Whether the Search is being made for the period of 30 years:- **Index of Book Land Registers in the Office of Sub-Registrar, Bareilly (U.P.) were inspected vis-a-vis the aforesaid property (Paragraph Number 1). Registers available from the year 1994 to 2024 were inspected.**

Inspection was done for the period 1994 to 2025. And No encumbrance was found on the aforesaid property (Paragraph Number 1) (As Per Available Records).



Amit Tandon Advocate

Enrol No. 5030/1995
Ch.No. 176, Bara Vakalatkhana
Opp. Kutchery Post Office, Bareilly
Mob. No. 9412603791, 8979543630

*Amit Tandon
Advocate*

14. Details of documents examined / scrutinized:-

1. Certified Copy of Form 41 & 45 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
2. Certified Copy of Khatauni Fasli 1415-1420 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
3. Computer Copy of Khatauni Fasli 1421-1426 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
4. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
5. Certified Copy of Sale Deed dated 08.11.2023, Book No.I, Zild No.14700, Page No.45-70, S.No.16425
6. Copy of Sanction Letter with Map of B.D.A. bearing No.BDA/LD/24-25/0248 dated 15.07.2025 for Housing Project valid up to 14.07.2030

15. Tracing of Chain of title of the property in question: Property Arazi Part of Khasra No.109 measuring 0.2538 Hect located at Etaua Beniram Teh & Distt. Bareilly belongs to Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly through Sale Deed dated 08.11.2023, 16425.

Firstly the above noted property of Khasra No.85M, 86M, 87M, 88M, 91M measuring 1.2310 Hect & New Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly was belonged to Krishna Kumar S/O Bhazan Lal according Form 41 & 45 of Gram Etaua Beniram Bareilly and ownership is continue since 1395 Fasli means more than thirty years back.

According to Khatauni Fasli 1415-1420 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly the above noted property is mutated in the names of legal heirs of Krishana Kumar - Sompal & Bhanu Pratap & Hemant Kumar & Devendra Singh Sons of Krishana Kumar having equal share in the Khatauni and continue to Khatauni Fasli 1421-1426, 1427-1432.

Sompal & Bhanu Pratap & Hemant Kumar Kumar are having three fourth share - 0.92325 Hect in the above noted property, have executed Sale Deed of property measuring 0.2528 Hect of Gram Etaua Beniram Bareilly in favour of Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly Sale Deed vide registered on 08.11.2023, Book No.I, Zild No.14700, Page No.45-70, S.No.16425.

Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly has approved the Lay-out Plan of properties of Khasra No.109, 112, 113 measuring 11679.46 Sq mtrs located at Etaua Beniram Teh & Distt. Bareilly consisting total number of units are fifty one.

Now Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly is the absolute owner of above noted property and the above noted property can be mortgaged with the Bank after taking clearance from Urban Ceiling Department and ocular observation of land and CERSAI report & the chain of title is complete and property is marketable.

The property in question is enforceable under SARFAESI ACT 2002.

16. Whether there is any doubt / suspicion about the genuineness of the original documents. The original sale deed executed and registered mentioned above in favour of mortgagor/s was perused through certified copies and scrutinized by me. I have no doubt/suspicion regarding the genuineness or existence of this deed & rest deeds and documents are certified copy /photocopy studied and scrutinized. The contents of the Sale Deed as described were compared with the records in the Office of Sub Registrar, Bareilly (U.P.) and the same were found to be identical.

17. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable .Yes

The chain of title is clear & complete. Mortgagors have clear, full, legal, valid, unobstructed and indisputable marketable title and transferable rights vis-a-vis the aforesaid property



Anil Gandon Advocate
Phone No. 9301995
Office: 11/11, Subhara
Bazar, Bareilly
Mobile: 9896191000

Anil Gandon
Anand

Paragraph Number 1). The property under search is free from all charges; encumbrances etc. and bear no lien.

Mortgagor can secure a loan / debt as BORROWER/GURANTOR from bank by mortgaging the aforesaid property (Paragraph Number 1) in favour of the bank through equitable mortgage; by depositing the original sale deed/documents (As described in Paragraph Number 18 of this report), with the bank.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

1. Certified Copy of Form 41 & 45 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
2. Certified Copy of Khatauni Fasli 1415-1420 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
3. Computer Copy of Khatauni Fasli 1421-1426 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
4. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
5. Certified Copy of Sale Deed dated 08.11.2023, Book No.I, Zild No.14700, Page No.45-70, S.No.16425
6. Copy of Sanction Letter with Map of B.D.A. bearing No.BDA/LD/24-25/0248 dated 15.07.2025 for Housing Project valid up to 14.07.2030
7. Original Clearance Letter from Urban Ceiling Department regarding above noted land.
8. Search Receipt for 1994-2025

19. Whether any additional formalities to be completed by the proposed mortgagor. No.

(a) Mortgagor must deposit and sign an Undertaking / Affidavit. The draft of Undertaking / Affidavit is enclosed herewith. **N/A**

(b) Mortgagor must deposit the requisite stamp duty. **N/A**

Date: 08.08.2025

Amit Tandon
Amit Tandon

(AMIT TANDON ADVOCATE)



Amit Tandon Advocate
Enrol. No. -5930/1995
Cn.No. 17 Bara Wakalatkhana
Opp. Kuchery Post Office, Bareilly
Ph. No. 9419602791, 8079433630



Amit Tandon Advocate
Enrol. No. -5930/1995
Cn.No. 17 Bara Wakalatkhana
Opp. Kuchery Post Office, Bareilly
Ph. No. 9419602791, 8079433630

FROM THE OFFICE OF AMIT TANDON ADVOCATE

Court: Chamber No.17, Bara Vakalatkhana
Opp. Kutchery Post Office, Bareilly
Gmail:advtandon1990@gmail.com
Ref No.3/2025

Resi: 51, Veer Sawerker Nagar
Delapeer Bareilly
MOB – 9412603791, 8979543630
Date: 08.08.2025

Dear Sir,

TO WHOM IT MAY CONCERN

Sub: Title Opinion Report certifying non encumbrance of the Property Arazi Part of Khasra No.109 measuring 0.0696 Hect located at Etaua Beniram Teh & Distt. Bareilly belongs to Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly through Sale Deed dated 14.11.2024, 17860.

I refer to your letter No.....dated.....requesting me to furnish non encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted / proposed to be granted to **Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly.**

1. Description and Area of the property proposed to be mortgaged: - **Property Arazi Part of Khasra No.109 measuring 0.0696 Hect located at Etaua Beniram Teh & Distt. Bareilly**

BOUNDARIES

EAST : Part of Remaining Khet No.109
WEST : Khet of Buyer
NORTH : Sarak Link Marg
SOUTH : Khet of Buyer

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial): - **Residential Property.**

3. Name of the Mortgagor / Owner and status in the Account i.e. **borrower** or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee :- **Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly.**

4. Whether any minor, lunatic or un-discharged in solvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken: - **No & Mortgagors have sufficient capacity to contract.**

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: - **Freehold.**

6. Source of Property i.e. self acquired or Ancestral: - **Self acquired**

7. Whether the Mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed: - **Mortgagor is absolute owner having transferable rights.**

8. Whether the Mortgagor is in exclusive possession of the property: - **Mortgagor - Owner is said to be in exclusive possession of the property to be mortgaged.**

9. Whether the Property is mutated in municipal / revenue records and Mortgagor's name is reflecting and if not, the reason thereof:-**Yes.**

10. Whether any restriction for creation of Mortgage is imposed under Central / State / Local Laws: - **No**

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available:- **Yes available with the owner.**

12. Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records. **Yes**

13. Whether the Search is being made for the period of 30 years:- **Index of Book Land Registers in the Office of Sub-Registrar , Bareilly (U.P.) were inspected vis-a-vis the aforesaid property (Paragraph Number 1). Registers available from the year 1994 to 2024 were inspected.**

Inspection was done for the period 1994 to 2025. And No encumbrance was found on the aforesaid property (Paragraph Number 1) (As Per Available Records).



