

ONKAR SINGH
Advocate
High Court Lucknow

Add:- Advocate Chamber
Block-A, High Court,
Lucknow
Mob :- 9044987610, 9451088084
E-mail:- lawmitraonkarsingh@gmail.com

To,
Technical Adviser,
U.P. Real Estate,
Regulatory Authority,
Lucknow.

Dated: 11-06-2024

Subject :- Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon the bearing entire South Portion House no. 23, Corporation no. 47/046, which is 50% of entire property of House No.23, Situated at Vidhan Sabha Marg, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present in the officer of sub- Registrar 1st Lucknow & Sub Registrar Sadar, Lucknow have been verified for investigation of the title in respect of property specified herein. On the basis of the documents provided to me, my report is given as under –

1- Description and area of the property.

Specifice Numbers & Address of Propety:

The Property proposed to be mortgage is the following :-_Entire Southern Portion House no. 23, Corporation no. 47/046, which is 50% of entire property of House No.23 Situated at Vidhan Sabha Marg, Tehsil- Sadar, District- Lucknow. Measuring 1315.52 Sq.mts. (total Plot 2631.04 Sq.mtr.)

Is a residential property, bounded as under –

East	:	Vidhan Sabha Marg
West	:	Office of Electricity Board
North	:	Entire Northern portion of the House No.23, Corporation No.47/046.
South	:	Way to office of electricity Board.

Onkar Singh

- 2- **Nature of property (whether agricultural, Non agricultural, Commercial, Residential or Industrial, If Non agricultural, the reference and date of conversion order from the competent authority should also be mentioned).**

Ans. The said property is Residential.

- 3- **The Owner is Partner/ Director/ Trusty who is Developing the Property on behalf of Partnership/Company/ Trust, Whether he/She as the Authority. Copy of the resolution/ memorandum an Article of Association / Partnership deed etc. whether examined and verified :**

Ans. As per the documents-

1. Ritu Aggarwal W/o Late Hari Aggarwal, daughter of late Kundan Lal Kumar, permanent and present resident of 5808, Cartina Terrace, Rockville, Maryland 20852.
2. Komilla Raote d/o late Kundan Lal Kumar R/o 2-D, Girdhar Apartment, 28 Ferozeshah Road, New Delhi 110001., who are referred to as the present owner.

M/s Nirmaanpunj Infraheights LLP Registered Address- 4th Floor, Goyal Tower, 215/405, Subhash Marg, Lucknow through its partner's Sri Krishna Das Agrawal S/o Gopal Das Agrawal R/O-D-405, Varuna Garden, Near Sunbeam Varuna School, Central jail Road, Shivpuri, Varanasi, Varanasi cantt, Uttar Pradesh 221002 is referred to as the proposed mortgager.

- 4- **Whether minor lunatic or un-discharged insolvent is involved. Confirm that the Mortgage has sufficient capacity to contract. Precautionary steps to be taken.**

Ans. No any Minor lunatic or un-discharged insolvent is involved.

- 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.**

Ans- Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.

Onkar Singh

- 6- Source of Property i.e., Self acquired or Ancestral . If Ancestral then mode of succession and whether original will/probate is available .**

Ans- Self Acquired .

- 7- Whether the Mortgager is co-owner and /or any partition of the property is made between the member of the family through partition Deed. If yes, whether original registered Partition. Deed is available it is only a family settlement.**

Ans- Not Applicable.

- 8- Whether the property is mutated in Municipal/ Revenue Records and Owners Name is reflecting and if not, the reason thereof.**

Ans- Yes, after the purchase of the said property, the mortgagor will be in exclusive possession of the property.

- 9- Whether any restriction for creation of Mortgage is Imposed under Central/State/ Local Laws. If yes, the specify whose consent or permission would be required for creation of mortgage.**

Ans- No.

- 10- Whether all the Original Title Deeds Including antecedent Title deed and relevant documents are available. Please give detailed list.**

Ans- Following Documents were Persued :

1. Certified Copy of Sell Deed.
2. Search inspection of Period 12 years.
3. Copy of Approved Map.

- 11- Whether the Advocate has personally visited the records.**

Ans- Yes, Sub Registrar 1st Lucknow & Sub-Registrar Sadar, Lucknow..

