

इंडियन बैंक Indian Bank

इलाहाबाद

ALLAHABAD

HAPUR BRANCH (CBS-0515)
19, RAILWAY ROAD HAPUR PIN-245101

EMAIL-HAPUR@INDIANBANK.CO.IN
PHONE: 0122-2313617

Date: 15/05/2025

CERTIFICATE OF DISCHARGE

6639211708

Certified that the amount of financial assistance granted under the provision of the UP Agricultural Credit Act, 1973, has been received back, and the particulars of the said transaction are noted below:

Name and address of the Agriculturist (Borrower): Sh SHISHPAL SINGH S/O KHEMCHAND

Add-SHAHMAHIUDDINPUR District- HAPUR

Date of loan-24/05/2018,04/05/2023

Particulars of property charged-

S. No	Village	Khata No.	Khasra No.
1.	SHAHMAHIUDDINPUR	403	21,512KH,826,991

Payments-

S. No.	Date of Loan	Amount of loan Rs.	Amount of Int.	Total amount paid	Date of payment
1.	24/05/2018 04/05/2023	380000 990000	As and Thereon applied	Principal + Intt.	02/05/2023 15/05/2025

Note: We have verified that, the loan account opened on 24/05/2018,04/05/2023 mentioned Date has been successfully repaid and closed in OTS...


Signature
(Branch Manager)

B. K. Saini, Advocate
127, District & Session Court, Hapur
Email. babloosainiadv@gmail.com

Resi. 1471, Phool Garhi,
HAPUR-245101
Mobile No. 9927575714

Dated: 25.05.2025

To,

Shri Shish Pal Singh son of Shri Kham Chand
Resident of Village Shahmahiuddinpur Tehsil
And District Hapur.

Introduction

1. B.K Saini Advocate, Hapur is practicing in District & Session court, Hapur, since July 2010 & working as penal Advocate in Bank, since 2018.

Dear Sir,

I am submitting my Legal Opinion on the property on which Shri Shish Pal Singh is developing the colony:-

SCHEDULE

A land area (2.5480 Hect. (1/2) 1.2740 Hect.) Pertaining to Khasra No. 991, Situated at Village Shahmahiuddinpur Pargana, Tehsil & District Hapur.

Taking all the facts and circumstances into consideration and going through the documents produced before me, the opinion is as follows:

(1) DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:


- Copy of Sanction Map No. HPDA/LD/24-25/0205, dated 19.02.2025 sanctioned by Hapur DEVELOPMENT AUTHORITY, Hapur in the name of Shish Pal Singh.
- Copy of Khatauni of Khasra No. 991, Situated at Village Shahmahiuddinpur, Pargana, Tehsil & District Hapur in the names of Shri Shish Pal Singh son of Shri Kham Chand, and his name entered in Khatauni Since 1391 Fasli i.e. year 1984.

DESCRIPTION OF THE PROPERTY:

The property, mentioned in Schedule is A LAND, situated at Village Shahmahiuddinpur Pargana, Tehsil & District Hapur. To ascertain the physical possession of the mortgagor measurements and boundaries of the property mentioned in Schedule, spot inspection be made by any responsible official of the Bank before disbursement of the present financial facilities.

DERIVATION OF TITLE:-

Originally the Property mentioned in schedule belonged to said Shish Pal Singh son of Shri Kham Chand resident of Village Shahmahiuddinpur Tehsil and District Hapur and his name


B.K. SAINI
Advocate
Reg. No. 10408/10
District & Session Court Hapur
Mob. 9927575714

is entered in Khatauni Since 1391 Fasli i.e. year 1984. the details of which are mentioned above. Said Shish Pal Singh son of Shri Kham Chand resident of Village Shahmahiuddinpur Tehsil and District Hapur, the details of which are mentioned above.

Thereafter HAPUR PILAKHUWA DEVELOPMENT AUTHORITY, Hapur Sanction Map No. HPDA/LD/24-25/0205, dated 19.02.2025 in the name of Shish Pal Singh son of Shri Kham Chand, the details of which are mentioned above.

Now said Shish Pal Singh son of Shri Kham Chand resident of Village Shahmahiuddinpur Tehsil and District Hapur, through it's is absolute owner of the said property which is mentioned in Schedule.

Flow of title of the Property in question is traceable said Shish Pal Singh son of Shri Kham Chand, Since 1391 Fasli Le. year 1984.

