

PRABHAT KUMAR PANDEY

Advocate

Reg. No. 7054/10

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Chamber :- Old Sadar Tehsil,

Near Registrar Office

Kesarbagh, Lucknow- 226001

Home Office :- C - 5/5 Paper Mill

Colony, Nishatganj, Lucknow - 226006

Date-13/04/2026

TO WHOMSOEVER IT MAY CONCERN **NON - ENCUMBRANCE CERTIFICATE**

Respected Sir,

1. Name and address of the Owner/Developer/Promoters

Shital Infra Developers Pvt. Ltd. a company registered under Companies Act, 2013 having registered address-C- 2195 Indira Nagar, Lucknow, UP- 226016.

2. Description of the Property :

S.No	Survey No./Khasra No.	Is/are of Land/Buildig in Sq.meter/ Yards/ other Measurement	Location/ Pargana/ Tehsil Sub-District/ District/ P.S.
1.	Khasra No.342	0.2480 Hect, 0.0970 Hect	Sevai, Pargana-Bijnaur, Tehsil-Sarojani Nagar, Lucknow
2.	Khasra No.343	0.1200 Hect	
3.	Khasra No.344	0.1050 Hect	
4.	Khasra No.345	0.2280 Hect	
5.	Khasra No.346	0.0100 Hect	
6.	Khasra No.347	0.0100 Hect	
7.	Khasra No.348	0.0090 Hect	
8.	Khasra No.349	0.0100 Hect	
9.	Khasra No.350	0.2020 Hect	
10.	Khasra No.351	0.0270 Hect	
11.	Khasra No.352	0.0310 Hect	
12.	Khasra No.353	0.1010 Hect	
13.	Khasra No.354	0.0760 Hect	
14.	Khasra No.355	0.1090 Hect	
15.	Khasra No.356	0.1390 Hect	
16.	Khasra No.357	0.0560 Hect	
17.	Khasra No. 358	0.2960 Hect	
18.	Khasra No.359 sa	0.3240 Hect, 0.3160 Hect	
19.	Khasra No.366	0.2600 Hect	
20.	Khasra No.367	0.2460 Hect	



21.	Khasra No.368	0.31400 Hect	
22.	Khasra No.370	0.0670 Hect	
23.	Khasra No.371	0.2030 Hect	
24.	Khasra No.373	0.1650 Hect	
25.	Khasra No.374	0.1530 Hect	
26.	Khasra No.396 sa	1.0120 Hect	
27.	Khasra No.397	0.2160 Hect	
28.	Khasra No.398	0.2190 Hect	
29.	Khasra No.399	0.0462 Hect, 0.1850 Hect	
30.	Khasra No.400	0.0105 Hect, 0.0210 Hect	
31.	Khasra No.402	0.1620 Hect	
32.	Khasra No.403	0.2510 Hect	
33.	Khasra No.404	0.2180 Hect	
34.	Khasra No.405	0.0760 Hect	
35.	Khasra No.406 sa	0.1520 Hect	
36.	Khasra No.407	0.0835 Hect, 0.1670 Hect	
37.	Khasra No.408	0.2610 Hect	
38.	Khasra No.409	0.2580 Hect	
39.	Khasra No.410	0.0360 Hect	
40.	Khasra No.411	0.1070 Hect	
41.	Khasra No.412	0.0456 Hect, 0.1140 Hect	
42.	Khasra No.413	0.3300 Hect	
43.	Khasra No.414	0.0250 Hect	
44.	Khasra No.416	0.1950 Hect	
45.	Khasra No.419	0.2225 Hect	
46.	Khasra No.420	0.0240 Hect	
47.	Khasra No.419/1	0.0380 Hect	
48.	Khasra No.421	0.1640 Hect	
49.	Khasra No.422	0.0340 Hect	
50.	Khasra No.423	0.1420 Hect	
52.	Khasra No.424	0.6000 Hect	
53.	Khasra No.427 sa	0.0840 Hect	
54.	Khasra No.429	0.1620 Hect	
55.	Khasra No.430	0.1000 Hect	
56.	Khasra No.432	0.1650 Hect	
57.	Khasra No.433	0.2660 Hect	
58.	Khasra No.436	0.2780 Hect	



