

## भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम क्रम संख्या 2024018012860  
प्रयागराज

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 22/05/2024

प्रस्तुतकर्ता या प्रार्थी का नाम मोहम्मद शाहिद एडवोकेट

लेख का प्रकार: मुआयना  
1994 वर्ष से 2024 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुक़तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 22/05/2024

दिनांक जब लेख प्रतिलिपि या तलाश 22/05/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

## भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम क्रम संख्या 2024018012860  
प्रयागराज

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 22/05/2024

प्रस्तुतकर्ता या प्रार्थी का नाम मोहम्मद शाहिद एडवोकेट

लेख का प्रकार: मुआयना 1994 वर्ष से 2024 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
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शुल्क वसूल करने का दिनांक 22/05/2024

दिनांक जब लेख प्रतिलिपि या तलाश 22/05/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

## भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उपनिबन्धक सदर प्रथम क्रम संख्या 2024018012860  
प्रयागराज

अधिनियम 16 1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम  
मोहम्मद शाहिद एडवोकेट

1994 वर्ष से 2024 वर्ष तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 22/05/2024

दिनांक जब लेख प्रतिलिपि 22/05/2024

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक प्रथम  
सदर-प्रयागराज

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*Abdul Jalil*  
*Mohd. Shahid*  
Advocate

 : 2414022  
Mobile : 9335563257

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Dated-22.05.2024

To,

Whom it may concern

Dear sir,

**Reg. :** Verification of title and search of registration records pertaining to PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 27, GEORGE TOWN, UPVIBHAJIT SANKHYA 27/1, MEASURING 4582.87 SQ. METRES OUT OF 6204.79 SQ. METRES, SITUATED IN MOHALLA LOWTHER ROAD, ALLAHABAD, ALONGWITH PART OF HOUSE NO. OLD 40, NEW 34/40/1, LOWTHER ROAD, ALLAHABAD NOW PRAYAGRAJ, BUILT OVER THE AFORESAID FREEHOLD LAND TOGETHER WITH ALL OTHER CONSTRUCTION, TREES, BOUNDARY WALL ETC. STANDING THEREON.. The property aforesaid purchased by **SHREEVIGHNAHARTA BUILDWELL LLP** (LLP Registration No. AAZ-8942), Pan No. AEPFS2898F, having its registered office at House No. 19/13, Lal Bahadur Shastri Marg, Civil Lines, Allahabad now Prayagraj, through its Designated Partner Shri Shashank Agarwal S/o Late Rajeev Agarwal R/o B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad now Prayagraj through a registered sale deed dated

*Mohd Shahid*

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743/489 Mutthiganj, Allahabad-211003

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29.04.2023 executed by **Shri Vijai Krishna S/o Late Jai Krishna R/o Old 40, New 34/40/1, Lowther Road, Post Office-George Town, Tehsil Sadar, District - Allahabad now Prayagraj** aforesaid, which is registered in Bahi Sankhya 1 Jild Sankhya 12410 on pages 255 to 288 at Serial No. 2560 in the office of Sub-Registrar Sadar First, Prayagraj - on 29.04.2023.

The Property aforesaid purchased by **SHREEVIGHNAHARTA BUILDWELL LLP** (LLP Registration No. AAZ-8942), Pan No. AEPFS2898F, having its registered office at House No. 19/13, Lal Bahadur Shastri Marg, Civil Lines, Allahabad now Prayagraj, through its Designated Partner Shri Shashank Agarwal S/o Late Rajeev Agarwal R/o B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad now Prayagraj, was nazul land and recorded as Nazul property in the records of Nazul Department Allahabad.