Chamber No.17, Bara Vakalatkhana
Opp. Kutchery Post Office, Bareilly
Mob. No. 9412603791, 8979543630

Amit Tandon
Barrister

14. Details of documents examined / scrutinized:-

1. Certified Copy of Form 41 & 45 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
2. Certified Copy of Khatauni Fasli 1415-1420 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
3. Computer Copy of Khatauni Fasli 1421-1426 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
4. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
5. Certified Copy of Sale Deed dated 14.11.2024, Book No.I, Zild No.15938, Page No.387-412, S.No.17860
6. Copy of Sanction Letter with Map of B.D.A. bearing No.BDA/LD/24-25/0248 dated 15.07.2025 for Housing Project valid up to 14.07.2030

15. Tracing of Chain of title of the property in question: Property Arazi Part of Khasra No.109 measuring 0.2538 Hect located at Etaua Beniram Teh & Distt. Bareilly belongs to Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly through Sale Deed dated 14.11.2024, 17860.

Firstly the above noted property of Khasra No.85M, 86M, 87M, 88M, 91M measuring 1.2310 Hect & New Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly was belonged to Krishna Kumar S/O Bhazan Lal according Form 41 & 45 of Gram Etaua Beniram Bareilly and ownership is continue since 1395 Fasli means more than thirty years back.

According to Khatauni Fasli 1415-1420 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly the above noted property is mutated in the names of legal heirs of Krishana Kumar - Sompal & Bhanu Pratap & Hemant Kumar & Devendra Singh Sons of Krishana Kumar having equal share in the Khatauni and continue to Khatauni Fasli 1421-1426, 1427-1432.

Bhanu Pratap S/O Krishana Kumar is having one by fourth share -0.30775 hect out of total Arazi measuring 1.2310 Hect in the above noted property, has executed Sale Deed of property measuring 0.0696 Hect of Gram Etaua Beniram Bareilly in favour of Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly Sale Deed vide registered on 14.11.2024, Book No.I, Zild No.15938, Page No.387-412, S.No.17860.

Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly has approved the Lay-out Plan of properties of Khasra No.109, 112, 113 measuring 11679.46 Sq mtrs located at Etaua Beniram Teh & Distt. Bareilly consisting total number of units are fifty one.

Now Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly is the absolute owner of above noted property and the above noted property can be mortgaged with the Bank after taking clearance from Urban Ceiling Department and ocular observation of land and CERSAI report & the chain of title is complete and property is marketable.

The property in question is enforceable under SARFAESI ACT 2002.

16. Whether there is any doubt / suspicion about the genuineness of the original documents. The original sale deed executed and registered mentioned above in favour of mortgagor/s was perused through certified copies and scrutinized by me. I have no doubt/suspicion regarding the genuineness or existence of this deed & rest deeds and documents are certified copy /photocopy studied and scrutinized. The contents of the Sale Deed as described were compared with the records in the Office of Sub Registrar, Bareilly (U.P.) and the same were found to be identical.

17. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable .Yes

The chain of title is clear & complete. Mortgagors have clear, full, legal, valid, unobstructed and indisputable marketable title and transferable rights vis-a-vis the aforesaid property

(Paragraph Number 1). The property under search is free from all charges; encumbrances etc. and bear no lien.



Registrar,
Bareilly
Distt. Bareilly
U.P.

Amul Dand
Bareilly

Mortgagor can secure a loan / debt as BORROWER/GURANTOR from bank by mortgaging the aforesaid property (Paragraph Number 1) in favour of the bank through equitable mortgage; by depositing the original sale deed/documents (As described in Paragraph Number 18 of this report), with the bank.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

1. Certified Copy of Form 41 & 45 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
2. Certified Copy of Khatauni Fasli 1415-1420 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
3. Computer Copy of Khatauni Fasli 1421-1426 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
4. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
5. Certified Copy of Sale Deed dated 14.11.2024, Book No.I, Zild No.15938, Page No.387-412, S.No.17860.
6. Copy of Sanction Letter with Map of B.D.A. bearing No.BDA/LD/24-25/0248 dated 15.07.2025 for Housing Project valid up to 14.07.2030
7. Original Clearance Letter from Urban Ceiling Department regarding above noted land.
8. Search Receipt for 1994-2025

19. Whether any additional formalities to be completed by the proposed mortgagor. No.

(a) Mortgagor must deposit and sign an Undertaking / Affidavit. The draft of Undertaking / Affidavit is enclosed herewith. **N/A**

(b) Mortgagor must deposit the requisite stamp duty. **N/A**

Date: 08.08.2025

*Amit Tandon
Advocate*

(AMIT TANDON ADVOCATE)



Amit Tandon Advocate
Enrol. No. -5930/1995
Ch.No. 17 Bara Vakilasthana
Opp. Kuchery Post Office, Bareilly
Mob. No. 9412603791, 8379543630

FROM THE OFFICE OF AMIT TANDON ADVOCATE

Court: Chamber No.17, Bara Vakalatkhana
Opp. Kutchery Post Office, Bareilly

Gmail:advtandon1990@gmail.com

Ref No.5/2025

Resi: 51, Veer Sawerker Nagar
Delapeer Bareilly

MOB – 9412603791, 8979543630

Date: 08.08.2025

TO WHOM IT MAY CONCERN

Dear Sir,

Sub: Title Opinion Report certifying non encumbrance of the Property Arazi Part of Khasra No.112-113 measuring 0.3653 Hect located at Etaua Beniram Teh & Distt. Bareilly belongs to Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly through Sale Deed dated 24.01.2024, 1266.

I refer to your letter No.....dated.....requesting me to furnish non encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted / proposed to be granted to **Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly.**

1. Description and Area of the property proposed to be mortgaged: - **Property Arazi Part of Khasra No.112-113 measuring 0.3653 Hect located at Etaua Beniram Teh & Distt. Bareilly**

BOUNDARIES

EAST : Khet of Chotey Lal alias Tek Charan
NORTH : Nali

WEST : Khet of Om Prakash
SOUTH : Chak Marg

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial): - **Residential Property.**

3. Name of the Mortgagor / Owner and status in the Account i.e. **borrower** or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee :- **Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly.**

4. Whether any minor, lunatic or un-discharged in solver is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken: - **No & Mortgagors have sufficient capacity to contract.**

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: - **Freehold.**

6. Source of Property i.e. self acquired or Ancestral: - **Self acquired**

7. Whether the Mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed: - **Mortgagor is absolute owner having transferable rights.**

8. Whether the Mortgagor is in exclusive possession of the property: - **Mortgagor - Owner is said to be in exclusive possession of the property to be mortgaged.**

9. Whether the Property is mutated in municipal / revenue records and Mortgagor's name is reflecting and if not, the reason thereof:-**Yes.**

10. Whether any restriction for creation of Mortgage is imposed under Central / State / Local Laws: - **No**

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available:- **Yes available with the owner.**

12. Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records. **Yes**

13. Whether the Search is being made for the period of 30 years:- **Index of Book Land Registers in the Office of Sub-Registrar , Bareilly (U.P.) were inspected vis-a-vis the aforesaid property (Paragraph Number 1). Registers available from the year 1994 to 2024 were inspected.**

Inspection was done for the period 1994 to 2025. And No encumbrance was found on the aforesaid property (Paragraph Number 1) (As Per Available Records).