59.	Khasra No.437	0.1900 Hect	
60.	Khasra No.438	0.0255 Hect, 0.0510 Hect	
61.	Khasra No.439	0.0925 Hect, 0.1850 Hect	
62.	Khasra No.440	0.2530 Hect	
63.	Khasra No.441	0.0940 Hect	
64.	Khasra No.442	0.1845 Hect, 0.2460 Hect	
65.	Khasra No.445	0.2990 Hect.	
66.	Khasra No.470	0.5690 Hect	

Whereas, the Housing & Urban Planning Department, Government of Uttar Pradesh Keeping in view the mandate of the national and state housing policy, Shital Infra Developers Private Limited is a Private Limited Company incorporated on 20 September 2013. It has been classified as Non-govt company and is registered at Registrar of Companies, Kanpur. It is involved in Real estate activities with own or leased property.

Directors of **Shital Infra Developers Private Limited** are **Vimal Kumar Varyani (Managing Director)** and **Durga Varyani (Director)**.

AND Whereas, **Shital Infra Developers Pvt. Ltd** through its **Managing Director Vimal Kumar s/o Dileep Kumar R/o C-2195, Indira Nagar, Lucknow** having its Registered Office at address- **C-1124, Indira Nagar, Lucknow** acquired the above said properties from the farmers through registered Sale Deed which are duly Registered in the Office of Sub-Registrar-Sarojani Nagar, Lucknow.

1. Whereas, Umesh Kumar S/o Late Shripal R/o Village-Ghuskar, Post-Amethi, Tehsil-Mohanlalganj, Lucknow has sold the property bearing Khasra No.419, 402, 370, 412, total area-0.4971 Hect, through registered sale deed dated-27-02-2021 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.6131, Page No.173 to 188 at Serial No.7847 in office of Sub-Registrar-Sarojani Nagar, Lucknow.**
2. Whereas, Krishan Kumar S/o Late Ram Bharose R/o Village-Hardasi Kheda, Pargana and Tehsil and District-Lucknow sold the property bearing Khasra No.442, 438, 397, 398 Total area-0.31875 Hect, through registered sale deed dated-22-09-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.17856, Page No.387 to 422 at Serial No.20047 in office of Sub-Registrar-1st, Lucknow.**
3. Whereas, Krishan Kumar S/o Late Ram Bharose R/o Village-Hardasi Kheda, Pargana and Tehsil and District-Lucknow sold the property bearing Khasra No.440, 405, 413, 433, total area-0.9250 Hect; through registered sale deed dated-21-10-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly



registered in **Book No.1, Volume No.18026, Page No.51 to 66 at Serial No.22680** in office of Sub-Registrar-1st, Lucknow.

