

Rajeev Kumar Singh

Advocate

JUDGES COURT, SHAHJAHANPUR

Standing Counsel for

State Bank of India, Shahjahanpur

Bank of Baroda, Shahjahanpur

Baroda U.P. Bank, Shahjahanpur

Bank of India, Shahjahanpur

UCO Bank, Shahjahanpur



Regis. No.-08229/2008

Residence : Krishna Bhawan

Moh. Lodhipur, New Colony,

Netrapal Singh School

Near Shiv Mandir, Lodhipur

Shahjahanpur-242 001 (U.P.)

Mob.: 9919585999

E-mail : advocaterajeevkumarsingh@gmail.com

Ref.

Date... 23/4/2025

To,

Real estate Regulatory Authority,
Raj Niyojan Sansthan, Navy Naveen Bhawan
Kalankar House, Old Hyderabad- Lucknow

I have made the search in the Sub-Registrar- Sadar Shahjahanpur for the Property of land falling in Residential Property Part of Khasra No. 64,67,69 & 70, Situated at Village- Nagariya Bahav(Vipin Enclave), Pargana & Tehsil- Sadar, District- Shahjahanpur Measuring Area under -
Approved Lay out Plan No. 106/2024-25 on Dated 18/11/2024
Area under Plotted Development Area 19001.12 Sq. Meter & Commercial Plot Area 1744.20 Sq. Meter having purchased the same vide registered Sale Deeds mention Below-

- I. Certified Copy of Sale Deed dated 30/06/2012 executed by Smt. Rashmi Bij W/o Sri Hani Kumar Bij R/o Mohalla Bhardwaj Tehsil Sadar District Shahjahanpur in favour of Sri Vipin Kumar Agarwal S/o Sri Om Prakash Agarwal R/o Mohalla Kasbhara, Kasba & Tehsil Powayan District Shahjahanpur in Book-I, Volume- 7623, Pages 361-384, at Sl. No 7451 Dated 03/07/2012 in the office of Sub-Registrar Sadar Shahjahanpur
- II. Certified Copy of Sale Deed dated 30/06/2012 executed by Sri Muztaba Hasan S/o Sri Kareem Baksh R/o Mohalla Khaleel Sharki Tehsil Sadar District Shahjahanpur in favour of Sri Vipin Kumar Agarwal S/o Sri Om Prakash Agarwal R/o Mohalla Kasbhara, Kasba & Tehsil Powayan District Shahjahanpur in Book-I, Volume- 7623, Pages 337-360, at Sl. No 7450 Dated 03/07/2012 in the office of Sub-Registrar Sadar Shahjahanpur
- III. Certified Copy of Sale Deed dated 30/06/2012 executed by Smt. Rashmi Bij W/o Sri Hani Kumar Bij R/o Mohalla Bhardwaj Tehsil Sadar District Shahjahanpur in favour of Sri Vinayak Agarwal S/o Sri Vipin Kumar Agarwal R/o Mohalla Kasbhara, Kasba & Tehsil Powayan District Shahjahanpur in Book-I, Volume- 7621, Pages 305-328, at Sl. No 7402 Dated 02/07/2012 in the office of Sub-Registrar Sadar Shahjahanpur
- IV. Certified Copy of Sale Deed dated 09/09/2024 executed by Sri Firoz Husain Kha, Tariq Husain Kha, Fazil Husain Kha, Adil Husain Kha, Faisal Husain Kha Ss/o Late Sri Sadik Husain Kha, Smt. Kamrunnisha W/o Late Sri Sadik Husain Kha R/o Mohalla Mohammadzai Tehsil Sadar District Shahjahanpur in favour of Sri Vinayak Agarwal S/o Late Sri Vipin Agarwal & Smt. Harshi Agarwal W/o Sri Vinayak Agarwal R/o Mohalla Kasbhara Tiraha Bazar Cambridge Convent Kasba & Tehsil Powayan District Shahjahanpur in Book-I, Volume- 16765, Pages 127-144, at Sl. No 13548 Dated 10/09/2024 in the office of Sub-Registrar Sadar Shahjahanpur
- V. Certified Copy of Sale Deed dated 26/05/2018 executed by Sri Muztaba Hasan S/o Sri Kareem Baksh R/o Mohalla Khaleel Sharki Tehsil Sadar District Shahjahanpur in favour of Sri Saurabh Agarwal S/o Sri Shiv Prasad Agarwal R/o Mohalla Chaubhurji Maalkhana Road, Tehsil Sadar District Shahjahanpur in Book-I, Volume- 11589, Pages 261-288, at Sl. No 10504 Dated 18/07/2018 in the office of Sub-Registrar Sadar Shahjahanpur
- VI. Certified Copy of Sale Deed dated 28/07/2014 executed by Smt. Rashmi Bij W/o Sri Hani Kumar Bij R/o Mohalla Bhardwaj Tehsil Sadar District Shahjahanpur in favour of Sri Saurabh Agarwal S/o Sri Shiv Prasad Agarwal R/o Mohalla Chaubhurji Maalkhana More Tehsil Sadar District Shahjahanpur in Book-I, Volume- 8970, Pages 43-72, at Sl. No 10316 Dated 28/07/2014 in the office of Sub-Registrar Sadar Shahjahanpur
- VII. Certified Copy of Sale Deed dated 28/07/2014 executed by Smt. Rashmi Bij W/o Sri Hani Kumar Bij R/o Mohalla Bhardwaj

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Ref.