Amit Tandon Advocate
Encl. No. - 4990/1995
Ch.No. 17 Bara Vakalatkhana
Opp. Kutchery Post Office, Bareilly
Mob. No. 9412603791, 8979543630

Amit Tandon
Advocate

4. Details of documents examined / scrutinized:-

1. Certified Copy of Form 41 & 45 of Khasra No.112 & 113 of Gram Etaua Beniram Teh & Distt. Bareilly.
2. Certified Copy of Khatauni Fasli 1399-1404 of Khasra No.112 of Gram Etaua Beniram Teh & Distt. Bareilly.
3. Certified Copy of Khatauni Fasli 1399-1404 of Khasra No.113 of Gram Etaua Beniram Teh & Distt. Bareilly
4. Certified Copy of Khatauni Fasli 1411-1420 of Khasra No.112 & 113 of Gram Etaua Beniram Teh & Distt. Bareilly
5. Computer Copy of Khatauni Fasli 1421-1426 of Khasra No.112 & 113 of Gram Etaua Beniram Teh & Distt. Bareilly.
6. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.112 of Gram Etaua Beniram Teh & Distt. Bareilly.
7. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.113 of Gram Etaua Beniram Teh & Distt. Bareilly.
8. Certified Copy of Sale Deed dated 07.10.2020, Book No.I, Zild No.11976, Page No.277-322, S.No.9148.
9. Certified Copy of Sale Deed dated 24.01.2024, Book No.I, Zild No.14874, Page No.285-312, S.No.1266.
10. Copy of Sanction Letter with Map of B.D.A. bearing No.BDA/LD/24-25/0248 dated 15.07.2025 for Housing Project valid up to 14.07.2030
15. Tracing of Chain of title of the property in question: Property Arazi Part of Khasra No.112-113 measuring 0.3653 Hect located at Etaua Beniram Teh & Distt. Bareilly belongs to Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly through Sale Deed dated 24.01.2024, 1266.

Firstly the above noted property of Khasra No.78M, 79, 80M, 81M, 88M, 89M, 90M, 91M measuring 1.0410 Hect & New Khasra No.112 of Gram Etaua Beniram Teh & Distt. Bareilly was belonged to Jwala Pd S/O Mool Chand according Form 41 & 45 of Gram Etaua Beniram Bareilly and ownership is continue since 1395 Fasli means more than thirty years back & continue to Khatauni Fasli 1399-1404.

Firstly the above noted property of Khasra No.91M measuring 0.0550 Hect & New Khasra No.113 of Gram Etaua Beniram Teh & Distt. Bareilly was belonged to Ganga Pd S/O Mool Chand according Form 41 & 45 of Gram Etaua Beniram Bareilly and ownership is continue since 1395 Fasli means more than thirty years back.

After the demise of Ganga Pd S/O Mool Chand according to Khatauni Fasli 1399-1404 of Khasra No.113 of Gram Etaua Beniram Teh & Distt. Bareilly the above noted property is mutated in the name of legal heir Jwala Pd S/O Mool Chand in the Khatauni Fasli 1399-1404 & endorsement is also made on 25.01.1995.

After the demise of Jwala Pd S/O Mool Chand the names of legal heirs Om Prakash & Tekcharan alias Chotey Lal Sons of Jwala Pd and Smt. Vidhya Devi W/O Ram Deen has been mutated in Khatauni Fasli 1421-1426 & continue to Khatauni Fasli 1427-1432.

Om Prakash & Tekcharan alias Chotey Lal Sons of Jwala Pd and Smt. Vidhya Devi W/O Ram Deen are having the ownership of total property of Khasra No.112 & 113 measuring 1.0960 Hect of Gram Etaua Beniram Teh & Distt. Bareilly.

Smt. Vidhya Devi W/O Ram Deen is having the ownership of one by third part of above noted property Arazi Part of Khasra No.112-113 measuring 0.3653 Hect located at Etaua Beniram Teh & Distt. Bareilly executed Sale Deed in favour of Urmila Devi W/O Rajendra Pd share 1/2 & Arvind Goel & Rakesh Goel Sons of Jagdish Pd Goel & Ankit Goel S/O Shyam Behari Lal Goel share 1/2 in the above noted property Sale Deed vide registered on 07.10.2020, Book No.I, Zild No.11976, Page No.277-322, S.No.9148.

Urmila Devi W/O Rajendra Pd share 1/2 & Arvind Goel & Rakesh Goel Sons of Jagdish Pd Goel & Ankit Goel S/O Shyam Behari Lal Goel share 1/2 in the above noted property Arazi Part of Khasra No.112-113 measuring 0.3653 Hect located at Etaua Beniram Teh & Distt. Bareilly executed Sale Deed in favour of Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly Sale Deed vide registered on 24.01.2024, Book No.I, Zild No.14874, Page No.285-312, S.No.1266.



Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly has approved the Lay-out Plan of properties of (hasra No.109, 112, 113 measuring 11679.46 Sq mtrs located at Etaua Beniram Teh & Distt. Bareilly consisting total number of units are fifty one.

Now Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly is the absolute owner of above noted property and the above noted property can be mortgaged with the Bank after taking clearance from Urban Ceiling Department and ocular observation of land and CERSAI report & the chain of title is complete and property is marketable.

The property in question is enforceable under SARFAESI ACT 2002.

16. Whether there is any doubt / suspicion about the genuineness of the original documents. The original sale deed executed and registered mentioned above in favour of mortgagor/s was perused through certified copies and scrutinized by me. I have no doubt/suspicion regarding the genuineness or existence of this deed & rest deeds and documents are certified copy / photocopy studied and scrutinized. The contents of the Sale Deed as described were compared with the records in the Office of Sub Registrar, Bareilly (U.P.) and the same were found to be identical.

17. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable .Yes

The chain of title is clear & complete. Mortgagors have clear, full, legal, valid, unobstructed and indisputable marketable title and transferable rights vis-a-vis the aforesaid property

(Paragraph Number 1). The property under search is free from all charges; encumbrances etc. and bear no lien.