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- 12- Whether the search is being made for the period of 30 years. If no, reason thereof.**

Ans- I have perused the relevant records of the Sub Registrar 1st Lucknow & Sub-Registrar Sadar, Lucknow for the period of 12 year whose Application No.2202422700160 & Certificate No. 22024227000155 which is from 07-06-2012 to 07-06-20224 in respect of the aforesaid property.

- 13- Whether there is any doubt/ Suspicion about the genuineness of the Original Documents. If yes, then specify.**

Ans:- I have persued photocopy of title deeds and compared the same with Certified Copy of title deeds and evaluated the same with certified title deeds and established that both are analogous and registered before the Registrar of assurance.

- 14- Final Certificate/ Opinion.**

Ans- The present title holder Sri Krishna Das Agrawal S/o- Gopal Das Agrawal are valid and Marketable title over captioned property in the firm M/s Nirmaanpunj Infraheights LLP have full right to develop captioned property. Property in question is not free from encumbrances on the basis of inspection of legible records and in view of NEC. Issued by Sub-Registrar Sadar, Lucknow and the project develop by M/s Nirmaanpunj Infraheights LLP can be accepted for approval.

- 15- Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/ property (ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required :**

Ans:- The property in question is free from all sorts of charges or litigation whatsoever and the property in the question which is proposed to be developed by them is not subject matter to any litigation, attachment or execution before any court of law.

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16- Comments on Enforceability of property under SARFAESI Act, 2002 and Rera Act, 2016.

Ans:- That the property in question has been declared as non-agricultural under section 143 of U.P.Z.A. and L.R. Act, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Note:- The NEC Report has been signed and submitted by me, having experience of more than 10 years in lands & RERA Matters.

Lucknow
Dated :11-06-2024

Onkar Singh
(Onkar Singh)

Advocate
ONKAR SINGH
Advocate
High Court Lucknow
Advocate Chamber Block-A
High Court Lucknow
Mob - 9044987610, 9451088084

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: महर प्रथम, लखनऊ

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202422700160
आवेदक का नाम	कृष्ण दाम अग्रवाल
आवेदक का पता	लखनऊ
आवेदन तिथि	07-06-2024
भुगतान तिथि	07-06-2024
चालान संख्या	NIB240349352
मोबाइल	4000000000
धनराशि रु.	100 /-

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

श्री. कृष्ण दास अग्रवाल पुत्र- गोपाल दास अग्रवाल 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 - विधान सभा मार्ग तथा स्टेशन रोड , वार्ड/परगना- महात्मा गांधी, आवासीय- मे० निर्माणपुंज इन्फ्राहाईट्स एत एत पी द्वारा पार्टनर श्री कृष्ण दास अग्रवाल पुत्र श्री गोपाल दास अग्रवाल , भवन सं० 23 नगर निगम से० 47/046 रकबा 2631 वर्गमीटर स्थित 23 विधान सभा मार्ग लखनऊ पूरब-विधानसभा मार्ग पश्चिम-कार्यालय विद्युत विभाग, उत्तर-भ०सं० 23 का भाग, दक्षिण- विद्युत विभाग , 23

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 07/06/2012 से दिनांक 07/06/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 10-06-2024

- 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।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक : रूही अख्तर।
मिलान करने वाले निबन्धन लिपिक : गौरव मिश्रा।

Rajendr
a Prasad

Digitally signed by
Rajendra Prasad
Date: 2024.06.10
12:15:12 +05'30'

उपनिबन्धक सदर प्रथम
लखनऊ

प्रिंट करें

भारतीय गैर न्यायिक

दस
रुपये

रु.10



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RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

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This Sheet of 100/-
has been used for
of Document No. 284/18 application
Sri. [Signature] Date [Signature]

शुभम यादव

ONKAR SINGH
Advocate
High Court Lucknow

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E-mail:- lawmitraonkarsingh@gmail.com

To,
Technical Adviser,
U.P. Real Estate,
Regulatory Authority,
Lucknow.

