

कार्यालय उपनिबंधक सरोजनीनगर सरोजनीनगर जनपद लखनऊ

आवेदन संख्या :2202236700462

प्रमाण संख्या :22022367000444

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

श्री- अर्पित यादव पुत्र- एस०आर० यादव तहसील सरोजनीनगर 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 - शारदा नगर योजना , वार्ड/परगना- शारदा नगर , व्यवसायिक- मेसर्स ए एण्ड पी लखनऊ कान्ट्रक्शन द्वारा पार्टनर श्री अर्पित यादव पुत्र श्री एस०आर० यादव निवासी-2/115, विनय खण्ड, गोमती नगर, लखनऊ व हर्ष कुमार गौर पुत्र श्री आर०सी० गौर निवासी-19-बी, सुन्दरबाग, लखनऊ, प्लॉट नं फेसलिटी-2, रकबा-1913.18 वर्गमीटर, स्थित-रजनी खण्ड, शारदा नगर योजना, लखनऊ, चौहद्दी-पूरब-9 मीटर चौड़ी सड़क, पश्चिम-9 मीटर चौड़ी सड़क, उत्तर-स्कूल, दक्षिण-12 मीटर चौड़ी सड़क ,
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मैं एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/10/2018 से दिनांक 29/01/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :31-01-2022 -----

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

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: ओम प्रताप सिंह निबन्धन लिपिक।

मिलान करने वाले निबन्धन लिपिक : ओम प्रताप सिंह निबन्धन लिपिक।

NIRMAL SINGH Digitally signed
by NIRMAL SINGH
Date: 2022.01.31
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उपनिबन्धक सरोजनीनगर
लखनऊ

Ref.

Date 05-3-2022

SPECIAL REPORT OF TITLE

Regarding. Plot No. Facility-2 measuring area 1913.18 Sq. Mtr. situated at Rajni Khand,
Sharda Nagar Scheme, Ward-Sharda Nagar, Lucknow

A.	PARTICULARS	
1.	Name of the title Holder	M/s A & P Lucknow Construction represented through its partners 1. Sri. Arpit Yadav son of Sri. S.R. Yadav resident of 2/115, Vinay Khand, Gomti Nagar, Lucknow 2. Sri. Harsh Kumar Gaur son of Sri. R.C. Gaur resident of 19-B, Sunderbagh, Lucknow
2.	Detailed of property	Plot No. Facility-2 measuring area 1913.18 Sq. Mtr. situated at Rajni Khand, Sharda Nagar Scheme, Ward-Sharda Nagar, Lucknow bounded as below :- East : 9 Meter wide Road West : 9 Meter wide Raod North : School South : 12 Meter wide Road
B.	INVESTIGATIONS	
1	Details of Title Deeds	I have scrutinized the documents enumerated above. Lucknow Development Authority Lucknow after acquiring the land in accordance with the provisions of land acquisition Act 1894 developed a township known as Sharda Nagar in the city of Lucknow. The said Township has been devided into several sectors for its development and one such sector in Rajni Khand in Sharda Nagar Township.



Contd.....2

Ref.

Date

(2)

	The Authority developed a commercial plot for Facilities measuring area 1913.18 Sq. Mtr. in Rajni Khand of Sharda Nagar Scheme. The Authority sold the said plot in public auction on 28-03-2019 to M/s A & P. Lucknow Construction through its partner Sri. Abhishek & Sri. Piyush and issued demand letter No. 3753/J.S.-D/19 dated 16-04-2019. After the deposit of demanded money Lucknow Development Authority Lucknow executed sale deed with free hold right dated 04-12-2021 with regard to Plot No. Facility-2 measuring area 1913.18 Sq. Mtr. situated at Rajni Khand, Sharda Nagar Scheme, Ward-Sharda Nagar, Lucknow in favour of M/s A & P. Lucknow Construction represented through its partner Sri. Arpit Yadav & Sri. Harsh Kumar Gaur which is registered in Bahi No.1, Jild No. 7596, Pages-319 to 342 at Sl. No. 38821 on 04-12-2021 in the office of Sub Registrar-Sarojini Nagar, Lucknow. In this manner M/s A & P. Lucknow Construction became sole and absolute owner of aforesaid commercial/facilities plot measuring area 1913.18 Sq. Mtr. situated at Rajni Khand, Sharda Nagar Scheme, Ward-Sharda Nagar, Lucknow. As per your direction I have made search for
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Contd.....3

Ref.

Date

(3)

		4 years in the office of Sub Registrar-Sarojini Nagar, Lucknow and Tehsil-Sarojini Nagar, Lucknow and nothing adverse is found with regard to abovesaid property. There is no prior registered mortgage/Charge/encumbrances on the aforesaid property. Thus the said property is free from all registered encumbrances. In view of above facts I am of the opinion that M/s A & P. Lucknow Construction possess good, clear, subsisting and marketable title of in the abovesaid plot of land with transferrable right. <i>The property in security of loan will be governed by the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.</i>
2.	Whether title deed(s) given to the counsel are original or copy of the Documents	As above
3.	Whether documents given raise any doubt or suspicion	No
4.	Whether the particulars of registration as given in the title deed(s) shown to the counsel tally with the particulars as stated in the registration record.	Yes

Contd.....4



Ref.

Date

(4)

5.	Whether there is any restriction regarding the property.	No
6.	Whether any defect in the title of the person	No
7.	Whether property in question is free from encumbrance	Inspection as per record available at the office of Sub-Registrar-Sarojini Nagar, Lucknow commencing from 28-03-2019 (date of allotment) to 03-03-2022 and in this regard office has issued receipts having No.2022367010743 dated 04-03-2022 enclosed herewith. This is to certify that I have examined each and every record provided at the time of inspection at the office of Sub Registrar-Sarojini Nagar, Lucknow for giving the title clearance certificate and found the same in order and also for non registered encumbrance.

Lucknow

Dated : 05-03-2022

Your Faithfully
JAGDEEP KUMAR KATIYAR
ADVOCATE
(Jagdeep Kumar Katiyar)
LUCKNOW-226008
Advocate