Mortgagor can secure a loan / debt as BORROWER/GURANTOR from bank by mortgaging the aforesaid property (Paragraph Number 1) in favour of the bank through equitable mortgage; by depositing the original sale deed/documents (As described in Paragraph Number 18 of this report), with the bank.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

1. Certified Copy of Form 41 & 45 of Khasra No.112 & 113 of Gram Etaua Beniram Teh & Distt. Bareilly.
2. Certified Copy of Khatauni Fasli 1399-1404 of Khasra No.112 of Gram Etaua Beniram Teh & Distt. Bareilly.
3. Certified Copy of Khatauni Fasli 1399-1404 of Khasra No.113 of Gram Etaua Beniram Teh & Distt. Bareilly
4. Certified Copy of Khatauni Fasli 1411-1420 of Khasra No.112 & 113 of Gram Etaua Beniram Teh & Distt. Bareilly
5. Computer Copy of Khatauni Fasli 1421-1426 of Khasra No.112 & 113 of Gram Etaua Beniram Teh & Distt. Bareilly.
6. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.112 of Gram Etaua Beniram Teh & Distt. Bareilly.
7. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.113 of Gram Etaua Beniram Teh & Distt. Bareilly.
8. Certified Copy of Sale Deed dated 07.10.2020, Book No.I, Zild No.11976, Page No.277-322, S.No.9148.
9. Certified Copy of Sale Deed dated 24.01.2024, Book No.I, Zild No.14874, Page No.285-312, S.No.1266.
10. Copy of Sanction Letter with Map of B.D.A. bearing No.BDA/LD/24-25/0248 dated 15.07.2025 for Housing Project valid up to 14.07.2030
11. Original Clearance Letter from Urban Ceiling Department regarding above noted land.
12. Search Receipt for 1994-2025

*Amit Tandon
Advocate*



Amit Tandon Advocate
Enrol. No. 2700/1995
Chk. No. 17 Bala Vastu Mandi
Opp. Kachery Post Office, Bareilly
Mob. No. 9112625791, 9895433200



Enrol. No. 2700/1995
Chk. No. 17 Bala Vastu Mandi

. Whether any additional formalities to be completed by the proposed mortgagor. No.

a) Mortgagor must deposit and sign an Undertaking / Affidavit. The draft of Undertaking / Affidavit is enclosed herewith. **N/A**

(b) Mortgagor must deposit the requisite stamp duty. **N/A**

Date: 08.08.2025

*Amit Tandon
Advocate*

(AMIT TANDON ADVOCATE)



Amit Tandon Advocate

Enrol. No. 6930/1995
Ch.No. 17 Bara Vekala Khana
Opp. Kachery Post Office, Barilly
Mob. No. 9412603791, 8879543630

FROM THE OFFICE OF AMIT TANDON ADVOCATE

Court: Chamber No.17, Bara Vakalatkhana
Opp. Kutchery Post Office, Bareilly
Gmail:advtandon1990@gmail.com
Ref No.2/2025

Resi: 51, Veer Sawerker Nagar
Delapeer Bareilly
MOB – 9412603791, 8979543630
Date: 08.08.2025

Dear Sir,

TO WHOM IT MAY CONCERN

Sub: Title Opinion Report certifying non encumbrance of the Property Arazi Part of Khasra No.109 measuring 0.0696 Hect located at Etaua Beniram Teh & Distt. Bareilly belongs to Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly through Sale Deed dated 14.11.2024, 17859.

I refer to your letter No.....dated.....requesting me to furnish non encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted / proposed to be granted to **Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly.**

1. Description and Area of the property proposed to be mortgaged: - **Property Arazi Part of Khasra No.109 measuring 0.0696 Hect located at Etaua Beniram Teh & Distt. Bareilly**

BOUNDARIES

EAST : Part of Remaining Khet No.109 of Sellers & Sompal & Bhanu Pratap
WEST : Part of Khet No.109 purchased by Buyer today
NORTH : Link Marg
SOUTH : Khet of Buyer

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial): - **Residential Property.**

3. Name of the Mortgagor / Owner and status in the Account i.e. **borrower** or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee :- **Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly.**

4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken: - **No & Mortgagors have sufficient capacity to contract.**

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: - **Freehold.**

6. Source of Property i.e. self acquired or Ancestral: - **Self acquired**

7. Whether the Mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed: - **Mortgagor is absolute owner having transferable rights.**

8. Whether the Mortgagor is in exclusive possession of the property: - **Mortgagor - Owner is said to be in exclusive possession of the property to be mortgaged.**

9. Whether the Property is mutated in municipal / revenue records and Mortgagor's name is reflecting and if not, the reason thereof:-**Yes.**

10. Whether any restriction for creation of Mortgage is imposed under Central / State / Local Laws: - **No**

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available:- **Yes available with the owner.**

12. Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records. **Yes**

13. Whether the Search is being made for the period of 30 years:- **Index of Book Land Registers in the Office of Sub-Registrar, Bareilly (U.P.) were inspected vis-a-vis the aforesaid property (Paragraph Number 1). Registers available from the year 1994 to 2024 were inspected.**

Inspection was done for the period 1994 to 2025. And No encumbrance was found on the aforesaid property (Paragraph Number 1) (As Per Available Records).



Office of the Advocate
Opp. Kutchery Post Office, Bareilly
Distt. No. Bareilly, Bareilly

Amit Tandon
Advocate

14. Details of documents examined / scrutinized:-

1. Certified Copy of Form 41 & 45 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
2. Certified Copy of Khatauni Fasli 1415-1420 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
3. Computer Copy of Khatauni Fasli 1421-1426 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
4. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
5. Certified Copy of Sale Deed dated 14.11.2024, Book No.I, Zild No.15938, Page No.359-386, S.No.17859
6. Copy of Sanction Letter with Map of B.D.A. bearing No.BDA/LD/24-25/0248 dated 15.07.2025 for Housing Project valid up to 14.07.2030

15. Tracing of Chain of title of the property in question: Property Arazi Part of Khasra No.109 measuring 0.2538 Hect located at Etaua Beniram Teh & Distt. Bareilly belongs to Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly through Sale Deed dated 14.11.2024, 17859.

Firstly the above noted property of Khasra No.85M, 86M, 87M, 88M, 91M measuring 1.2310 Hect & New Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly was belonged to Krishna Kumar S/O Bhazan Lal according Form 41 & 45 of Gram Etaua Beniram Bareilly and ownership is continue since 1395 Fasli means more than thirty years back.

According to Khatauni Fasli 1415-1420 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly the above noted property is mutated in the names of legal heirs of Krishana Kumar – Sompal & Bhanu Pratap & Hemant Kumar & Devendra Singh Sons of Krishana Kumar having equal share in the Khatauni and continue to Khatauni Fasli 1421-1426, 1427-1432.

Hemant Kumar S/O Krishana Kumar is having one by fourth share -0.30775 hect out of total Arazi measuring 1.2310 Hect in the above noted property, has executed Sale Deed of property measuring 0.0696 Hect of Gram Etaua Beniram Bareilly in favour of Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly Sale Deed vide registered on 14.11.2024, Book No.I, Zild No.15938, Page No.359-386, S.No.17859.

Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly has approved the Lay-out Plan of properties of Khasra No.109, 112, 113 measuring 11679.46 Sq mtrs located at Etaua Beniram Teh & Distt. Bareilly consisting total number of units are fifty one.

Now Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly is the absolute owner of above noted property and the above noted property can be mortgaged with the Bank after taking clearance from Urban Ceiling Department and ocular observation of land and CERSAI report & the chain of title is complete and property is marketable.

The property in question is enforceable under SARFAESI ACT 2002.

16. Whether there is any doubt / suspicion about the genuineness of the original documents. The original sale deed executed and registered mentioned above in favour of mortgagor/s was perused through certified copies and scrutinized by me. I have no doubt/suspicion regarding the genuineness or existence of this deed & rest deeds and documents are certified copy /photocopy studied and scrutinized. The contents of the Sale Deed as described were compared with the records in the Office of Sub Registrar, Bareilly (U.P.) and the same were found to be identical.

17. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable .Yes

The chain of title is clear & complete. Mortgagors have clear, full, legal, valid, unobstructed and indisputable marketable title and transferable rights vis-a-vis the aforesaid property



Amrit Jaiswal Advocate
Office No. 109, Sadar Bazar Cantt. Bareilly
U.P. 221001
Mob. No. 9859012345

Amrit Jaiswal
Bareilly

(Paragraph Number 1). The property under search is free from all charges; encumbrances etc. and bear no lien.