**AND WHEREAS** prior to the transfer of the aforesaid nazul land, Shri Damodar Das S/o Late Lala Thakur Prasad R/o Unchamandi, Allahabad, was the Lessee of lease hold rights of nazul site No. 27, George Town, Allahabad, measuring 2 Acre 3276 Sq. Yards = 12956 Sq. Yards = 10832.51 Sq. metres, by an indenture dated 19.03.1914, was demised by the Secretary of State for India in Council in favour of Shri Damodar Das aforesaid for a period of 30 years, renewable after every thirty years upto an aggregate period of ninety years, which is registered in Bahi Sankhya 1 Jild Sankhya 366 on pages 32 at serial No. 1251 in the

*mohd shahid*

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office of Sub-Registrar, Chail, Allahabad on 17.07.1914; which was valid with effect from 01.09.1913;

**AND WHEREAS** First deed of renewal of nazul site No. 27, George Town, Allahabad, measuring 2 Acre 3276 Sq. Yards = 12956 Sq. Yards = 10832.51 Sq. metres, was renewed for a period of 30 years by a deed of renewal dated 16.04.1946 executed on behalf of Governor of Uttar Pradesh in favour of Shri Damodar Das S/o Late Lala Thakur Prasad R/o Unchamandi, Allahabad, which was valid with effect from 01.09.1943 for a period of 30 years;

**AND WHEREAS** Shri Damodar Das during his life time got constructed a residential house over the aforesaid nazul land which was numbered as House No. 40, Lowther Road, Allahabad and remained its owner till his life time;

**AND WHEREAS** Shri Damodar Das, the aforesaid lessee, died on 12.06.1964 leaving behind Shri Radha Krishna and Shri Jai Krishna as his sons and heirs and successors, who inherited the properties left by the Late Damodar Das and became the Lessees of the aforesaid nazul Bhukhand Sankhya 27, George Town, Allahabad, measuring 2 Acre 3276 Sq. Yards = 12956 Sq. Yards = 10832.51 Sq. metres;

**AND WHEREAS** the deed of renewal dated 12.09.1989 was executed between Governor of Uttar Pradesh and Shri Radha Krishna and Shri Jai Krishna sons of Late Damodar Das R/o House No. 40, Lowther Road, George Town, Allahabad, which was valid with effect from 01.09.1973 for a period of 30 years which was registered in Bahi Sankhya 1 Jild Sankhya 3082 on pages 120 to 122 at serial No. 4134 in the office Sub-Registrar, Chail, Allahabad on 19.12.1990;

**AND WHEREAS** Later on mutual family settlement took

*Mohd Shahid*



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place between the aforesaid co-lessees namely Shri Radha Krishna and Shri Jai Krishna sons of Late Damodar Das in respect of Nazul Bhukhand Sankhya 27, George Town, Allahabad and by virtue of the aforesaid settlement Shri Jai Krishna got a portion of aforesaid nazul land, measuring 6350.18 Sq. Metres as his share and Shri Radha Krishna got the remaing portion of the aforesaid nazul land, measuring 4482.33 Sq. metres and they remained its lessees (lease holder) and in possession of their respective shares thereafter,

**AND WHEREAS** Shri Jai Krishna during his life time executed a WILL dated 24.06.1987 and in the said WILL Shri Jai Krishna had expressed his desire that after his death his portion of the Nazul Site No. 27, George Town, Allahabad, measuring 6350.18 Sq. Metres, shall Devolve/Vest with his son namely Shri Vijai Krishna,

**AND WHEREAS** Shri Jai Krishna died on 19.01.1995 leaving behind Smt. Prem Kumari as his wife and Shri Vijai Krishna as his son and four daughters namely Smt. Meera Agarwal, Smt. Indira Agarwal, Smt. Sudha Agarwal and Dr. (Smt.) Subha Agarwal as his successors but as per the provisions contained in the aforesaid WILL dated 24.06.1987, executed by the Late Jai Krishna his only son Vijai Krishna, became the sole lessee of aforesaid portion of Nazul Bhukhand Sankhya 27, George Town, Allahabad, measuring 6350.18 Sq. Metres and owner of lease hold rights of aforesaid nazul land, together with residential building, standing thereon, which is presently numbered as Old 40, New 34/40/1, Lowther Road, Allahabad and thus Shri Vijai Krishna became the Lessee and owner of Lease hold rights of aforesaid nazul land, together with residential building, standing thereon, which is presently numbered as Old 40, New 34/40/1, Lowther Road,

*Mohd Shahid*

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Allahabad;

