

AJAY KUMAR SRIVASTAVA

B.A., LL.B.
Advocate

Ex – President
The Central Bar Association, Benaras, Varanasi.
COLLECTORATE COURT, VARANASI.

Resi. : Vill. Seer Goberdhanpur,
B.H.U. Varanasi
Mobile : 9918401609
Office : B. 31/82-L, Rashmi
Nagar Colony, Lanka,
Varanasi – 211005
Mobile : 9918401609.

Ref. _____

Dated : 11-11-2024.

To,

Real Estate Regulatory Authority (RERA)
Raj Niyojan Sanshthan, Naveen Bhawan,
Kalakankar House, Old Hyderabad, Lucknow.

Dear Sir,

I have made the search in the office of Sub Registrar, Sadar, Varanasi, on 04-11-2024 for inspection of title deeds/land records of Arazi No. Mi. 28/1, Area 2828.93 sq.ft. & Arazi No. Mi. 28/2, Area 7398.4 sq.ft. & Arazi No. Mi. 28/3, Area 3264 sq.ft. & Arazi No. Mi. 28/4, Area 13600 sq.ft. total four gatas area 27091.33 sq.ft. i.e. 2517.781 sq.meter alongwith House No. S-24/17-A-4-M standing thereon situated at Mauza Taktakpur, Ward Sikroul, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi. That as per available records the aforesaid property is presently recorded in the name of Raju Lal Sonkar s/o. Lallan Prasad & Smt. Radha Sonkar w/o. Raju Lal & Smt. Kusum Sonkar w/o. Late Hanshraj & Raunak Sonkar, minor s/o. Late Hanshraj & Saumya Sonkar minor daughter of Late Hanshraj through guardian natural mother Smt. Kusum Sonkar w/o. Late Hanshraj all residents of House No. S-25/227 A-1, Mohalla Sarsauli, Bhojubir, Ward Sikroul, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi and they have absolute right and marketable title over the aforesaid property.

That by the perusal of available records it reveals that aforesaid owners entered into a Developer Agreement dated 01-07-2023 with **TRIDEV RESIDENCY LLP**, B.31/32 Vishnu Bhawan, front of Ravidas Gate, Lanka, Varanasi through its partners Mr. Prashant Kejriwal s/o. Sri Govind Kejriwal & Naveen Rateria s/o. Sri Sajjan Kumar Rateria & Anand Ji Pandey s/o. Sri Brajesh Nandan Pandey which is admitted & duly registered in the office of Sub Registrar, Sadar-I, Varanasi in book no. 1 volume no. 13975 at pages 383 to 436 as document no. 4688 on 03-07-2023.

That by perusal of available records it reveals that out of aforementioned property Arazi No. Mi. 28/2, Area 8 Decimal i.e. 3481.6 sq.ft. situated at Mauza Taktakpur, Ward Sikroul, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi is purchased property of Raju Lal Sonkar s/o. Lallan Prasad jointly with his brother Hanshraj through registered sale deed dated 13-06-2017 from Aditya Rai & Smt. Renu Rai which is admitted & duly registered in the office of Sub Registrar, Sadar-III, Varanasi in book no. 1 volume no. 3152 at pages 243 to 296 as document no. 872 on 13-06-2017. Similarly out of aforementioned property Arazi No. Mi. 28/2, Area 435.2 sq.ft. situated at Mauza Taktakpur, Ward Sikroul, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi is purchased property of Raju Lal Sonkar s/o. Lallan Prasad through registered sale deed dated 13-07-2022 from Pramod Rai, Aditya Rai & Smt.