(4) SEARCH REPORT/NON-ENCUMBRANCE CERTIFICATE:-

In order to verify the encumbrance, the searches have been conducted with great cautious in all available index Registers/Records for the past 12 years from 01-01-2014 to dated 05-05-2025 in the office of Sub-Registrar, Hapur through Search Application Numbers 2025141009596 dated 21.05.2025 the date till the records were available for inspection on the date of search and on the basis of afore said search they issued a Certificate Numbers 67/2025 dated 21-05-2025 and certified that the flow of title or owner/mortgagor is clear and it has marketable, alienable and mortgagable title over the said property. The said property is free from encumbrance.

(5) OPINION:-

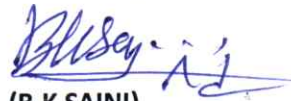
The Chain of title is complete and clear and free from encumbrances and a valid mortgage would be created.

Plots Mortgaged Against Internal Development with Hapur Pilakhuwa Development Authority Hapur, Plot No. 1,2,3,4,5,6, 7, 24, 41, 42, which is Mentioned in Sanction Map

Shish Pal Singh son of Shri Kham Chand resident of Village Shahmahiuddinpur Tehsil and District Hapur, In my opinion the said Property is not mortgaged with any Bank or financial Institution.

Encl: as above.

Yours faithfully,


(B.K SAINI),

Advocate

 **B.K. SAINI**
Advocate
Reg. No. 10408/10
District & Session Court Hapur
Mob. 9927575714

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक हापुड़ 1
हापुड़

क्रम संख्या 2025141009596

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 21/05/2025

प्रस्तुतकर्ता या प्रार्थी का नाम बी के सेनी एडवोकेट

लेख का प्रकार: तलाश

01/01/2014 दिनांक से

21/05/2025 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क 100
4. मुख्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

21/05/2025

दिनांक जब लेख प्रतिलिपि या तलाश

21/05/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप-निबन्धक
हापुड़-1

प्रारूप संख्या 29
(नियम 327 उ0प्र0स0 रजिस्ट्रेशन मैनुअल पार्ट-11)
तलाश प्रमाण पत्र

प्रमाण पत्र संख्या 67 वर्ष 2025 आवेदन संख्या 503 वर्ष 2025

श्री बी0के0 सैनी, एडवोकेट, 127, सिविल कोर्ट हापुड़ द्वारा निम्नलिखित सम्पत्ति से सम्बन्धित रजिस्ट्रीकृत कृत्यों और भारों का विवरण का प्रमाण पत्र के लिए आवेदन किये जाने पर - सम्पत्ति स्थित -

Non Agricultural Land, Khasra No. 991/2.5480, Situated at Village Shahamahiuddinpur, Pargana, Tehsil, & District Hapur.

नाम मालिकान - **Shri Shish Pal Singh son of Shri Kham Chand, resident Village Shahamahiuddinpur Tehsil and District Hapur.**

मैं एतद द्वारा प्रमाणित करता हूँ कि बही संख्या और तत्सम्बन्धी इण्डैक्स की वर्ष 2014 से 2025 तक तलाश की गयी, और उपरोक्त सम्पत्ति को प्रभावित करने वाले निम्नलिखित कृत्य या भार पाये गये/या नहीं पाये गये।

क्रमांक	सम्पत्ति का ब्यौरा	लेखपत्र के निष्पादन की तिथि	प्रकार और मूल्यांकन	पक्षकारों के नाम		लेखपत्र का विवरण
				निष्पादनकर्ता	छावेदार	
<p>कार्यालय में उपलब्ध इण्डैक्स-II को देखने पर कोई भार व त्रुण नहीं पाया गया।</p>						

मैं यह भी प्रमाणित करता हूँ कि उपरोक्त कृत्यों और भारों को छोड़कर उक्त सम्पत्ति को प्रभावित करने वाले कृत्य या भार नहीं पाये गये।

नोट- 1. इस प्रमाण पत्र में वे भार या कृत्य दिखाये गये हैं, जो आवेदक द्वारा दिये गये सम्पत्ति के ब्यौरे के आधार पर ढूँढे गये और रजिस्ट्री लेखपत्र में सम्पत्ति को आवेदन में दिये गये वर्णन से किसी दूसरे ढंग से वर्णित किया गया तो ऐसी लेखपत्र से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया गया है।

2. वांछित तलाश कार्यालय द्वारा यथा सम्भव सावधानी के साथ की गयी और विभाग, प्रमाण पत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

इस प्रमाण पत्र में उन लेख पत्रों से सम्बन्धित सूचना शामिल नहीं की गयी है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण तथा इण्डैक्स नहीं हुआ है।

तलाशकर्ता - नाम और पद नाम
तलाश का तथा प्रमाणपत्र का सत्यापन किया गया व प्रमाण पत्र का परीक्षण किया

निबन्धन अधिकारी
उप-निबन्धक
हापुड़-I