4. Whereas, Umesh Kumar S/o Late Shripal R/o Village-Ghuskar, Post-Amethi, Tehsil-Mohanlalganj, Lucknow sold the property bearing Khasra No.404, 400, 407, 439, 336, 399, 436, total area-0.7434 Hect through registered sale deed dated-23-09-2016 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.21561, Page No.223 to 246 at Serial No.18149** in office of Sub-Registrar-1st, Lucknow.
5. Whereas, Krishan Kumar S/o Late Ram Bharose R/o Village-Hardasi Kheda, Pargana and Tehsil and District-Lucknow sold the property bearing Khasra No.404, 400, 407, 439, 445 total area-0.7035 Hect through registered sale deed dated-22-09-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.17857, Page No.1 to 46 at Serial No.20048** in office of Sub-Registrar-1st, Lucknow.
6. Whereas, Umesh Kumar S/o Late Shripal R/o Village-Ghuskar, Post-Amethi, Tehsil-Mohanlalganj, Lucknow sold the property bearing Khasra No.396 sa, 414, total area-1.0370 Hect through registered sale deed dated-26-02-2016 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.20384, Page No.135 to 214 at Serial No.3898** in office of Sub-Registrar-1st, Lucknow.
7. Whereas, Aliraza S/o Late Lateef R/o Village-Sevai, Pargana Pargana, Tehsil-Sarojani Nagar District-Lucknow sold the property bearing Khasra No.366 total area-0.2600 Hect, through registered sale deed dated-17-01-2019 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.1190, Page No.99 to 130 at Serial No.1474** in office of Sub-Registrar-Sarojani Nagar, Lucknow..
8. Whereas, Muhajid Ali S/o Late Waris Ali R/o Village-Sevai, Pargana and Tehsil Lucknow sold the property bearing Khasra No.349, 352 total area-0.0410 Hect. through registered sale deed dated-05-02-2018 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.23443, Page No.131 to 156 at Serial No.2531** in office of Sub-Registrar-1st, Lucknow..
9. Whereas, Anwari W/o Late Sharafat Ali R/o Village-Sevai, Pargana and Tehsil Lucknow sold the property bearing Khasra No.367 total area-0.0820 Hect, through registered sale deed dated-28-11-2013 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.16528, Page No.1 to 30 at Serial No.21831** in office of Sub-Registrar-1st, Lucknow..



10. Whereas, (1)Rehmat Ali S/o Late Fajju, (2) Noor Ali S/o Late Puttan, (3) Akhbar Ali S/o Late Puttan, (4)Ibrahim S/o Late Puttan, (5) Guddan S/o Late Manjur Ali, (6) Khalik S/o Nusrat Ali R/o Village-Sevai, Pargana-Bijnaur, Tehsil-Sarojani Nagar, Lucknow sold the property bearing Khasra No.348, 359 sa, 351, total area-0.0458 Hect. through registered sale deed dated-21-02-2018 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.23526, Page No.175 to 206 at Serial No.3804 in office of Sub-Registrar-1st, Lucknow..**
11. Whereas, Lyakat Ali S/o Late Vali Mohammad R/o Village-Hardasi Kheda, Pargana and Tehsil and District-Lucknow, Current Residence-Begariya Mau, Majra and Post-Begariya, Lucknow sold the property bearing Khasra No.339, 341, 344, 347, 357 total area-0.09975 Hect. through registered sale deed dated-07-09-2017 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.22766, Page No.75 to 114 at Serial No.13500 in office of Sub-Registrar-1st, Lucknow..**
12. Whereas, Anish S/o Late Munna and Anisun D/o Late Munna and Kaiser D/o Late Munna and Maisar D/o Late Munna and Kamar Jahan W/o Late Munna and Smt Islamun W/o Late Dost Ali R/o Village-Sevai, Pargana-Bijnaur,Tehsil-Sarojani Nagar, Lucknow sold the property bearing Khasra No.339, 341, 344, 347, 357 total area-0.3990 Hect. through registered sale deed dated-26-08-2017 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.22716, Page No.245 to 280 at Serial No.12758 in office of Sub-Registrar-1st, Lucknow..**
13. Whereas, Roz Ali S/o Ilahi Baksh R/o Village-Sevai, Pargana-Bijnaur,Tehsil and District-Lucknow sold the property bearing Khasra No.345, 353, 355, 354, 356, 350, 390, 408, 409 total area-0.40825 Hect through registered sale deed dated-14-02-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.16932, Page No.335 to 362 at Serial No.3386 in office of Sub-Registrar-1st, Lucknow..**
14. Whereas, Siyaram S/o Late Dwarika, Khusiram S/o Late Dwarika, Smt Sushila Devi Gupta W/o Mithai Lal Gupta R/o Village-Sevai, Pargana-Bijnaur,Tehsil-Sarojani Nagar, Lucknow and Ram Naresh Gupta S/o Late Parag Gupta R/o Village-Daulatganj, Tehsil-Mohanlalganj, District-Lucknow sold the property bearing Khasra No.371 Total area-0.1827 Hect through registered sale deed dated-14-09-2020 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.4739, Page No.281 to 296 at Serial No.17123 in office of Sub-Registrar-Sarojani Nagar, Lucknow..**



