

कार्यालय उपनिबन्धक सदर द्वितीय कानपुर जनपद कानपुर नगर

आवेदन संख्या : 2202320900579

प्रमाण संख्या : 22023209000545

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

श्री- उमा शंकर सिंह एडवोकेट पुत्र- स्व० आदित्य नारायण सिंह तहसील कानपुर जिला कानपुर नगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - सिंहपुर कछार, वार्ड/परगना- कानपुर सदर, कृषि- टेरिफिक रियल इस्टेट, आ०सं० 353-2.181 है० व 356-0.031 है० सम्पूर्ण रकबा 2.212 है० ग्रा० सिंहपुर कछार पर० व तह० कानपुर सदर जन० कानपुर नगर चौहद्दी-पूरब-कल्यानपुर बिठूर रोड पश्चिम-ख०सं० 346 व 355 उत्तर-ख०सं० 344 दक्षिण-ख० सं० 352, आ० सं० 353 व 356

मैं एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 07/06/2011 से दिनांक 07/06/2023 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 08-06-2023

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्योरे 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: **अनिल कुमार बाजपेयी।**
मिलान करने वाले निबन्धन लिपिक: **अनिल कुमार बाजपेयी।**

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उपनिबन्धक सदर द्वितीय
कानपुर नगर

UMA SHANKAR SINGH**(Senior Advocate)**

Ex. D.G.C.(CRI.) VARANASI
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Mob: 9450014375
9554950319

Date: 17.06.2023

Before,

Real Estate Regulatory Authority

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1.	Name of the Land Owner/Applicant	Terrific Real Estate having its office at Rudra House, 15/63, Civil Lines, Kanpur, Uttar Pradesh.
2.	Complete or full description of the immovable property/(ies)	
	a) Survey No.	Arazi/Plot No's 353 & 356
	b) Extent/area	2.212 Hectare
	c) Location Like Name of the place, village, city, registration, Sub-district etc. Boundaries. Mauza/Village- Singhpur Kachhar Paragana- Kanpur Sadar Tehsil- Kanpur Sadar Dist.- Kanpur Nagar	East:- Kalyanpur Bithoor Road West:- Khasara No. 346 And 355 North:- Khasara No. 344 South:- Khasara No. 352
3.	Particulars of the documents scrutinized serially and chronologically.	(a)- Photo copy of Sale Deed executed on dated 30.07.2007 by Shri Mohit Kumar Agrawal S/o- Shri Keshav Chandra Agrawal Resident of House No. 113/52, Swroop Nagar Kanpur Nagar And Smt. Renu Goyal W/o- Kuldeep Goyal Resident Of House No. 23/447, Vajeerpura Road, Agra in favour of M/s. Terrific Real Estate having its office at Flat No. 403, Woodland Apartment Parisar No. 14/113 Civil Lines Kanpur Nagar through Authorize representative Shri Sunil Bansal S/o- Shri Ghanshyam Das Resident of B 37/193-A,



(2)