Mortgagor can secure a loan / debt as BORROWER/GURANTOR from bank by mortgaging the aforesaid property (Paragraph Number 1) in favour of the bank through equitable mortgage; by depositing the original sale deed/documents (As described in Paragraph Number 18 of this report), with the bank.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

1. Certified Copy of Form 41 & 45 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
2. Certified Copy of Khatauni Fasli 1415-1420 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
3. Computer Copy of Khatauni Fasli 1421-1426 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
4. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
5. Certified Copy of Sale Deed dated 14.11.2024, Book No.I, Zild No.15938, Page No.359-386, S.No.17859.
6. Copy of Sanction Letter with Map of B.D.A. bearing No.BDA/LD/24-25/0248 dated 15.07.2025 for Housing Project valid up to 14.07.2030
7. Original Clearance Letter from Urban Ceiling Department regarding above noted land.
8. Search Receipt for 1994-2025

19. Whether any additional formalities to be completed by the proposed mortgagor. No.

(a) Mortgagor must deposit and sign an Undertaking / Affidavit. The draft of Undertaking / Affidavit is enclosed herewith. **N/A**

(b) Mortgagor must deposit the requisite stamp duty, **N/A**

Date: 08.08.2025

Amit Tandon
Advocate

(AMIT TANDON ADVOCATE)



Amit Tandon Advocate

Enrol. No. -5930/1995

Ch.No. 17 Bara Vakalatkhana

Opp. Kuchery Post Office, Bareilly

Mob. No. 9412603791, 8979543630

FROM THE OFFICE OF AMIT TANDON ADVOCATE

Court: Chamber No.17, Bara Vakalatkhana
Opp. Kutchery Post Office, Bareilly

Gmail: advtandon1990@gmail.com

Ref No.4/2025

Resi: 51, Veer Sawerker Nagar
Delapeer Bareilly

MOB – 9412603791, 8979543630

Date: 08.08.2025

TO WHOM IT MAY CONCERN

Dear Sir,

Sub: Title Opinion Report certifying non encumbrance of the Property Arazi Part of Khasra No.109 measuring 0.0696 Hect located at Etaua Beniram Teh & Distt. Bareilly belongs to Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly through Sale Deed dated 14.11.2024, 18945.

I refer to your letter No.....dated.....requesting me to furnish non encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted / proposed to be granted to **Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly.**

1. Description and Area of the property proposed to be mortgaged: - **Property Arazi Part of Khasra No.109 measuring 0.0696 Hect located at Etaua Beniram Teh & Distt. Bareilly**

BOUNDARIES

EAST : Part of Remaining Khet No.109 purchased by Buyer today

WEST : Part of Khet No.109 of Buyer

NORTH : Sarak Link Marg

SOUTH : Khet of Buyer

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial): - **Residential Property.**

3. Name of the Mortgagor / Owner and status in the Account i.e. **borrower** or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee :- **Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly.**

4. Whether any minor, lunatic or un-discharged in solvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken: - **No & Mortgagors have sufficient capacity to contract.**

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: - **Freehold.**

6. Source of Property i.e. self acquired or Ancestral: - **Self acquired**

7. Whether the Mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed: - **Mortgagor is absolute owner having transferable rights.**

8. Whether the Mortgagor is in exclusive possession of the property: - **Mortgagor - Owner is said to be in exclusive possession of the property to be mortgaged.**

9. Whether the Property is mutated in municipal / revenue records and Mortgagor's name is reflecting and if not, the reason thereof:-**Yes.**

10. Whether any restriction for creation of Mortgage is imposed under Central / State / Local Laws: - **No**

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available:- **Yes available with the owner.**

12. Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records. **Yes**

13. Whether the Search is being made for the period of 30 years:- **Index of Book Land Registers in the Office of Sub-Registrar , Bareilly (U.P.) were inspected vis-a-vis the aforesaid property (Paragraph Number 1). Registers available from the year 1994 to 2024 were inspected.**

Inspection was done for the period 1994 to, 2025, And No. encumbrance was found on the aforesaid property (Paragraph Number 1) (As Per Available Records).



Ch.No. 17 Bara Vakalatkhana
Opp. Kutchery Post Office, Bareilly
Mob. No. 9412603791, 8979543630

Amit Tandon
Advocate

14. Details of documents examined / scrutinized:-

1. Certified Copy of Form 41 & 45 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
2. Certified Copy of Khatauni Fasli 1415-1420 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
3. Computer Copy of Khatauni Fasli 1421-1426 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
4. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
5. Certified Copy of Sale Deed dated 14.11.2024, Book No.I, Zild No.15618, Page No.331-358, S.No.18945
6. Copy of Sanction Letter with Map of B.D.A. bearing No.BDA/LD/24-25/0248 dated 15.07.2025 for Housing Project valid up to 14.07.2030

15. Tracing of Chain of title of the property in question: Property Arazi Part of Khasra No.109 measuring 0.2538 Hect located at Etaua Beniram Teh & Distt. Bareilly belongs to Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly through Sale Deed dated 14.11.2024, 17860.

Firstly the above noted property of Khasra No.85M, 86M, 87M, 88M, 91M measuring 1.2310 Hect & New Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly was belonged to Krishna Kumar S/O Bhazan Lal according Form 41 & 45 of Gram Etaua Beniram Bareilly and ownership is continue since 1395 Fasli means more than thirty years back.

According to Khatauni Fasli 1415-1420 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly the above noted property is mutated in the names of legal heirs of Krishana Kumar – Sompal & Bhanu Pratap & Hemant Kumar & Devendra Singh Sons of Krishana Kumar having equal share in the Khatauni and continue to Khatauni Fasli 1421-1426, 1427-1432.

Sompal S/O Krishana Kumar is having one by fourth share -0.30775 hect out of total Arazi measuring 1.2310 Hect in the above noted property, has executed Sale Deed of property measuring 0.0696 Hect of Gram Etaua Beniram Bareilly in favour of Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly Sale Deed vide registered on 14.11.2024, Book No.I, Zild No.15618, Page No.331-358, S.No.18945.

Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly has approved the Lay-out Plan of properties of Khasra No.109, 112, 113 measuring 11679.46 Sq mtrs located at Etaua Beniram Teh & Distt. Bareilly consisting total number of units are fifty one.

Now Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly is the absolute owner of above noted property and the above noted property can be mortgaged with the Bank after taking clearance from Urban Ceiling Department and ocular observation of land and CERSAI report & the chain of title is complete and property is marketable.

The property in question is enforceable under SARFAESI ACT 2002.

16. Whether there is any doubt / suspicion about the genuineness of the original documents. The original sale deed executed and registered mentioned above in favour of mortgagor/s was perused through certified copies and scrutinized by me. I have no doubt/suspicion regarding the genuineness or existence of this deed & rest deeds and documents are certified copy /photocopy studied and scrutinized. The contents of the Sale Deed as described were compared with the records in the Office of Sub Registrar, Bareilly (U.P.) and the same were found to be identical.

17. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable .Yes

The chain of title is clear & complete. Mortgagors have clear, full, legal, valid, unobstructed and indisputable marketable title and transferable rights vis-a-vis the aforesaid property

(Paragraph Number 1). The property under search is free from all charges; encumbrances etc. and bear no lien.