15. Whereas, Sandeep Kumar Sahu S/o Rajjan Lal Sahu R/o Panchsura, Ghatampur, District-Kanpur Nagar sold the property bearing Khasra No.441 total area-0.0940 Hect through registered sale deed dated-21-12-2020 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.5570, Page No.39 to 52 at Serial No.28943 in office of Sub-Registrar-Sarojani Nagar, Lucknow..**
16. Whereas, Wajid Ali S/o Late Sharafat Ali R/o Village-Sevai, Pargana-Bijnaur,Tehsil and District-Lucknow sold the property bearing Khasra No.367 area-0.0205 Hect through registered sale deed dated-21-08-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.17721, Page No.167 to 200 at Serial No.17824 in office of Sub-Registrar-1st, Lucknow..**
17. Whereas, (1)Alraza S/o Late Lateef, (2) Peergulam S/o Late Basheer, (3)Smt Anwari W/o Late Sharafat Ali, (4)Shahid Ali S/o Late Sharafat Ali, (5)Jahid Ali S/o Late Sharafat Ali , (6)Noor Ali S/o Late Puttan, (7)Akhbar Ali S/o Late Puttan, (8)Ibrahim S/o Late Puttan, (9) Sirtaj Ali S/o Late Shakir Ali, (10) Meraaj Ali S/o Late Shakir Ali, (11)Kamar Jahan D/o Late Shakir (12) Fatima Ali S/o Late Shakir R/o Village-Sevai, Pargana-Bijnaur,Tehsil and District-Lucknow sold the property bearing Khasra No.351, 359 sa total area-0.2456 Hect through registered sale deed dated-28-10-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.18049, Page No.263 to 294 at Serial No.23056 in office of Sub-Registrar-1st, Lucknow..**
18. Whereas, Raju S/o Deena and Mohammad Ajceej and Mohammad Azad Ss/o Late Rashid and Smt Hafiza W/o Late Rashid R/o Village-Sevai, Pargana-Bijnaur,Tehsil and District-Lucknow sold the property bearing Khasra No.342, 343 total area-0.14466 hect. through registered sale deed dated-20-09-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.17855, Page No.379 to 412 at Serial No.20030 in office of Sub-Registrar-1st, Lucknow..**
19. Whereas, Sher Ali Alias Lal Mohammad S/o Ilahi Baksh R/o Village-Sevai, Pargana-Bijnaur, Tehsil and District-Lucknow sold the property bearing Khasra No.345, 353 sa, 355, 354, 356, 365, 350, 390, 408, 409 total area-0.41775 Hect through registered sale deed dated-01-02-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.16865, Page No.317 to 348 at Serial No.2352 in office of Sub-Registrar-1st, Lucknow..**
20. Whereas, Jay Prakash S/o Durga Prasad Yadav R/o Village-Sharda Nagar, Neelmatha, Sarojani Nagar, District-Lucknow sold the property bearing Khasra No.350, 368 total area-0.2580 Hect through registered sale deed dated-25-08-



2020 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.4608, Page No.83 to 102 at Serial No.15265** in office of Sub-Registrar-Sarojani Nagar, Lucknow..