**AND WHEREAS** under the prevalent scheme of the State Government for conversion of lease hold rights into freehold, Shri Vijai Krishna S/o Late Jai Krishna, made an application for conversion of lease hold rights in respect of his share in Nazul site No. 27, George Town, Allahabad, measuring 6350.18 Sq. Metres and the Collector of Allahabad has allowed the conversion of lease hold rights of nazul Site No. 27, George Town, Allahabad into freehold land, measuring 6350.18 Sq. Metres and in the said proceeding. Smt. Prem Kumari, the mother of Shri Vijai Krishna and Smt. Meera Agarwal, Smt. Indira Agarwal, Smt. Sudha Agarwal and Dr. (Smt.) Subha Agarwal the sister's of Shri Vijai Krishna have filed their Sahmati/No-Objection that the aforesaid nazul land, be declared freehold in favour of Shri Vijai Krishna for which they shall have no-objection nor raise any objection in future and on receipt of the aforesaid Sahmati and conversion charges, the Collector, Allahabad has declared and converted the aforesaid nazul land, measuring 6204.79 Sq. Metres of the aforesaid nazul land after deducting an area measuring 145.39 Sq. Metres for widening of road under master plan and the Upper Ziladhikari (Vitya Evam Rajasva) Allahabad on behalf of Governor of Uttar Pradesh, has executed a freehold deed dated 31.03.2003 in respect of Nazul Bhukhand No. 27, George Town, Upvibhagit Sankhya 27/1, measuring 6204.79 Sq. Metres, situated in Mohalla Lowther Road, Allahabad in favour of Vijai Krishna S/o Late Jai Krishna R/o 40, Lowther Road, Allahabad, which is registered in Pustak Sankhya 1 Khand Sankhya 3833 on pages 293/342 at serial No. 4822 in the office of Sub-Registrar, Sadar, Allahabad on 31.03.2003. The aforesaid nazul land has been declared freehold for residential purpose and the name of the Vijai Krishna stood recorded over the

Mohd Shahid

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aforesaid freehold land in nazul records and over the aforesaid house in the records of Nagar Nigam, Allahabad now Prayagraj and in other relevant records and thus Shri Vijai Krishna became the absolute owner of Nazul Bhukhand No. 27, George Town, Upvibhagit Sankhya 27/1, measuring 6204.79 Sq. Metres, situated in Mohalla Lowther Road, Allahabad, together with House No. Old 40, New 34/40/1, Lowther Road, Allahabad,

That after the aforesaid nazul land was declared freehold, the aforesaid owner (Shri Vijai Krishna) sold and transfered Part of Nazul Now Freehold Bhukhand Sankhya 27, George Town, Upvibhagit Sankhya 27/1, measuring 4582.87 Sq. Metres out of 6204.79 Sq. Metres, situated in Mohalla Lowther Road, Allahabad, alongwith part of house No. Old 40, New 34/40/1, Lowther Road, Allahabad now Prayagraj, built over the aforesaid freehold land together with all other construction, trees, boundary wall etc. standing thereon through a registered saledeed dated 29.04.2023 in favour of **SHREEVIGHNAHARTA BUILDWELL LLP** (LLP Registration No. AAZ-8942), Pan No. AEPFS2898F, having its registered office at House No. 19/13, Lal Bahadur Shastri Marg, Civil Lines, Allahabad now Prayagraj, through its Designated Partner Shri Shashank Agarwal S/o Late Rajeev Agarwal R/o B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad now Prayagraj. Which is registered in Bahi Sankhya 1 Jild Sankhya 12410 on pages 255 to 288 at Serial No.2560 in the office of Sub-Registrar Sadar First, Prayagraj on 29.04.2023.

I have examined the freehold deed dated 31.03.2003 executed by Upper Ziladhikari with (Evam Rajasva) Allahabad on behalf of Governor of Uttar Pradesh, in favour of Shri Vijai Krishna aforesaid, which is registered in Pustak Sankhya 1 Khand Sankhya 3833 on

*Mohd Shohid*



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pages 293/342 at serial No.4822 in the office of Sub-Registrar, Sadar, Allahabad on 31.03.2003.