Sub Registrar,
Ch. No. 17, Bazar, Bareilly
Distt. Bareilly
Dep. Sub Registrar, Bareilly
Mob. No. 9412603791, 8979543630

Amal Kaur
Amal

Mortgagor can secure a loan / debt as BORROWER/GURANTOR from bank by mortgaging the aforesaid property (Paragraph Number 1) in favour of the bank through equitable mortgage; by depositing the original sale deed/documents (As described in Paragraph Number 18 of this report), with the bank.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

1. Certified Copy of Form 41 & 45 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
2. Certified Copy of Khatauni Fasli 1415-1420 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
3. Computer Copy of Khatauni Fasli 1421-1426 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
4. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.109 of Gram Etaua Beniram Teh & Distt. Bareilly.
5. Certified Copy of Sale Deed dated 14.11.2024, Book No.I, Zild No.15618, Page No.331-358, S.No.18945.
6. Copy of Sanction Letter with Map of B.D.A. bearing No.BDA/LD/24-25/0248 dated 15.07.2025 for Housing Project valid up to 14.07.2030
7. Original Clearance Letter from Urban Ceiling Department regarding above noted land.
8. Search Receipt for 1994-2025

19. Whether any additional formalities to be completed by the proposed mortgagor. No.

(a) Mortgagor must deposit and sign an Undertaking / Affidavit. The draft of Undertaking / Affidavit is enclosed herewith. **N/A**

(b) Mortgagor must deposit the requisite stamp duty. **N/A**

Date: 08.08.2025

Amit Tandon
Advocate

(AMIT TANDON ADVOCATE)



Amit Tandon Advocate
Encl. No. -5070/1995
Ch.No. 17 Bara Vakatekhara
Opp. Railway Post Office, Bareilly
Mob. No. 9412603791, 9779543630

FROM THE OFFICE OF AMIT TANDON ADVOCATE

Court: Chamber No.17, Bara Vakalatkhana
Opp. Kutchery Post Office, Bareilly

Resi: 51, Veer Sawerker Nagar
Delapeer Bareilly

Gmail:advtandon1990@gmail.com

MOB – 9412603791, 8979543630

Ref No.6/2025

Date: 08.08.2025

TO WHOM IT MAY CONCERN

Dear Sir,

Sub: Title Opinion Report certifying non encumbrance of the Property Arazi Part of Khasra No.112-113 measuring 0.3653 Hect located at Etaua Beniram Teh & Distt. Bareilly belongs to Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly through Sale Deed dated 03.02.2024, 1854.

I refer to your letter No.....dated.....requesting me to furnish non encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted / proposed to be granted to **Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly.**

1. Description and Area of the property proposed to be mortgaged: - **Property Arazi Part of Khasra No.112-113 measuring 0.3653 Hect located at Etaua Beniram Teh & Distt. Bareilly**

BOUNDARIES

**EAST : Khet No.114
NORTH : Nali**

**WEST : Khet of Buyer
SOUTH : Chak Marg**

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial): - **Residential Property.**

3. Name of the Mortgagor / Owner and status in the Account i.e. **borrower** or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee :- **Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly.**

4. Whether any minor, lunatic or un-discharged in solver is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken: - **No & Mortgagors have sufficient capacity to contract.**

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: - **Freehold.**

6. Source of Property i.e. self acquired or Ancestral: - **Self acquired**

7. Whether the Mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed: - **Mortgagor is absolute owner having transferable rights.**

8. Whether the Mortgagor is in exclusive possession of the property: - **Mortgagor - Owner is said to be in exclusive possession of the property to be mortgaged.**

9. Whether the Property is mutated in municipal / revenue records and Mortgagor's name is reflecting and if not, the reason thereof:-**Yes.**

10. Whether any restriction for creation of Mortgage is imposed under Central / State / Local Laws: - **No**

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available:- **Yes available with the owner.**

12. Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records. **Yes**

13. Whether the Search is being made for the period of 30 years:- **Index of Book Land Registers in the Office of Sub-Registrar , Bareilly (U.P.) were inspected vis-a-vis the aforesaid property (Paragraph Number 1). Registers available from the year 1994 to 2024 were inspected.**

Inspection was done for the period 1994 to 2025. And No encumbrance was found on the aforesaid property (Paragraph Number 1) (As Per Available Records).



Amit Tandon Advocate

Encl. No. -5930/1985
Ch.No. 17 Bara Vakalatkhana
Opp. Kutchery Post Office, Bareilly
Mob. No. 9412603791, 8979543630

*Amit Tandon
Advocate*

14. Details of documents examined / scrutinized:-

1. Certified Copy of Form 41 & 45 of Khasra No.112 & 113 of Gram Etaua Beniram Teh & Distt. Bareilly.
2. Certified Copy of Khatauni Fasli 1399-1404 of Khasra No.112 of Gram Etaua Beniram Teh & Distt. Bareilly.
3. Certified Copy of Khatauni Fasli 1399-1404 of Khasra No.113 of Gram Etaua Beniram Teh & Distt. Bareilly
4. Certified Copy of Khatauni Fasli 1411-1420 of Khasra No.112 & 113 of Gram Etaua Beniram Teh & Distt. Bareilly
5. Computer Copy of Khatauni Fasli 1421-1426 of Khasra No.112 & 113 of Gram Etaua Beniram Teh & Distt. Bareilly.
6. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.112 of Gram Etaua Beniram Teh & Distt. Bareilly.
7. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.113 of Gram Etaua Beniram Teh & Distt. Bareilly.
8. Certified Copy of Sale Deed dated 03.02.2024, Book No.I, Zild No.14899, Page No.189-214, S.No.1854.
9. Copy of Sanction Letter with Map of B.D.A. bearing No.BDA/LD/24-25/0248 dated 15.07.2025 for Housing Project valid up to 14.07.2030

15. Tracing of Chain of title of the property in question: Property Arazi Part of Khasra No.112-113 measuring 0.3653 Hect located at Etaua Beniram Teh & Distt. Bareilly belongs to Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly through Sale Deed dated 03.02.2024, 1854.

Firstly the above noted property of Khasra No.78M, 79, 80M, 81M, 88M, 89M, 90M, 91M measuring 1.0410 Hect & New Khasra No.112 of Gram Etaua Beniram Teh & Distt. Bareilly was belonged to Jwala Pd S/O Mool Chand according Form 41 & 45 of Gram Etaua Beniram Bareilly and ownership is continue since 1395 Fasli means more than thirty years back & continue to Khatauni Fasli 1399-1404.

Firstly the above noted property of Khasra No.91M measuring 0.0550 Hect & New Khasra No.113 of Gram Etaua Beniram Teh & Distt. Bareilly was belonged to Ganga Pd S/O Mool Chand according Form 41 & 45 of Gram Etaua Beniram Bareilly and ownership is continue since 1395 Fasli means more than thirty years back.

After the demise of Ganga Pd S/O Mool Chand according to Khatauni Fasli 1399-1404 of Khasra No.113 of Gram Etaua Beniram Teh & Distt. Bareilly the above noted property is mutated in the name of legal heir Jwala Pd S/O Mool Chand in the Khatauni Fasli 1399-1404 & endorsement is also made on 25.01.1995.

After the demise of Jwala Pd S/O Mool Chand the names of legal heirs Om Prakash & Tekcharan alias Chotey Lal Sons of Jwala Pd and Smt. Vidhya Devi W/O Ram Deen has been mutated in Khatauni Fasli 1421-1426 & continue to Khatauni Fasli 1427-1432.