21. Whereas, Ram Pal S/o Pyre Lal R/o Village-Purab Kalli, Pargana-Bijnaur, Tehsil-Sarojani Nagar, Lucknow sold the property bearing Khasra No.403 total area-0.0837 Hect. through registered sale deed dated-25-08-2020 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.4608, Page No.69 to 82 at Serial No.15264** in office of Sub-Registrar-Sarojani Nagar, Lucknow..
22. Whereas, (1) Sirtaj Ali (2) Meraj Ali (3) Ajmer Ali all S/o Late Shakir Ali and (4)Kamar Jahan W/o Late Shakir Ali (5) Fatima W/o Late Shakir Ali (6) Vakeel Mohammad S/o Sabir Ali (7) Rahisha W/o Late Sabir Ali R/o Village-Sevai, Pargana-Bijnaur, Tehsil and District-Lucknow sold the property bearing Khasra No.367 total area-0.1416 Hect through registered sale deed dated-18-11-2020 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.5301, Page No.311 to 328 at Serial No.25170** in office of Sub-Registrar-Sarojani Nagar, Lucknow..
23. Whereas, Ram Naresh S/o Mithai Lal R/o Village-Narhari Kheda, Majra Sevai, Pargana-Bijnaur, Tehsil-Sarojani Nagar, Lucknow sold the property bearing Khasra No.390, 408, 409 total area- 0.2245 Hect through registered sale deed dated-14-03-2016 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.20475, Page No.95 to 144 at Serial No.4975** in office of Sub-Registrar-1st, Lucknow..
24. Whereas, Raju S/o Late Deena and Mohammad Ajeej and Mohammad Ajad S/o Late Rashid and Hafiza W/o Late Rashid R/o Village-Sevai, Pargana-Bijnaur, Tehsil Sarojani Nagar, Lucknow sold the property bearing Khasra No.346, 424 total area- 0.4067 Hect through registered sale deed dated-06-06-2016 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.20967, Page No.73 to 140 at Serial No.10745** in office of Sub-Registrar-1st, Lucknow..
25. Whereas, Roj Ali S/o Ilahi Baksh R/o Village-Sevai, Pargana-Bijnaur, Tehsil and Lucknow sold the property bearing Khasra No.470 total area-0.14225 Hect., through registered sale deed dated-24-09-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.17864, Page No.91 to 122 at Serial No.20166** in office of Sub-Registrar-1st, Lucknow..
26. Whereas, Sanjay Sahu S/o Ramchandrar R/o Village- Sevai, Pargana-Bijnaur, Tehsil and Lucknow sold the property bearing Khasra No.345, 353,



355, 354, 356 total area-0.3265 Hect. through registered sale deed dated-03-10-2020 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.4861, Page No.165 to 180 at Serial No.18905** in office of Sub-Registrar-Sarojani Nagar, Lucknow..

27. Whereas, Anand S/o Ashok Kumar and Aman S/o Late Ashok Kumar and Jyoti D/o Late Ashok Kumar and Geeta W/o Late Ashok Kumar and Santosh Kumar S/o Late Sundar Lal R/o Village-Sevai, Pargana-Bijnaur, Tehsil Sarojani Nagar, Lucknow sold the property bearing Khasra No.392 total area-0.2406 Hect., through registered sale deed dated-11-06-2020 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.4180, Page No.1 to 40 at Serial No.9156** in office of Sub-Registrar-Sarojani Nagar, Lucknow. .
28. Whereas, Hazrat Ali S/o Late Vali Mohammad R/o Village-Sevai, Pargana-Bijnaur, Tehsil-Sarojani Nagar, Lucknow sold the property bearing Khasra No.339, 341, 344, 347, 357 total area-0.09975 Hect, through registered sale deed dated-03-07-2018 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.24208, Page No.31 to 68 at Serial No.14180** in office of Sub-Registrar-1st, Lucknow..
29. Whereas, Mujahid Ali S/o Waris Ali R/o Village-Sevai, Pargana-Bijnaur, Tehsil-Sarojani Nagar, Lucknow sold the property bearing Khasra No.358, 359 Sa total area-0.6200 Hect, through registered sale deed dated-08-03-2022 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.8142, Page No.135 to 156 at Serial No.7912** in office of Sub-Registrar-Sarojani Nagar, Lucknow..
30. Whereas, Rajesh Kumar S/o Gurudeen R/o Village-Sevai, Pargana-Bijnaur, Tehsil-Sarojani Nagar, Lucknow sold the property bearing Khasra No.373, 374 total area-0.3180 Hect through registered sale deed dated-23-09-2021 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.7153, Page No.291 to 306 at Serial No.29368** in office of Sub-Registrar-Sarojani Nagar, Lucknow..
31. Whereas, Ramesh Chandra S/o Kishan Lal R/o Village-594G/130, Nai Basti, Post, Lilmatha, Cantt, Lucknow sold the property bearing Khasra No.429 total area-0.0810 Hect, through registered sale deed dated-23-06-2021 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.6573, Page No.79 to 94 at Serial No.16699** in office of Sub-Registrar-Sarojani Nagar, Lucknow..
32. Whereas, Anwar Ali and Sakore S/o Mehendi Hasan and Haseena W/o Late Mehendi Hasan R/o Village-Sevai, Pargana-Bijnaur, Tehsil-Sarojani Nagar,