**SHREEVIGHNAHARTA BUILDWELL LLP** (LLP Registration No. AAZ-8942), Pan No. AEPFS2898F, having its registered office at House No. 19/13, Lal Bahadur Shastri Marg, Civil Lines, Allahabad now Prayagraj, through its Designated Partner Shri Shashank Agarwal S/o Late Rajeev Agarwal R/o B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad now Prayagraj is the owner and in possession of the aforesaid property mentioned in the aforesaid sale deed and can create legal and valid mortgage and the aforesaid property can be kept as security with the Bank against loan.

The aforesaid party having been interested in carrying on business for the purpose of developing, establishing and constructing Apartment/Flats, have formed an LLP named SHREEVIGHNAHARTA BUILDWELL LLP, and is running smoothly till date and there is no dispute among the partners. The quarries required for the purpose of creation of legal and valid mortgage and Securities are opined as follows:

1. From the perusal of the Freehold deed dated 1.03.2003 executed by Upper Ziladhikari with (Evam Rajasva) Allahabad on behalf of Governor of Uttar Pradesh, in favour of Shri Vijai Krishna aforesaid, which is registered in Pustak Sankhya 1 Khand Sankhya 3833 on pages 293/342 at serial No.4822 in the office of Sub-Registrar, Sadar, Allahabad on 31.03.2003. And Saled deed dated 29.04.2023 executed by Shri vijai Krishna In favour of SHREEVIGHNAHARTA BUILDWELL LLP is the absolute owner and in possession of the aforesaid property.





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2. It is found that SHREEVIGHNAHARTA BUILDWELL LLP is recorded owner of the aforesaid Property by way of sale from the original owner aforesaid and thus at present SHREEVIGHNAHARTABUILDWELL LLP is the registered owner of the aforesaid property and its title to the property is clear, absolute and unassailable. SHREEVIGHNAHARTABUILDWELL LLP is having a marketable title and is competent to transfer, lease or mortgage and give in security, the said property.
3. The chain of title of deeds is complete.
4. I have made a search in the registration records in the office of Sub-Registrar-Sadar First, Prayagraj for 30 Years upto available records in respect of captioned property. No registered charge, lien or encumbrance is found, hence I have to report that the aforesaid property is free from all lien, charge or encumbrances.
5. I certify that after perusal of the above records, the present owner **SHREEVIGHNAHARTA BUILDWELL LLP** is the absolute owner of 4582.87 Sq. Metres out of 6204.79 Sq. Metres of land and its title in the aforesaid property is absolute and is competent to enter into lease agreement and can create a legal and valid equitable mortgage by deposit of original title deeds and the Bank can safely accept the aforesaid property and its relative original chain of title deeds for creation of equitable mortgage thereon.

Dated- 22.05.2024

**MOHD. SHAHID**  
Advocate  
148/489, Mutthiganj  
Allahabad

Your's faithfully

*Mohd Shahid*

Mohd. Shahid, Advocate

ENCLOSER: Fee receipt No.2024018012860 dated 22.05.2024, issued by Sub-Registrar-Sadar First, Prayagraj for the search.

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743/489 Mutthiganj, Allahabad-211003

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संवेदन प्रमाणिका 0.8.463/94  
पंजीकरण संख्या  
पंजीकरण की तिथि 10.1.94



अभिप्रेत की हस्ताक्षर

Signature

बार कौंसिल आफ उत्तर प्रदेश  
इलाहाबाद

प्रमाणित किया जाता है कि श्री/कु/श्रीमती  
सिद्धार्थ शर्मा

पुत्र/पुत्री/पत्नी स्वामी अद्वय

743/489, नुदोरी गंज

इलाहाबाद (उ.प्र.)

बार कौंसिल आफ उत्तर प्रदेश के पंजीकृत अधिवक्ता

22.6.94

दिनांक

इलाहाबाद

(मुन्ना सिन्हा)

Signature

बार कौंसिल आफ उत्तर प्रदेश

इलाहाबाद

Self Attested For KYC Purpose