		<p>Birdopur, District Varanasi, Uttar Pradesh in respect of land area 1.3272 Hectare which is 3/5 part of Arazi/Plot No. 353 area 2.181 Hectare And Arazi/Plot No. 356 area 0.031 Hectare Total 02 Gata Area 2.212 Hectare situated at Mauza/Village- Singhpur Kachhar Pargana, Tehsil & District-Kanpur Nagar. The Sale Deed has been registered in Book No. 01, Volume/Jild No. 3649 at pages 143 to 204 Document/Serial No. 2301 on dated 06.08.2007 in the office of Sub-registrar(Jone-2) Kanpur Nagar.</p> <p>(b)- Photo copy of Sale Deed executed on dated 07.08.2007 by Md. Avej Ansari S/o- Late Noor Mohammad Ansari Resident Of House No. 112/8 Benajhabar, Kanpur Nagar in favour of M/s. Terrific Real Estate having its office at Flat No. 403, Woodland Apartment Parisar No. 14/113 Civil Lines Kanpur Nagar through Authorize representative Shri Sunil Bansal S/o- Shri Ghanshyam Das Resident of B 37/193-A, Birdopur, District Varanasi,, Uttar Pradesh in respect of land area 0.4424 Hectare which is 1/5 part of Arazi/Plot No. 353 area 2.181 Hectare And Arazi/Plot No. 356 area 0.031 Hectare Total 02 Gata Area 2.212 Hectare situated at Mauza/Village- Singhpur Kachhar Pargana, Tehsil & District-Kanpur Nagar. The Sale Deed has been registered in Book No. 01, Volume/Jild No. 3651 at</p>
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		<p>pages 01 to 42 Document/Serial No. 2323 on dated 07.08.2007 in the office of Sub-registrar (Jone-2) Kanpur Nagar . (c)- Photo copy of Sale Deed executed on dated 29.09.2014 by Mohammad Sarafaraj Ansari S/o- Late Noor Mohammad Ansari Resident Of House No. 112/8(10), Benajhabar Road, Kanpur Nagar Through Attorney Danish Ansari S/o- Shri Mohammad Sarafaraj Ansari Resident Of House No. 112/8(10), Benajhabar Road, Kanpur Nagar And Smt. Alamas Kashif D/o- Shri Mohammad Sarafaraj Ansari & W/o- Shri Kashif Nadeem Resident Of House No. 112/8(4), Benajhabar Road, Kanpur Nagar in favour of M/s. Terrific Real Estate having its registered office G.R. 80 Joy Narayan Santra Lane, Howrah, West Bengal - 711101 & administrative office at Rudra House , Third Floor, Parisar No. 15/63, Civil Lines, kanpur Nagar through Authorize representative Shri Sunil Bansal S/o- Shri Ghanshyam Das Resident of B 37/193-A, Birdopur, District Varanasi, Uttar Pradesh in respect of Arazi/Plot No. 353Mi area 0.4424 Hectare situated at Mauza/Village- Singhpur Kachhar, Pargana, Tehsil & District-Kanpur Nagar. The Sale Deed has been registered in Book No. 01, Volume/Jild No. 6814 at pages 339 to 370</p>
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		<i>Document/Serial No. 6315 on dated 29.09.2014 in the office of Sub-registrar (Jone-2) Kanpur Nagar . (d)- Intkhab Khatauni in respect of Arazi/Plot No's 353 & 356 for the period of 1430 to 1435 fasali.</i>
4.	<i>Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.</i>	Yes
5.	<i>a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?</i>	Yes
	<i>b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.</i>	Not Applicable
	<i>c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?</i>	Not Applicable
6.	<i>a) property falls within the jurisdiction of which sub-registrar office?</i>	Sub-Registrar (Jone-2) Kanpur Nagar
	<i>b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If do, please name all such office?</i>	No, The details of property is available in the office of Sub-Registrar (Jone-2) Kanpur Nagar
	<i>c) Whether search has been made at all the offices names at (b) above?</i>	Yes
	<i>d) Whether the search in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?</i>	Not Applicable
7.	<i>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog in the title.</i>	As Described in Annexure- A
8.	<i>a) Whether the property is subject to any wakf</i>	No

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	rights?	
	b) Whether the property belongs to church/ temple or any religious institution having any restriction in creation of charges on such properties?	No
9.	a) If the property is Agricultural land, whether the local laws permit construction and transfer	Yes
	b) In the case of conversion of Agricultural land for commercial purpose of otherwise, whether requisite procedure followed/permission obtained.	Yes
10.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not Applicable
	b) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been complete as per applicable laws?	Not Applicable
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not Applicable
11.	<p>If the property is a flat/ apartment or residential/ commercial complex check and comment on the following:</p> <p>a) Promoter's/Land Owner's title to the land/building;</p> <p>b) Development Agreement/ Power of attorney;</p> <p>c) Extent of authority of the Developer/builder;</p> <p>d) Independent title verification of the Land and/or building in question;</p> <p>e) Agreement for sale (duly registered);</p> <p>f) Payment of proper stamp duty;</p> <p>g) Requirement of registration of sale agreement development agreement, POA etc.</p> <p>h) Approval of building plan, permission of appropriate/local authority, etc;</p> <p>i) Conveyance in favour of society/Condominium concerned;</p> <p>j) Occupancy certificate/allotment letter/letter of possession;</p> <p>k) Membership details in the Society etc.;</p> <p>l) Share Certificate;</p> <p>m) No objection Letter from the Society;</p> <p>n) All legal requirements under the local/ Municipal laws, regarding ownership of flats/Apartment/building Regulations, Development Control Regulations, Co-operative Societies' laws etc.;</p> <p>o) Requirements, for nothing the Bank charges on</p>	Not Applicable