Lucknow sold the property bearing Khasra No.342, 343 total area-0.0723 Hect, through registered sale deed dated-13-04-2023 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.10679, Page No.385 to 404 at Serial No.12908** in office of Sub-Registrar-Sarojani Nagar, Lucknow..

33. Whereas, Brijesh and Vipin S/o Late Kundan Lal and Janak Dulari W/o Late Kundan Lal R/o Village-Sevai, Pargana-Bijnaur, Tehsil-Sarojani Nagar, Lucknow sold the property bearing Khasra No.419/1, 437 total area-0.2280 Hect, through registered sale deed dated-04-07-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.17507, Page No.183 to 218 at Serial No.14303** in office of Sub-Registrar-1st, Lucknow..
34. Whereas, Umesh Kumar S/o Late Shripal R/o Village-Ghuskar, Post-Amethi, Tehsil-Mohanlalganj, Lucknow sold the property bearing Khasra No.406 sa, 411 sa, 427 sa, 416, total area-0.5380 Hect through registered sale deed dated-17-12-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.18332, Page No.1 to 46 at Serial No.27604** in office of Sub-Registrar-1st, Lucknow..
35. Whereas, Ram Gopal S/o Late Pyare and Dinesh and Devbaksh and Rohit Ss/o Ramnath and Pinki D/o Late Ramnath and Rameshwari W/o Late Ramnath sold the property bearing Khasra No.403 total area-0.1673 Hect., through registered sale deed dated-20-07-2019 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.2434, Page No.271 to 302 at Serial No.19545** in office of Sub-Registrar-Sarojani Nagar, Lucknow. .
36. Whereas, Jay Prakash Yadav S/o Durga Prasad Yadav R/o Shardanagar, Nilmatha Cantt, Lucknow sold the property bearing Khasra No.432 total area-0.0957 Hect, through registered sale deed dated-15-10-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.17977, Page No.353 to 378 at Serial No.21934** in office of Sub-Registrar-1st, Lucknow..
37. Whereas, Usha Singh W/o Vidhyanchal Singh through Power of Attorney Vidhyanchal Singh S/o Late Krishna Singh R/o Patel Nagar, Neelmatha Cantt, Lucknow sold the property bearing Khasra No.368 total area-0.1570 Hect., through registered sale deed dated-22-06-2019 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.2231, Page No.59 to 86 at Serial No.16628** in office of Sub-Registrar-Sarojani Nagar, Lucknow..