Om Prakash & Tekcharan alias Chotey Lal Sons of Jwala Pd and Smt. Vidhya Devi W/O Ram Deen are having the ownership of total property of Khasra No.112 & 113 measuring 1.0960 Hect of Gram Etaua Beniram Teh & Distt. Bareilly.

Tekcharan alias Chotey Lal S/O Jwala Pd is having the ownership of one by third part of above noted property Arazi Part of Khasra No.112-113 measuring 0.3653 Hect located at Etaua Beniram Teh & Distt. Bareilly executed Sale Deed in favour of Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly Sale Deed vide registered on 03.02.2024, Book No.I, Zild No.14899, Page No.189-214, S.No.1854.

Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly has approved the Lay-out Plan of properties of Khasra No.109, 112, 113 measuring 11679.46 Sq mtrs located at Etaua Beniram Teh & Distt. Bareilly consisting total number of units are fifty one.

Now Evergrove Estates Private Limited through Director Nishit Jaiswal S/O Shri Rishikant Jaiswal R/O 395, Sadar Bazar Cantt. Bareilly is the absolute owner of above noted property and the above noted property can be mortgaged with the Bank after taking



clearance from Urban Ceiling Department and ocular observation of land and CERSAI report & the chain of title is complete and property is marketable.

The property in question is enforceable under SARFAESI ACT 2002.

16. Whether there is any doubt / suspicion about the genuineness of the original documents. The original sale deed executed and registered mentioned above in favour of mortgagor/s was perused through certified copies and scrutinized by me. I have no doubt/suspicion regarding the genuineness or existence of this deed & rest deeds and documents are certified copy /photocopy studied and scrutinized. The contents of the Sale Deed as described were compared with the records in the Office of Sub Registrar, Bareilly (U.P.) and the same were found to be identical.

17. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable .Yes

The chain of title is clear & complete. Mortgagors have clear, full, legal, valid, unobstructed and indisputable marketable title and transferable rights vis-a-vis the aforesaid property

(Paragraph Number 1). The property under search is free from all charges; encumbrances etc. and bear no lien.

Mortgagor can secure a loan / debt as BORROWER/GURANTOR from bank by mortgaging the aforesaid property (Paragraph Number 1) in favour of the bank through equitable mortgage; by depositing the original sale deed/documents (As described in Paragraph Number 18 of this report), with the bank.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

1. Certified Copy of Form 41 & 45 of Khasra No.112 & 113 of Gram Etaua Beniram Teh & Distt. Bareilly.
2. Certified Copy of Khatauni Fasli 1399-1404 of Khasra No.112 of Gram Etaua Beniram Teh & Distt. Bareilly.
3. Certified Copy of Khatauni Fasli 1399-1404 of Khasra No.113 of Gram Etaua Beniram Teh & Distt. Bareilly
4. Certified Copy of Khatauni Fasli 1411-1420 of Khasra No.112 & 113 of Gram Etaua Beniram Teh & Distt. Bareilly
5. Computer Copy of Khatauni Fasli 1421-1426 of Khasra No.112 & 113 of Gram Etaua Beniram Teh & Distt. Bareilly.
6. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.112 of Gram Etaua Beniram Teh & Distt. Bareilly.
7. Computer Copy of Khatauni Fasli 1427-1432 of Khasra No.113 of Gram Etaua Beniram Teh & Distt. Bareilly.
8. Certified Copy of Sale Deed dated 03.02.2024, Book No.I, Zild No.14899, Page No.189-214, S.No.1854.
9. Copy of Sanction Letter with Map of B.D.A. bearing No.BDA/LD/24-25/0248 dated 15.07.2025 for Housing Project valid up to 14.07.2030
10. Original Clearance Letter from Urban Ceiling Department regarding above noted land.
11. Search Receipt for 1994-2025

19. Whether any additional formalities to be completed by the proposed mortgagor. No.

(a) Mortgagor must deposit and sign an Undertaking / Affidavit. The draft of Undertaking / Affidavit is enclosed herewith. N/A

(b) Mortgagor must deposit the requisite stamp duty. N/A

Date: 08.08.2025

Amit Tandon
Advocate

(AMIT TANDON ADVOCATE)



Amit Tandon Advocate

Encl. No. -5930/1995

Ch.No. 17 Bura Nuzarabnama

Dpp. Kuchery Post Office, Bareilly

Mob.No. 9412562791, 8079543630

कार्यालय उप निबंधक सदर प्रथम बरेली जनपद बरेली

आवेदन संख्या : 2202S07501507

प्रमाण संख्या : 2202S075001461

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

श्री. अमित टंडन एड० पुत्र- १ तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।
सम्पत्ति का ग्राम/मोहल्ला - इटौआ वेनीराम, वार्ड/परगना- बरेली, कृषि- एवरग्रीव एस्टेटस प्रा०लि० द्वारा डायरेक्टर निश्चित जायसवाल पुत्र ऋषिकान्त जायसवाल नि० ३१५ सदर बाजार
विवरण : केन्ट बरेली, खेत न० 112, 113 रकबा 1.0960 है० मे से कुल हक व हिस्सा 1/3 भाग यानि 0.3653 है० भूमि अपना सम्पूर्ण अंश वय किया हट्टदअर्वा.पू०-खेत न० 114, प०-खेत
केता, उ०-नाली, द०-चकमार्ग, 112, 113

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 12/08/2013 से दिनांक 12/08/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे
निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 18-08-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण ऑफ्टरक द्वारा दिए गए संपत्ति के खोरे के आधार पर दूँदे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को ऑफ्टरक द्वारा
आवेदन में दिटे गए वर्जन से किसी दूसरे टेंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वर्णित तलाक़ कार्यवाह्य द्वारा प्थासम्भव 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 खटल का प्रमाण नहीं है।
5. 'प्रथम पक्ष' से तात्पर्य बंधककर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बचकी से है।

तलाक़कर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **उदयभान।**
मिहान करने वाले निबन्धन लिपिक: **विकास सक्सेना।**

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उप निबंधक सदर प्रथम
बरेली

कार्यालय उप निबंधक सदर प्रथम बरेली जनपद बरेली

आवेदन संख्या :2202507501508

प्रमाण संख्या :22025075001462

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

श्री. अमित टंडन एड० पुत्र. ० तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथम पत्र प्रस्तुत किया है।
सम्पत्ति का विवरण : ग्राम मोहल्ला - इटौआ बेनीराम, वार्ड परगना- बरेली, कृषि. एवरग्रीव एस्टेटस प्रा० लि० द्वारा डाय०निधित जापसवाल पुत्र ऋषिकान्त जायसवाल नि० 394 सदर बाजार केन्ट बरेली, खेत न० 112,113 रकबा 1.0960 हे० में से अपना कुल हक व हिस्सा 1/3 भाग यानि 0.3653 हे० भूमि अपना सम्पूर्ण अंश हट्टद अर्वा-पू० खेत छोटे सात उर्फ टैकवरन, प० खेत ओमप्रकाश, उ०-नाली, द०-बकमार्ग , 112,113
मैं एतलद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 12/08/2013 से दिनांक 12/08/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :18-08-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के स्वामी के आधार पर डूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे टंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वास्तव तत्वात् कार्यालय द्वारा पथसंभव 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 स्वयं का प्रमाण नहीं है।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बचकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **उदयभान।**
मिलान करने वाले निबन्धन लिपिक: **विकास सक्सेना।**