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	<p>the records of the Housing Society, if any;</p> <p>p) If the property is a vacant land construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>q) Whether the numbering pattern on the units flats tally in all documents such as approved plan, agreement plan, etc.</p>	
12.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	As per Non Encumbrance certificate issued by Sub-Registrar (Jone-2)/Sub-Registrar Sadar (Second) Kanpur Nagar for the period of 07.06.2011 to 07.06.2023 no any encumbrance found in respect of the property in question.
13.	The period covered under Encumbrances certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any	2011 to 2023
14.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?	Tax Exempted
15.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question	Attached herewith
16.	<p>Whether the property can be identified form the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny?</p> <p>a) Document un relation to electricity connection</p> <p>b) Document in relation to water connection;</p> <p>c) Document in relation to Sales Tax Registration, if any applicable;</p> <p>d) other utility bills, if any.</p>	Not Applicable
17.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other document (Such as valuation report, utility bills etc.) or the actual current boundary ? if so please elaborate/comment on the same.	No
18.	<p>If the Valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds.</p> <p>(if the valuation report and/or approved plan are not available at the time of preparation of TIR</p>	Not Applicable

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	<i>please provide these comments Subsequently on making the same available to the advocates.)</i>	
19.	<i>Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.</i>	No
20.	<i>Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?</i>	Not Applicable
	<i>Property is SARFAESI Complaint (Y/N)</i>	Not Applicable
21.	<i>In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. , as also any precaution to be taken by the bank in this regard.</i>	Not Applicable
22.	<i>Whether the governing law/constitutional document of the mortgagor (other than natural persons) permits creation of mortgage and additional precaution, if any to be taken in such cases.</i>	Not Applicable
23.	<i>Additional aspects relevant for investigation of title as per local laws.</i>	Not Applicable
24.	<i>Whether the Real Estate Project comes under real Estate (Regulation and Development)Act, 2016 ?Y/N</i>	Yes
	<i>Whether the Project is registered with the Real Estate Regulatory Authority? it so, the details of such registration are to be furnished.</i>	Applied for
	<i>Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?</i>	Not Applicable
	<i>Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website or Real Estate Regulatory Authority?</i>	To be obtained

Observation/Annexure-A:

I have examined above referred documents and inspected the revenue records from the examination in reveal that:-

1. (1)- Shri Mohit Kumar Agrawal S/o- Shri Keshav Chandra Agrawal Resident of House No. 113/52, Swroop Nagar Kanpur Nagar & Smt. Remu Goyal W/o- Kuldeep Goyal Resident Of House No. 23/447, Vajeerpura Road, Agra & (2)- Md. Avej Ansari S/o- Late Noor Mohammad Ansari Resident Of House No. 112/8 Benajhabar, Kanpur Nagar & (3)-

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Mohammad Sarafaraj Ansari S/o- Late Noor Mohammad Ansari Resident Of House No. 112/8(10), Benajhabar Road, Kanpur Nagar were the Land Owner's/Bhumidhar's of Arazi/Plot No. 353 area 2.181 Hectare And Arazi/Plot No. 356 area 0.031 Hectare Total 02 Gata's Area 2.212 Hectare situated at Mauza/Village- Singhpur Kachhar Pargana, Tehsil & District-Kanpur Nagar .