38. Whereas, Anwar Ali and Sakore S/o Late Mehendi Hasan and Haseena W/o Late Mehendi Hasan R/o Village-Sevai, Pargana-Bijnaur, Tehsil-Sarojani Nagar, Lucknow sold the property bearing Khasra No.424 total area-0.200 Hect., through registered sale deed dated-26-08-2019 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.2654, Page No.215 to 242 at Serial No.22736** in office of Sub-Registrar-Sarojani Nagar, Lucknow. .
39. Whereas, Umesh Kumar S/o Late Shripal R/o Village-Ghuskar, Post-Amethi, Tehsil-Mohanlalganj, Lucknow sold the property bearing Khasra No.442, 438, 430, 412, 399, total area-0.3480 Hect, through registered sale deed dated-29-12-2015 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.20028, Page No.1 to 38 at Serial No.25062** in office of Sub-Registrar-1st, Lucknow. .
40. Whereas, Janardan Prasad Yadav S/o Durga Prasad Yadav R/o Village-Sharda Nagar, Neelmatha Cantt, Lucknow sold the property bearing Khasra No.419, 421, 422, 423 total area-0.4905 Hect through registered sale deed dated-24-02-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.16896, Page No.341 to 370 at Serial No.4425** in office of Sub-Registrar-1st, Lucknow. .
41. Whereas, Krishna Kumar s/o Late Ram Bharose R/o Village-Hardasi Kheda, Pargana and Tehsil Lucknow sold the property bearing Khasra No.445 total area-0.2990 Hect, through registered sale deed dated-22-09-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.17857, Page No.1 to 46 at Serial No.20048** in office of Sub-Registrar-1st, Lucknow. .
42. Whereas, Umesh Kumar s/o Late Shreepal R/o Village-Dhuskar Amethi, Tehsil-Mohanlalganj, Lucknow sold the property bearing Khasra No.411 total area-0.1070 Hect, through registered sale deed dated-17-12-2014 in favour of **Shital Infra Developers Pvt. Ltd.** which is duly registered in **Book No.1, Volume No.18332, Page No.1 to 46 at Serial No.27604** in office of Sub-Registrar-1st, Lucknow. .

On the Basis of above-mentioned sale deeds **Shital Infra Developers Pvt. Ltd.** has been absolute Owner/developer/Promoter of the properties above mentioned situated at Village-Sevai, Pargana-Bijnaur, Tehsil-Sarojani Nagar, Lucknow.

On the inspection of the records available for Search in the office of the Sub-Registrar-Sarojani Nagar, Lucknow in regards to the above said properties for the Broken Period of since 2024-2026 vide inspection receipt (annexed herewith). I have found no charges or encumbrance over the said properties situated at-Village-Sevai, Pargana-Bijnaur, Tehsil-Sarojani Nagar, Lucknow. It is certified that the above said properties are free from all encumbrance and charge.



Details of the Enclosed Inspection Report Receipt:-

1. Inspection Receipt No. 2026367010760 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
2. Inspection Receipt No. 2026367010757 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
3. Inspection Receipt No. 2026367010761 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
4. Inspection Receipt No. 2026367010762 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
5. Inspection Receipt No. 2026367010763 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
6. Inspection Receipt No. 2026367010764 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
7. Inspection Receipt No. 2026367010765 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
8. Inspection Receipt No. 2026367010769 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
9. Inspection Receipt No. 2026367010766 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
10. Inspection Receipt No. 2026367010767 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
11. Inspection Receipt No. 2026367010768 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
12. Inspection Receipt No. 2026367010770 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
13. Inspection Receipt No. 2026367010771 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
14. Inspection Receipt No. 2026367010773 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
15. Inspection Receipt No. 2026367010776 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
16. Inspection Receipt No. 2026367010774 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
17. Inspection Receipt No. 2026367010777 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
18. Inspection Receipt No. 2026367010778 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.



19. Inspection Receipt No. 2026367010779 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
20. Inspection Receipt No. 2026367010780 from 2024-2026 dated-07.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
21. Inspection Receipt No. 2026367010912 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
22. Inspection Receipt No. 2026367010913 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
23. Inspection Receipt No. 2026367010914 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
24. Inspection Receipt No. 2026367010915 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
25. Inspection Receipt No. 2026367010917 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
26. Inspection Receipt No. 2026367010918 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
27. Inspection Receipt No. 2026367010920 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
28. Inspection Receipt No. 2026367010921 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
29. Inspection Receipt No. 2026367010924 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
30. Inspection Receipt No. 2026367010923 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
31. Inspection Receipt No. 2026367010934 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
32. Inspection Receipt No. 2026367010925 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
33. Inspection Receipt No. 2026367010926 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
34. Inspection Receipt No. 2026367010927 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
35. Inspection Receipt No. 2026367010929 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
36. Inspection Receipt No. 2026367010930 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
37. Inspection Receipt No. 2026367010931 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.