Date.....

- Tehsil Sadar District Shahjahanpur in favour of Sri Sanjay Kumar Sethi S/o Sri Madan Lal Sethi R/o Mohalla Katiya Tola Tehsil Sadar District Shahjahanpur in Book-I, Volume- 8970, Pages 1-24, at Sl. No 10314 Dated 28/07/2014 in the office of Sub-Registrar Sadar Shahjahanpur
- VIII.Certified Copy of Sale Deed dated 28/07/2014 executed by Smt. Rashmi Bij W/o Sri Hani Kumar Bij R/o Mohalla Bhardwaj Tehsil Sadar District Shahjahanpur in favour of Sri Rajeev Kumar Gupta S/o Sri Ram Kishan Gupta R/o Mohalla Khaleel Garvi Tehsil Sadar District Shahjahanpur in Book-I, Volume- 8969, Pages 361-384, at Sl. No 10312 Dated 28/07/2014 in the office of Sub-Registrar Sadar Shahjahanpur
- IX.Certified Copy of Sale Deed dated 30/06/2012 executed by Smt. Rashmi Bij W/o Sri Hani Kumar Bij R/o Mohalla Bhardwaj Tehsil Sadar District Shahjahanpur in favour of Sri Rachit Agarwal S/o Sri Vipin Kumar Agarwal R/o Mohalla Kasbhara, Kasba & Tehsil Powayan District Shahjahanpur in Book-I, Volume- 7621, Pages 329-352, at Sl. No 7403 Dated 02/07/2012 in the office of Sub-Registrar Sadar Shahjahanpur
- X.Certified Copy of Sale Deed dated 09/09/2024 executed by Sri Firoz Husain Kha, Tariq Husain Kha, Fazil Husain Kha, Adil Husain Kha, Faisal Husain Kha Ss/o Late Sri Sadik Husain Kha, Smt. Kamrunnisha W/o Late Sri Sadik Husain Kha R/o Mohalla Mohammadzai Tehsil Sadar District Shahjahanpur in favour of Sri Rachit Agarwal S/o Late Sri Vipin Kumar Agarwal & Smt. Mukta Agarwal W/o Sri Rachit Agarwal R/o Mohalla Kasbhara Tiraha Bazar Cambridge Convent Kasba & Tehsil Powayan District Shahjahanpur in Book-I, Volume- 16765, Pages 109-126, at Sl. No 13547 Dated 10/09/2024 in the office of Sub-Registrar Sadar Shahjahanpur
- XI.Certified Copy of Sale Deed dated 09/09/2024 executed by Sri Firoz Husain Kha, Tariq Husain Kha, Fazil Husain Kha, Adil Husain Kha, Faisal Husain Kha Ss/o Late Sri Sadik Husain Kha, Smt. Kamrunnisha W/o Late Sri Sadik Husain Kha R/o Mohalla Mohammadzai Tehsil Sadar District Shahjahanpur in favour of Sri Rachit Agarwal, Vinayak Agarwal Ss/o Late Sri Vipin Kumar Agarwal, Smt. Radha Agarwal W/o Late Sri Vipin Kumar Agarwal, Smt. Mukta Agarwal W/o Sri Rachit Agarwal & Smt. Harshi Agarwal W/o Sri Vinayak Agarwal R/o Mohalla Kasbhara Tiraha Bazar Cambridge Convent Kasba & Tehsil Powayan District Shahjahanpur in Book-I, Volume- 16765, Pages 91-108, at Sl. No 13546 Dated 10/09/2024 in the office of Sub-Registrar Sadar Shahjahanpur
- XII.Certified Copy of Sale Deed dated 09/09/2024 executed by Sri Firoz Husain Kha, Tariq Husain Kha, Fazil Husain Kha, Adil Husain Kha, Faisal Husain Kha Ss/o Late Sri Sadik Husain Kha, Smt. Kamrunnisha W/o Late Sri Sadik Husain Kha R/o Mohalla Mohammadzai Tehsil Sadar District Shahjahanpur in favour of Smt. Radha W/o Late Sri Vipin Kumar Agarwal R/o Mohalla Kasbhara Tiraha Bazar Cambridge Convent Kasba & Tehsil Powayan District Shahjahanpur in Book-I, Volume- 16765, Pages 145-162, at Sl. No 13549 Dated 10/09/2024 in the office of Sub-Registrar Sadar Shahjahanpur
- XIII.Certified Copy of Sale Deed dated 23/06/2012 executed by Smt. Pushpa Gupta W/o Sri Veerendra Kumar Gupta & Smt. Reeta Gupta W/o Sri Surendra Kumar Gupta & Smt. Yogita Gupta W/o Sri Jitendra Kumar Gupta R/o Mohalla Tareen Bahadurganj Tehsil Sadar District Shahjahanpur in favour of Smt. Radha Agarwal W/o Sri Vipin Kumar R/o Mohalla Kasbhara, Kasba & Tehsil Powayan District Shahjahanpur in Book-I, Volume- 7606, Pages 153-182, at Sl. No 7071 Dated 25/06/2012 in the office of Sub-Registrar Sadar Shahjahanpur
- XIV.Certified Copy of Sale Deed dated 23/ 06/2012 executed by Smt. Pushpa Gupta W/o Sri Veerendra Kumar Gupta & Smt. Reeta Gupta W/o Sri Surendra Kumar Gupta & Smt. Yogita Gupta W/o Sri Jitendra Kumar Gupta R/o Mohalla Tareen Bahadurganj Tehsil Sadar District Shahjahanpur in favour of Smt. Mukta Agarwal W/o Sri Rachit Agarwal R/o Mohalla Kasbhara, Kasba & Tehsil Powayan District Shahjahanpur in Book-I, Volume- 7606, Pages 213-242, at Sl. No 7073 Dated 25/06/2012 in the office of Sub-Registrar Sadar Shahjahanpur
- XV.Certified Copy of Sale Deed dated 23/06/2012 executed by Smt. Pushpa Gupta W/o Sri Veerendra Kumar Gupta & Smt. Reeta Gupta W/o Sri Surendra Kumar Gupta & Smt. Yogita Gupta W/o Sri Jitendra Kumar Gupta R/o Mohalla Tareen