Renu Rai which is admitted & duly registered in the office of Sub Registrar, Sadar-III, Varanasi in book no. 1 volume no. 4185 at pages 283 to 306 as document no. 1515 on 13-07-2022. Similarly out of aforementioned property Arazi No. Mi. 28/1, Area 942.93 sq.ft. & Arazi No. Mi. 28/2, Area 217.6 sq.ft. i.e. two gatas area 1160.53 sq.ft. situated at Mauza Taktakpur, Ward Sikroul, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi is purchased property of Raju Lal Sonkar alongwith his brother Hanshraj jointly through registered sale deed dated 12-12-2018 from Jai Prakash Rai which is admitted & duly registered in the office of Sub Registrar, Sadar-III, Varanasi in book no. 1 volume no. 3478 at pages 301 to 338 as document no. 2316 on 12-12-2018. Similarly out of aforementioned property Arazi No. Mi. 28/4, Area 13600 sq.ft. on which premises No. S.24/17-A-4-M is allotted by municipal corporation situated at Mauza Taktakpur, Ward Sikroul, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi is purchased property of Raju Lal Sonkar alongwith his brother Hanshraj jointly through registered sale deed dated 16/17-06-2016 from Chhotte Lal which is admitted & duly registered in the office of Sub Registrar, Sadar-III, Varanasi in book no. 1 volume no. 2977 at pages 311 to 350 as document no. 1254 on 17-06-2016. Similarly out of aforementioned property Arazi No. Mi. 28/2, Area 5 Decimal & Mi. Arazi No. 28/3, Area 2.5 Decimal i.e. two gatas area 7.5 demical i.e. 3264 sq.ft. situated at Mauza Taktakpur, Ward Sikroul, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi is purchased property of Radha Sonkar alongwith Smt. Kusum Sonkar jointly through registered sale deed dated 02-05-2017 from Smt. Kiran Rai which is admitted & duly registered in the office of Sub Registrar, Sadar-III, Varanasi in book no. 1 volume no. 3134 at pages 295 to 332 as document no. 641 on 02-05-2017. Similarly out of aforementioned property Arazi No. Mi. 28/2, Area 2.5 Decimal & Mi. Arazi No. 28/3, Area 5 Decimal i.e. two gatas area 7.5 demical i.e. 3264 sq.ft. situated at Mauza Taktakpur, Ward Sikroul, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi is purchased property of Radha Sonkar alongwith Smt. Kusum Sonkar jointly through registered sale deed dated 13-11-2017 from Smt. Meena Rai which is admitted & duly registered in the office of Sub Registrar, Sadar-III, Varanasi in book no. 1 volume no. 3243 at pages 129 to 168 as document no. 1804 on 13-11-2017. Similarly out of aforementioned property Arazi No. Mi. 28/1, Area 943 sq.ft. situated at Mauza Taktakpur, Ward Sikroul, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi is purchased property of Radha Sonkar through registered sale deed dated 12-07-2022 from Pramod Rai which is admitted & duly registered in the office of Sub Registrar, Sadar-III, Varanasi in book no. 1 volume no. 4185 at pages 1 to 24 as document no. 1505 on 12-07-2022. Similarly out of aforementioned property Arazi No. Mi. 28/1, Area 943 sq.ft. situated at Mauza Taktakpur, Ward Sikroul, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi is purchased property of Kusum Sonkar through registered sale deed dated 12-07-2022 from Aditya Rai & Smt. Renu Rai which is admitted & duly registered in the office of Sub Registrar, Sadar-III, Varanasi in book no. 1 volume no. 4185 at pages 25 to 48 as document no. 1506 on 12-07-2022.

By this way aforesaid owners became true owner of their purchased properties and their names mutated in revenue records as well as in municipal records. Thereafter one of the aforesaid purchaser/owner Hanshraj s/o. Lallan Prasad died living behind his wife Smt. Kusum Sonkar & minor

son Raunak Sonkar & minor daughter Saumya Sonkar and their names mutated in revenue records through order dated 03-11-2021 passed by Revenue Inspection in mutation case no. 20211419700996012710 and in municipal records as well.

By this way the executants of said developer agreement dated 01-07-2023 became absolute true owner in possession having marketable title and as per available records there is nothing for aforesaid property regarding charge, lien and encumbrance in any manner whatsoever. Aforementioned property is free from all encumbrances meaning by no record of encumbrance is registered in the office of Sub Registrar, Sadar, Varanasi in respect of aforementioned property during the period from 01-01-2013 to 04-11-2024 and no proof of creation of any other third party right, title or interest in the said property during said period is found.

That by virtue of said developer agreement dated 01-07-2023 document no. 4688 of 2023 the developer Tridev Residency LLP through its partners is entitled to develop the said property and construct intended Residential / Commercial Complex complying the rules & regulations enforced in that regard.