38. Inspection Receipt No. 2026367010932 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
39. Inspection Receipt No. 2026367010933 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
40. Inspection Receipt No. 2026367010935 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
41. Inspection Receipt No. 2026367010936 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
42. Inspection Receipt No. 2026367010919 from 2024-2026 dated-08.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.

Details of the Non-Encumbrance Report:-

1. Non-Encumbrance Report No. 22026367001509 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
2. Non-Encumbrance Report No. 22026367001521 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
3. Non-Encumbrance Report No. 22026367001522 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
4. Non-Encumbrance Report No. 22026367001523 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
5. Non-Encumbrance Report No. 22026367001532 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
6. Non-Encumbrance Report No. 22026367001540 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
7. Non-Encumbrance Report No. 22026367001541 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
8. Non-Encumbrance Report No. 22026367001542 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
9. Non-Encumbrance Report No. 22026367001545 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
10. Non-Encumbrance Report No. 22026367001546 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
11. Non-Encumbrance Report No. 22026367001547 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
12. Non-Encumbrance Report No. 22026367001539 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.



13. Non-Encumbrance Report No. 22026367001538 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
14. Non-Encumbrance Report No. 22026367001537 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
15. Non-Encumbrance Report No. 22026367001516 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
16. Non-Encumbrance Report No. 22026367001515 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
17. Non-Encumbrance Report No. 22026367001520 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
18. Non-Encumbrance Report No. 22026367001536 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
19. Non-Encumbrance Report No. 22026367001544 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
20. Non-Encumbrance Report No. 22026367001548 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
21. Non-Encumbrance Report No. 22026367001507 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
22. Non-Encumbrance Report No. 22026367001514 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
23. Non-Encumbrance Report No. 22026367001518 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
24. Non-Encumbrance Report No. 22026367001524 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
25. Non-Encumbrance Report No. 22026367001527 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
26. Non-Encumbrance Report No. 22026367001535 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
27. Non-Encumbrance Report No. 22026367001543 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
28. Non-Encumbrance Report No. 22026367001506 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
29. Non-Encumbrance Report No. 22026367001512 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
30. Non-Encumbrance Report No. 22026367001513 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
31. Non-Encumbrance Report No. 22026367001525 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.



32. Non-Encumbrance Report No. 22026367001526 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
33. Non-Encumbrance Report No. 22026367001534 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
34. Non-Encumbrance Report No. 22026367001505 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
35. Non-Encumbrance Report No. 22026367001510 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
36. Non-Encumbrance Report No. 22026367001511 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
37. Non-Encumbrance Report No. 22026367001528 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
38. Non-Encumbrance Report No. 22026367001529 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
39. Non-Encumbrance Report No. 22026367001530 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
40. Non-Encumbrance Report No. 22026367001533 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
41. Non-Encumbrance Report No. 22026367001531 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
42. Non-Encumbrance Report No. 22026367001517 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow.
43. Non-Encumbrance Report No. 22026367001519 from 2024-2026 dated-09.04.2026 issued by Sub-Registrar-Sarojani Nagar, Lucknow



Lucknow
Dated:13/04/2026

(Prabhat Kumar Pandey)
Advocate

BAR COUNCIL OF UTTAR PRADESH

19, MAHARSHI DAYANAND MARG, PRAYAGRAJ-1

COP No.: R1-113051



Name

Prabhat Kumar Pandey

Advocate

Father/Husband Name

Vidyadhar Pandey

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H.no. C-5/5 Paper Mill Coloney, Nishatganj,
Lucknow

Enrollment No.

UP07054/10

Enrollment Dt.

05/06/2010



(Shiv Kishor Gaur)
Chairman

Email ID:

Telephone/Mobile No.:

9450611110

Normal Place of Practice:

District Court, Lucknow

Date of Expiry of ID-Card:

01/11/2030

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

Lucknow Bar Association, Lucknow

Date of Issue of ID-Card:

01/11/2025



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