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Date: 2025.08.14 14:09:38

उप निबंधक सदर प्रथम
बरेली

कार्यालय उप निबंधक सदर प्रथम बरेली जनपद बरेली

आवेदन संख्या :2202507501509

प्रमाण संख्या :22025075001463

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

श्री. अमित टंडन एड० पुत्र. ० तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - इटौआ वेनीराम, वार्ड/परगना- बरेली, कृषि- एवरग्रीव एस्टेटस प्रा० लि० द्वारा डायरेक्टर निश्चित जायसवाल पुत्र ऋषिकान्त जायसवाल नि० 394 सदर बाजार कैन्ट बरेली, खेत न० 109 रकबा 1.2310 है० ये से हिस्सा वकदर 3/4 भाग में से 0.2528 है० भूमि वष की हट्टदअर्वा-पूर्व-वकिया खेत विक्रेतागण, पश्चिम-खेत जगदीश प्रसाद, उत्तर-सडक लिंगमार्ग, दक्षिण-खेत लाला , 109

ये एतद्वारा प्रमाणित करता हू कि इंटेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 12/08/2013 से दिनांक 12/08/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 18-08-2025

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।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

5. 'प्रथम पक्ष' से तात्पर्य बंधक करता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक : **उदयभानु।**

मिलान करने वाले निबन्धन लिपिक : **विकास सक्सेना।**

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उप निबंधक सदर प्रथम
बरेली

कार्यालय उप निबंधक सदर प्रथम बरेली जनपद बरेली

आवेदन संख्या :2202507501510

प्रमाण संख्या :22025075001464

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

श्री. अमित टंडन एड० पुत्र. ० तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण :	ग्राम/मोहल्ला - इटीआ वेनीराम, वार्ड/परगना. बरेली, कृषि. एवरग्रीव एस्टेट्स प्रा० लि० द्वारा डायरेक्टर निश्चित जायसवाल पुत्र कृषिकान्त जायसवाल नि० 394 सदर बाजार केन्द्र बरेली, खेत नं० 109 रकबा 1.2310 है० में से हिस्सा वकदर 1/4 भाग में से 0.0696 है० हद्ददअर्वा.पु०-खेत नं० 109 का भाग जो तारीख इमरौजा में क्रेता ने क्रय,प०-खेत नं० 109 का भाग क्रेता,उ०-सड़क लिकमार्ग द०-खेत क्रेता , 109
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मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 12/08/2013 से दिनांक 12/08/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 18-08-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए सम्पत्ति के व्योरे के आधार पर तैयार किए गए हैं। यदि रजिस्ट्रिकृत लेखपत्र में सम्पत्ति 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 वर्णित 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 सम्पत्ति 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: **उदयभानु**

मिलान करने वाले निबन्धन लिपिक: **विकास सक्सेना**

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उप निबंधक सदर प्रथम
बरेली

कार्यालय उप निबंधक सदर प्रथम बरेली जनपद बरेली

आवेदन संख्या :2202507501511

प्रमाण संख्या :22025075001465

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

श्री-अमित टंडन एड० पुत्र-० तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - इटौआ बेनीराम, वार्ड/परगना- बरेली, कृषि- एवरग्रीव एस्टेट्स प्रा०लि० द्वारा डायरेक्टर निश्चित जायसवाल पुत्र ऋषिकान्त जायसवाल नि० ३९५ सदर बाजार केन्द्र बरेली, खेत नं० 109 रकबई-1.2316 है० में से हिस्सा वकदर 1/4 भाग में से 0.0696 है० हनुदअर्वा-पू०-खेत नं० 109 का भाग विक्रेता व सोमपाल आदि, प०-खेत नं० 109 का भाग जो तारीख इमरोजा क्रेताउ०-सडक लिंकमार्ग, द-खेत क्रेता , 109

ने एतद्वारा प्रमाणित करता है कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 12/08/2013 से दिनांक 12/08/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 18-08-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ड्यूटे 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 जाएगा।
2. व्यक्ति तलाश कार्यालय द्वारा उपरोक्त सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
5. 'प्रथम पक्ष' से तत्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तत्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **उदयभान।**
मिलान करने वाले निबन्धन लिपिक: **विकास सक्सेना।**

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उप निबंधक सदर प्रथम
बरेली

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

श्री- अमित टंडन एड० पुत्र- ० तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।
ग्राम/मोहल्ला - इटौआ वेनीराम, वार्ड/परगना- बरेली, कृषि- एवरग्रीव एस्टेटस प्रा० लि० द्वारा डायरेक्टर निश्चित जायसवात पुत्र ऋषिकान्त जायसवात नि० ३९५ सदर बाजार केन्ट बरेली, खेत नं० 109 रकबई 1.2310 है० मे से हिस्सा वकदर 1/4 भाग मे से 0.0696 है० भूमि वय की, हद्ददअर्वा-पूर्व-खेत नं० 109 का भाग, पश्चिम-खेत केता, उत्तर-सडक विक्रमण : लिकमार्ग, दक्षिण-खेत केता , 109
मे एतदद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 12/08/2013 से दिनांक 12/08/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 18-08-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे गए है। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति की आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **उदयभान।**
मिलान करने वाले निबन्धन लिपिक : **विकास सक्सेना।**



बरेली बार एसोसिएशन, बरेली

दिनांक :- 20-08-2025

चेयरमैन एल्डर्स कमेटी
कैलाश चन्द्र गुप्ता
9458218500
अध्यक्ष
मनोज कुमार हरित
9837027320
वरिष्ठ उपाध्यक्ष
शेर सिंह गंगवार
9411048099
उपाध्यक्ष
अनुपम अग्रवाल
9358052048
कनिष्ठ उपाध्यक्ष
ललित कुमार सिंह
8126166645
सचिव
वीरेन्द्र प्रसाद घ्यानी
9837640213
संयुक्त सचिव (प्रशासन)
मो0 नसीम सैफी
9997748266
संयुक्त सचिव (प्रकाशन)
रोहित कुमार यादव
8535073722, 9917302024
संयुक्त सचिव (पुस्तकालय)
धन आरा
9897547007
कोषाध्यक्ष
जयपाल सिंह
9927364009
सदस्य कार्यकारिणी (वरिष्ठ)
प्रदीप कुमार सिंह
9058196161
श्रीमती गायत्री
9719683028
आदित्य कुमार सक्सेना
9897034446
अजय कुमार मौर्य
7906875801
अमित सक्सेना (विन्ट)
9412294153
फीरोज मुहम्मद
9027657390
सदस्य कार्यकारिणी (कनिष्ठ)
प्रेरणा मौर्य
6398808423
मो0 आमिर खान
9675085786
पुनीत कुमार आर्य
8279887526
कविता कुमारी
9760364843
अमन अवस्थी
9760641059
अमित कश्यप
9897313896

TO WHOM IT MAY CONCERN EXPERIENCE CERTIFICATE

Telephone No-.....

Fax No-.....

Name of Organization: Bareilly Bar Association

Address of the Organization: Civil Lines, Bareilly

This is to certify that Shri/Smt/Km...A.M.I.T...TANON...Advocate

Registration No. 5930/1995 S/O/W/O/D/O. SHRI. H.F. TANDON
ADVOCATE

has been practicing/practiced as an advocate dealing with criminal/

civil cases from 09-09-1995 To 20-08-2025 In Session

Court/Civil Court, at Bareilly (U.P.)

It is certified that above facts and figures are true and based on records available in our organization/Bareilly Bar Association, Bareilly

Manoj Kumar Harit
MANOJ KUMAR HARIT
President
Bareilly Bar Association, Bareilly