Dated: 11-06-2024

Subject :- Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon the bearing entire Northern Portion House no. 23, Corporation no. 47/046, which is 50% of entire property of House No.23, Situated at Vidhan Sabha Marg, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present in the officer of sub- Registrar 1st Lucknow & Sub Registrar Sadar, Lucknow have been verified for investigation of the title in respect of property specified herein. On the basis of the documents provided to me, my report is given as under –

1- Description and area of the property.

Specific Numbers & Address of Property:

The Property proposed to be mortgage is the following :- Entire Northern Portion House no. 23, Corporation no. 47/046, which is 50% of entire property of House No.23 Situated at Vidhan Sabha Marg, Tehsil- Sadar, District- Lucknow. Measuring 1315.52 Sq.mts. (total Plot 2631.04 Sq.mtr.)

Is a residential property, bounded as under –

East	:	Vidhan Sabha Marg
West	:	Office of Electricity Board
North	:	Way to Ratan square
South	:	Entire Southern Portion of the House no.23, Corporation No.47/046 which is 50% of Entire Property Owned by Nirmaanpung infraheights LLP.

Onkar Singh

- 2- Nature of property (whether agricultural, Non agricultural, Commercial, Residential or Industrial, If Non agricultural, the reference and date of conversion order from the competent authority should also be mentioned).

Ans . The said property is Residential .

- 3- The Owner is Partner/ Director/ Trusty who is Developing the Propety on behalf of Partnership/Company/ Trust, Whether he/She as the Authority. Copy of the resolution/ memorandum an Article of Association / Partnership deed etc . whether examined and verified :

Ans. As per the documents-

1. Smt. Amita Jain W/o Rakesh Jain R/o 55B, Wazir Hasan Road District Lucknow U.P.
2. Smt. Meera Gupta W/o Sri Anil Gupta R/o- 100, Babar Road, New Delhi.
3. Alok Gupta S/o Late Sri Mahesh Chandra Gupta R/o- 505, Lotus Petals Apratment, 6/1-B, Mall Avenue, Lucknow.
4. Dr. Naina Agrawal W/o Dr. Anjani Kumar Agrawal R/o- K-2060, Ground Floor, Chitranjan Park, New Delhi, who are referred to as the present owner.

M/s Nirmaanpunj Infraheights LLP Registered Address- 4th Floor, Goyal Tower, 215/405, Subhash Marg, Lucknow through its partner's Sri Pawan Kumar Agarwal S/o Late Bal Krishna Agarwal R/O-506, Neel Ratan Apartment, Aishbagh road, Lucknow-226004 is referred to as the proposed mortgager.

- 4- Whether minor lunatic or un-discharged insolvent is involved. Confirm that the Mortgage has sufficient capacity to contract. Precautionary steps to be taken.

Ans. No any Minor lunatic or un-discharged insolvent is involved .

- 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.

Ans- Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.

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- 6- Source of Property i.e., Self acquired or Ancestral . If Ancestral then mode of succession and whether original will/probate is available .

Ans- Self Acquired .

- 7- Whether the Mortgager is co-owner and /or any partition of the property is made between the member of the family through partition Deed. If yes, whether original registered Partition. Deed is available it is only a family settlement.

Ans- Not Applicable.

- 8- Whether the property is mutated in Municipal/ Revenue Records and Owners Name is reflecting and if not, the reason thereof.

Ans- Yes, after the purchase of the said property, the mortgagor will be in exclusive possession of the property.

- 9- Whether any restriction for creation of Mortgage is Imposed under Central/State/ Local Laws. If yes, the specify whose consent or permission would be required for creation of mortgage.

Ans- No.

- 10-Whether all the Original Title Deeds Including antecedent Title deed and relevant documents are available. Please give detailed list.

Ans- Following Documents were Persued :

1. Certified Copy of Sell Deed.
2. Search inspection of Period 12 years.
3. Copy of Approved Map.

- 11-Whether the Advocate has personally visited the records.