2. The Land Owner's/Bhumidhar's of Arazi/Plot No. 353 area 2.181 Hectare And Arazi/Plot No. 356 area 0.031 Hectare Total 02 Gata's Area 2.212 Hectare transferred the land through Three Sale Deeds to and in favour of M/s. Terrific Real Estate details of Sale Deed is given hereunder :-

(a)- First Sale Deed executed on dated 30.07.2007 by the Land Owner's/Bhumidhar's Shri Mohit Kumar Agrawal And Smt. Renu Goyal in favour of M/s. Terrific Real Estate in respect of land area 1.3272 Hectare which is 3/5 part of Arazi/Plot No. 353 area 2.181 Hectare And Arazi/Plot No. 356 area 0.031 Hectare Total 02 Gata Area 2.212 Hectare situated at Mauza/Village- Singhpur Kachhar Pargana, Tehsil & District-Kanpur Nagar which has been duly registered in Book No. 01, Volume/Jild No. 3649 at pages 143 to 204 Document/Serial No. 2301 on dated 06.08.2007 in the office of Sub-registrar(Jone-2) Kanpur Nagar.

(b)- Second Sale Deed executed on dated 07.08.2007 by the Land Owner/Bhumidhar Md. Avej Ansari in favour of M/s. Terrific Real Estate in respect of land area 0.4424 Hectare which is 1/5 part of Arazi/Plot No. 353 area 2.181 Hectare And Arazi/Plot No. 356 area 0.031 Hectare Total 02 Gata Area 2.212 Hectare situated at Mauza/Village- Singhpur Kachhar Pargana, Tehsil & District-Kanpur Nagar which has been duly registered in Book No. 01, Volume/Jild No. 3651 at pages 01 to 42 Document/Serial No. 2323 on dated 07.08.2007 in the office of Sub-registrar (Jone-2) Kanpur Nagar .

(c)- Third Sale Deed executed on dated 29.09.2014 by the Land Owner/Bhumidhar Mohammad Sarafaraj Ansari Through Attorney Danish Ansari S/o- Shri Mohammad Sarafaraj Ansari And Smt. Alamas Kashif D/o- Shri Mohammad Sarafaraj Ansari & W/o- Shri Kashif Nadeem in favour of M/s. Terrific Real Estate in respect of Arazi/Plot No. 353Mi area 0.4424 Hectare situated at Mauza/Village- Singhpur Kachhar, Pargana, Tehsil & District-Kanpur Nagar which has been duly registered in Book No. 01, Volume/Jild No. 6814 at pages 339 to 370 Document/Serial No. 6315 on dated 29.09.2014 in the office of Sub-registrar (Jone-2) Kanpur Nagar.

3. As per above detailed title deeds M/s. Terrific Real Estate became absolute Owner/Bhumidhar of Arazi/Plot No. 353 area 2.181 Hectare And Arazi/Plot No. 356 area 0.031 Hectare Total 02 Gata's Area 2.212 Hectare situated at Mauza/Village- Singhpur Kachhar, Pargana, Tehsil & District-Kanpur Nagar. The name of M/s. Terrific Real Estate has been mutated in the revenue record.

4. I have inspected the revenue records, as per revenue record the title of the Firm M/s. Terrific Real Estate is clear and Sub-registrar (Jone-2)/Sub-Registrar Sadar (Second) Kanpur Nagar

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has issued non-encumbrance certificate and certified that no any encumbrance is recorded in his office record over property aforesaid.

In my opinion property aforesaid is free from all encumbrances.

On the above discussion I am of the opinion that M/s. Terrific Real Estate is absolute owner of the property aforesaid Arazi/Plot No. 353 area 2.181 Hectare And Arazi/Plot No. 356 area 0.031 Hectare Total 02 Gata's Area 2.212 Hectare situated at Mauza/Village- Singhpur Kachhar Pargana, Tehsil & District-Kanpur Nagar free from all encumbrances and capable of transfer the whole or part of the said property.

The under signed is an advocate practicing in the District Courts Varanasi and have more than 42 years experience of working.

Encl.:-

As Above.


(Uma Shankar Singh)

Advocate

En. No. U.P.00189/1981