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Ref.

Date.....

Bahadurganj Tehsil Sadar District Shahjahanpur in favour of Smt. Harshi Agarwal W/o Sri Vinayak Agarwal R/o Mohalla Kashbhara, Kasba & Tehsil Powayan District Shahjahanpur in Book-I, Volume- 7606, Pages 183-212, at Sl. No 7072 Dated 25/06/2012 in the office of Sub-Registrar Sadar Shahjahanpur

Ather perusing the Index registrar at the office of Sub Registrar Sadar Shahjahanpur it is revealed that there is no record for the aforesaid property about charge, Lien and Encumbrances in any manner whatsoever and the said property is free from any Encumbrance. It means that no record of any encumbrance is registered in the office of Sub Registrar- Sadar Shahjahanpur for the aforesaid property during the said property and no proof of any creation of any third party right, tittle and interest in the said property during this period is found

The ownership of the aforesaid properties are still in the ownership of the respective owners and have their respective rights in the aforesaid properties.

Receipt No 2025319011453

Thanking

Rajeev Kumar Singh (Advocate)

Rajeev Kumar Singh
Advocate
Reg. 8229/2008
Judges Court, Shahjahanpur

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर

क्रम संख्या 202531901145J

शाहजहांपुर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 23/04/2025

प्रस्तुतकर्ता या प्रार्थी का नाम राजीव कुमार सिंह एड०

लेख का प्रकार: मुआयना 1993 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

23/04/2025

दिनांक जब लेख प्रतिलिपि या तलाश

23/04/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजीव कुमार सिंह
शाहजहांपुर

कार्यालय उपनिबंधक सदर शाहजहांपुर जनपद शाहजहांपुर

आवेदन संख्या :2202531900443

प्रमाण संख्या :22025319000429

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

श्री- विनायक अग्रवाल पुत्र- विपिन कुमार अग्रवाल तहसील शाहजहांपुर जिला शाहजहांपुर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - नगरिया वहाव, वार्ड/परगना- सदर, कृषि- विनायक अग्रवाल, रचित अग्रवाल, पुत्रगण विपिन कुमार अग्रवाल व राधा अग्रवाल/विपिन कुमार अग्रवाल, श्रीमती मुक्ता अग्रवाल पत्नी रचित अग्रवाल, हर्षी अग्रवाल पत्नी का विवरण विनायक अग्रवाल, राजीव कुमार गुप्ता, पुत्र रामकिशन गुप्ता, संजय कुमार सेठी पुत्र मदन लाल सेठी, सौरभ अग्रवाल पुत्र शिवप्रसाद अग्रवाल गाटा सं० 69 /0.0840 हे०, 70/ 3.3140हे०, 67/ 0.1000 हे०, 64/0.0060हे०, कुल रकवा में इनका बकदर भाग, गाटा सं० 69,70,67,64

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/03/2024 से दिनांक 24/04/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :25-04-2025

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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: हरीश यादव ।
मिलान करने वाले निबन्धन लिपिक : हरीश यादव । HARISH
YADAV

Digitally signed by
HARISH YADAV
Date: 2025.04.25
13:19:16 +05'30'

ARUN KUMAR
GUPTA

Digitally signed by ARUN
KUMAR GUPTA
Date: 2025.04.25 13:19:40
+05'30'

उपनिबन्धक सदर
शाहजहांपुर