Ans- Yes, Sub Registrar 1st Lucknow & Sub-Registrar Sadar, Lucknow.

- 12-Whether the search is being made for the period of 30years. If no, reason thereof.

Ans- I have perused the relevant records of the Sub Registrar 1st Lucknow & Sub-Registrar Sadar, Lucknow for the period of 12 year whose Application No.2202422700161 & Certificate No. 22024227000154 which is from 07-06-2012 to 07-06-2024 in respect of the aforesaid property.

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13-Whether there is any doubt/ Suspicion about the genuineness of the Original Documents. If yes, then specify.

Ans:- I have persued photocopy of title deeds and compared the same with Certified Copy of title deeds and evaluated the same with certified title deeds and established that both are analogous and registered before the Registrar of assurance.

14-Final Certificate/ Opinion.

Ans- The present title holder Pawan Kumar Agarwal S/o- Bal Krishna Agrawal are valid and Marketable title over captioned property in the firm M/s Nirmaanpunj Infraheights LLP have full right to develop captioned property. Property in question is not free from encumbrances on the basis of inspection of legible records and in view of NEC. Issued by Sub-Registrar Sadar, Lucknow and the project develop by M/s Nirmaanpunj Infraheights LLP can be accepted for approval.

15-Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/ property (ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required :

Ans:- The property in question is free from all sorts of charges or litigation whatsoever and the property in the question which is proposed to be developed by them is not subject matter to any litigation, attachment or execution before any court of law.

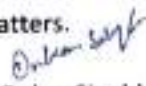
16-Comments on Enforceability of property under SARFAESI Act, 2002 and Rera Act, 2016.

Ans:- That the property in question has been declared as non-agricultural under section 143 of U.P.Z.A. and L.R. Act, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Note:- The NEC Report has been signed and submitted by me, having experience of more than 10 years in lands & RERA Matters.

Lucknow

Dated :11-06-2024


ONKAR SINGH
Advocate
High Court Lucknow
Advocate
Mob :- 9044987610, 9451088084



स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: सदर प्रथम, लखनऊ

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202422700161
आवेदक का नाम	पवन कुमार अग्रवाल
आवेदक का पता	लखनऊ
आवेदन तिथि	07-06-2024
भुगतान तिथि	07-06-2024
चालान संख्या	NIB240349376
मोबाइल	40000000000
धनराशि रु०	100 /-

कार्यालय उपनिबन्धक सदर प्रथम लखनऊ जनपद लखनऊ

आवेदन संख्या : 2202422700161

प्रमाण संख्या : 22024227000154

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

श्री. पवन कुमार अग्रवाल पुत्र. स्व० बाल कृष्ण अग्रवाल तहसील लखनऊ जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राप्ति पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम मोहल्ला - विधान सभा मार्ग तथा स्टेशन रोड , वार्ड/परगना- महात्मा गांधी, आवासीय. मे० निर्माणकुंज इन्फ्राहाईट्स एल एल पी द्वारा पार्टनर श्री पवन कुमार अग्रवाल पुत्र स्व० स्व० बाल कृष्ण अग्रवाल , भवन सं० 23 नगर निगम सं० 47/046 आकाश दीप रकबा 1315.52 वर्गमीटर स्थित 23 विधान सभा मार्ग लखनऊ पुरब- विधानसभा मार्ग, पश्चिम - कार्यालय विद्युत विभाग उत्तर- रतन स्कायर, दक्षिण- भवन का शेष भाग , 23

मे एतलद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 07/06/2012 से दिनांक 07/06/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 10-06-2024

- 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 : **रूही अख्तर।**
मिलान करने वाले निबन्धन लिपिक : **गौरव मिश्रा।**

Rajendr
a Prasad

Digitally signed by
Rajendra Prasad
Date: 2024.06.10
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उपनिबन्धक सदर प्रथम
लखनऊ

प्रिंट करें

भारतीय गैर न्यायिक



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Sri. [Signature] Application

28/4/18