This legal opinion has been given without any interest direct or indirect after verifying all the necessary relevant papers & records and I am enclosing photocopy of such receipt, photocopy of Non Encumbrance Certificate (Search Report) given by Sub Registrar, Sadar, Varanasi of the title of aforesaid mentioned owners Raju Lal Sonkar s/o. Lallan Prasad & Smt. Radha Sonkar w/o. Raju Lal & Smt. Kusum Sonkar w/o. Late Hanshraj & Raunak Sonkar, minor s/o. Late Hanshraj & Saumya Sonkar minor daughter of Late Hanshraj through guardian natural mother Smt. Kusum Sonkar w/o. Late Hanshraj all residents of House No. S-25/227 A-1, Mohalla Sarsauli, Bhojubar, Ward Sikroul, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi.

Ajay Kumar Srivastava

Advocate

Reg. No. U.P. 1394/1985

Varanasi :

Dated : 11-11-2024.

Enclosure :-

- (i) Photocopy of Search Receipt of Non Encumbrance Certificate application no. 202435101571 dated 04-11-2024.
- (ii) Photocopy of Non Encumbrance Certificate No. 2024351001529 dated 08-11-2024 issued by Sub Registrar, Sadar-III, Varanasi from 01-01-2023 to 04-11-2024.
- (iii) Photocopy of Search Receipt no. 2024351019450 dated 08-11-2024 issued by office of the Sub Registrar, Sadar-III, Varanasi.
- (iv) Photocopy of Search Receipt no. 2024351019581 dated 11-11-2024 issued by office of the Sub Registrar, Sadar-III, Varanasi.
- (v) Photocopy of Search Receipt no. 2024349026698 dated 11-11-2024 issued by office of the Sub Registrar, Sadar-I, Varanasi.

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: सदर तृतीय, वाराणसी

भार मुक्त प्रमाण-पत्र/वारह साला की पावती

आवेदन संख्या	2202435101571
आवेदक का नाम	प्रशान्त केजरीवाल
आवेदक का पता	दुर्गाकुण्ड रोड मानस मन्दिर के पास बार्ड भैरवपुर शहर वाराणसी
आवेदन तिथि	04-11-2024
भुगतान तिथि	04-11-2024
चालान संख्या	NIB240717392
मोबाइल	9918860065
धनराशि रु०	100 /-

कार्यालय उपनिबंधक सदर तृतीय वाराणसी जनपद वाराणसी

आवेदन संख्या :2202435101571

प्रमाण संख्या :22024351001529

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

श्री- प्रशान्त केजरीवाल पुत्र- गोविन्द केजरिवाल तहसील वाराणसी जिला वाराणसी ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - टकटकपुर, वार्ड/परगना- सिकरौल, आवासीय- राजू लाल सोनकर पुत्र लल्लन प्रसाद व श्रीमती राधा सोनकर पत्नी राजू लाल व श्रीमती कुसुम सोनकर पत्नी स्व हंसराज व रौनक सोनकर पुत्र स्व हंसराज व सौम्या सोनकर पुत्री स्व हंसराज नि०सरसौली सिकरौल वाराणसी, आ०नं० मि28/1 मि28/2 मि28/3 मि28/4 रकबा 27091.33वर्गफीट
सम्पत्ति का विवरण : मौजा टकटकपुर वार्ड सिकरौल वाराणसी चौ०-पू०-गली व मकान सविता सिंह वगै० प०-पक्की सड़क उ०-मकान जमीन तिलकधारी सोनकर द०-मकान व जमीन बिन्दु वगै०,

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2013 से दिनांक 04/11/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :08-11-2024

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से 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।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **संदीप मौर्य, कनिष्ठ सहायक।**
मिलान करने वाले निबन्धन लिपिक: **छोटेराल, कनिष्ठ सहायक।**

**CHHOTE
LAL**
Digitally signed by CHHOTE LAL
DN: CN=CHHOTE LAL, O=Sub
Registrar, OU=, E=mr3vns@gmail.com
C=IN
Reason: I am the author of this document
Location: your signing location here
Date: 2024.11.08 14:37:34+05:30'
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वाराणसी