

Sudhakar Prasad Tiwari
Advocate
High Court Lucknow



Mob. No. - 9450212350

Ref No.:

Date :

To Whom It May Concern

It is hereby declared that I (Sudhakar Prasad Tiwari) am an advocate and having Bar Council Uttar Pradesh C.O.P No. 158362, Dated 20.10.2011. It is Also declared that I am doing my practice in land-revenue related matters since 20/10/2011 and having more than 10 years' experience in land related matter.

Copy of identity card issued by Bar council of the Uttar Pradesh attached herewith for reference purpose.

Thanking You

Sudhakar Prasad Tiwari

(Advocate)

Registration No- UP6175/2011

C.O.P. No. -158362 (from 20/10/2011)

Dated :

Place: Lucknow.

BAR COUNCIL OF UTTAR PRADESH
19, MAHARSHI DAYANAND MARG, ALLAHABAD-2

C.O.P. No.: 158362



Name

Sudhaker Prasad

Advocate

Father Name

Shitala Prasad Tiwari

Address

V. & PO. Maksudan, Lambhua, Sultanpur

Enrollment No.

UP06175/11

Enrollment Dt.

20/10/2011



(Raghvendra Singh)
Advocate General of U.P.
Chairman

Email ID

Telephone/Mobile No

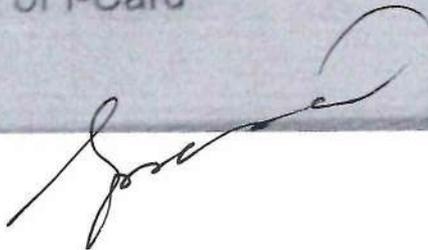
Normal Place of Practice
High Court, Lucknow

Date of Expiry of I-Card
01/01/2023

Place where Advocate is entitled to vote in elections of State Bar Council
Lucknow

Place / name of Bar Association (if any) where Advocate is entitled to vote
in election of Bar Association
Oudh Bar Association, High Court, Lucknow

Date of Issue of I-Card
01/01/2018

A handwritten signature in black ink, appearing to be 'S. S. S.', is written over the bottom right portion of the form's text area.



CP 138, 3rd Floor, Viraj Khand,
Gomti Nagar, Lucknow-226010, India



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contact@springgarden.in,
springdevelopers@yahoo.in

Date-19-06-2023

SPECIAL REPORT ON TITLE

Regarding: -

Property of Khasra No. 373 & 379, Village-Uttardhauna, Faizabad Road, Tehsil & District-Lucknow.
Khasra No. 373 & 379, Area- 10260 Sq. mtr.

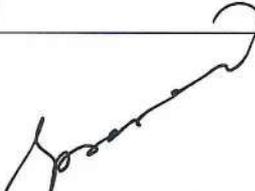
A. PARTICULARS:

1.	Detail of Promoter/ Developer	M/s Spring Garden, a partnership firm, registered office- CP-138, 3 rd Floor, Viraj Khand, Gomti Nagar, Lucknow, Uttar Pradesh- 226010.
2.	Name of the Title Holder/Promoter/Developer	M/s Spring Garden
3.	Detail of the Property	Khasra No. 373 & 379, Village-Uttardhauna, Faizabad Road, Tehsil & District-Lucknow.

B – INVESTIGATIONS:

1	Details of Title Deed(s)	<p>A Registered consortium agreement has been entered between M/s Spring Garden (Lead member) and Mr. Ishtiyahq Ahmed Khan (Consortium member) dated 06.05.2023 wherein it was agreed that the Consortium member shall bring the land admeasuring 10260 Sq mtr. situated at Khasra No. 373 & 379, Village-Uttardhauna, Faizabad Road, Tehsil & District-Lucknow and the Lead member shall develop the land for sale.</p> <p>Details of Sale Deed of Khasra No. 373 & 379 are as follows:</p> <p>Khasra No. 373, registered on Book No. 1, Jild No. 3135, Page No. 391 to 420, Serial No. 4076 on dated</p>
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		19/06/2002. & Khasra No. 379 registered on Book No. 2, Jild No. 3272, Page No. 351 to 364, Serial No. 1944 on dated 28/03/2001.
2	Whether title deed(s) given to the counsel are original or copy of the documents?	Copy of the document were given which was further verified with original documents
3	Whether documents given raise any doubt of suspicious?	No
4	Whether the particulars of registration as given in the title deed(s) show to the counsel tally with the particulars as started in the Registration record?	Yes
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 conducted by me on 02-02-2023 since 2011 to 2023(for which the record is ready available for inspection) in the office of Sub Register-II, Lucknow, U.P., <i>there is no encumbrance found over the abovementioned property.</i>


(Sudhakar Prasad Tiwari)

Advocate

Enclosure:

Inspection Receipts dated 02.02.2023 Receipt No. 2202322800411

कार्यालय उपनिबंधक सदर द्वितीय लखनऊ जनपद लखनऊ

आवेदन संख्या :2202322800411

प्रमाण संख्या :22023228000423

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

श्री- कैप्टन इशियाक अहमद पुत्र- मुश्ताक अहमद खां तहसील लखनऊ 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 - उत्तर धौना, वार्ड/परगना- लखनऊ, कृषि- कैप्टन इशियाक अहमद पुत्र श्री मुश्ताक अहमद खां, भूमि वर्तमान खाता सं०-70 खसरा सं०-373 रकबा 0.3280हे० व खाता सं०-00071 खसरा सं०-379 रकबा 0.6980हे० कुल रकबा 1.0260हे० स्थित ग्राम उत्तर धौना परगना व तहसील व जिला लखनऊ उ० प्र०, खसरा सं०-373 व 379
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मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/02/2011 से दिनांक 01/02/2023 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :06-02-2023

- 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 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: राजेश प्रताप सिंह।
मिलान करने वाले निबन्धन लिपिक : फिरोज रिजवी।

RAJESH YADAV

Digitally signed by RAJESH
YADAV
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उपनिबंधक सदर द्वितीय
लखनऊ

पिंट करें

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: सदर द्वितीय लखनऊ

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202322800411
आवेदक का नाम	कैप्टन इशितयाक अहमद
आवेदक का पता	बज़ीर हसन रोड लखनऊ
आवेदन तिथि	01-02-2023
भुगतान तिथि	02-02-2023
चालान संख्या	NIB230118496
मोबाइल	9450212350
धनराशि रु०	100 /-

Spring



CP 138, 3rd Floor, Viraj Khand,
Gomti Nagar, Lucknow-226010, India



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contact@springgarden.in,
springdevelopers@yahoo.in

To,
Executive Engineer,
U.P. Real Estate Regularity Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kalakankar House,
Old Hyderabad, Lucknow- 226007

Date-19.06.2023

Whom so ever it May Concern

I hereby undertake that we don't have any Loan from any Bank/Financial Institution on our project **NEW GARDEN** Promoted by **M/s SPRING GARDEN**, situated at Khasra No. 373 & 379, Uttardhauna, Faizabad Road, Distt. Lucknow (UP).

All the Plots in our project which are to be sold are free from all encumbrance and there is no lien charge on the Plot and also these is no finance from any Bank or Financial institution in respect of the Project **NEW GARDEN** Promoted by **M/s SPRING GARDEN**.

Thanking You,
Your Faithfully
For, **Spring Garden**

For **SPRING GARDEN**



PARTNER

Ashutosh Khare
(Partner)