

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 29/4/2025

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 Khasra Numbers. 218, 221, 217, 220, 209, 222 & 219 having Total Area 372.21 hectares Le Situated at South City Extension Village- Lalpur, Pargana Jamour, Tehsil- Sadar City & District Shahjahanpur having purchased the same vide registered Sale Deeds mention Below-

- I. Certified Copy of Sale Deed dated 24/01/2022 executed by Sri Khayoraj & Nanhe Lal Ss/o Sri Fakire R/o Village Lalpur, Pargana Jamour, Tehsil- Sadar, District- Shahjahanpur in favour of M/s Kunj Shri Infra Build L.L.P PAN- AAVFK5803G Through Partner Sri Har Govind Modi S/o Late Sri Ram Swaroop Modi R/o Mohalla Roshanganj, Tehsil Sadar District Shahjahanpur above name is dully registered in Book- I, Volume- 15019 Pages- 377-394, Sr. No. 1285 on Dated: 24/01/2022 Sub Registrar Sadar Shahjahanpur
- II. Certified Copy of Sale Deed dated 21/01/2022 executed by Sri Siya Ram, Jagdeesh, Khushiram & Son Pal Ss/o Sri Munshi Lal R/o Village Lalpur, Pargana Jamour, Tehsil- Sadar, District- Shahjahanpur in favour of M/s Kunj Shri Infra Build L.L.P PAN- AAVFK5803G Through Partner Sri Har Govind Modi S/o Late Sri Ram Swaroop Modi R/o Mohalla Roshanganj, Tehsil Sadar District Shahjahanpur above name is dully registered in Book- I, Volume- 15220 Pages- 65-84, Sr. No. 7563 on Dated: 18/05/2022 Sub Registrar Sadar Shahjahanpur
- III. Certified Copy of Sale Deed dated 08/10/2021 executed by Sri Raghunath S/o Sri Makhan, Baburam urf Ram Babu & Shishu Pal Ss/o Sri Ram Vilaas R/o Village Lalpur, Pargana Jamour, Tehsil Sadar District Shahjahanpur in favour of M/s Kunj Bihari Infra through Partner Sri Har Govind Modi S/o Late Sri Ram Swaroop Modi R/o Mohalla Roshanganj, City & District Shahjahanpur above name is dully registered in Book- I, Volume- 14822, Pages- 125-142, Sr. No. 17263 on Dated: 08/10/2021 Sub Registrar Sadar Shahjahanpur
- IV. Certified Copy of Sale Deed dated 07/08/2023 executed by M/s Kunj Bihari Infra through Partner Sri Har Govind Modi S/o Late Sri Ram Swaroop Modi R/o Mohalla Roshanganj, City & District Shahjahanpur & Vijay Kumar Kumra S/o Late Sri Ram Ratan Kumra R/o E-24, H, Abhilasha South City, Tehsil Sadar District Shahjahanpur in favour of M/s Kunj Shri Infra Build L.L.P PAN- AAVFK5803G Through Partner Sri Jitendra Kumar Gupta S/o Sri Ram Kishan Gupta R/o Mohalla Tareen Bahadurganj, Tehsil Sadar District Shahjahanpur above name is dully registered in Book- I, Volume- 16061, Pages- 277-294, Sr. No. 12527 on Dated: 14/08/2023 Sub Registrar Sadar Shahjahanpur
- V. Certified copy of Sale Deed Dated 15/04/1968 executed by Sri Bishnu S/o Sri Maiku R/o Village- Nawada Indepur, Pargana- Jamour, Tehsil- Sadar, District- Shahjahanpur in favour of Sri Pramod Kumar S/o Sri Laxman Prasad R/o Mohalla- Sadar Bazar, City & District- Shahjahanpur above name is dully registered in Book-1, Volume-669, Pages 144-145, at Sl.No. 975, on dated 16/04/1968 in the office of Sub Registrar Sadar Shahjahanpur.
- VI. Certified Copy of Sale Deed dated 05/08/2023 executed by M/s R.L. Infra Developer's registered O/o R.L Complex, Sadar Bazar City & District Shahjahanpur through Sri Shantanu Verma S/o Late Sri Pramod Verma R/o Ram Laxman & son's jewelers. Sadar Bazar City & District Shahjahanpur in favour of M/s Kunj Shri Infra Build L.L.P PAN- AAVFK5803G Through Partner Sri Jitendra Kumar Gupta S/o Sri Ram Kishan Gupta R/o Mohalla Tareen Bahadurganj, Tehsil Sadar District Shahjahanpur above name is

Rajeev Kumar Singh

Advocate

Reg. 8229/20

Judges Court, Shahjahanpur.

Rajeev Kumar Singh

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Ref.

Date.....

- dully registered in Book- I, Volume- 16044, Pages- 397-414, Sr. No. 11940 on Dated: 05/08/2023 Sub Registrar Sadar Shahjahanpur
- VII. Certified Copy of Sale Deed dated 31/10/2022 executed by Sri Ram Ratan, Nand Lal, Patiram & Lalaram Ss/o Sri Chhote Lal R/o Village Lalpur, Pargana Jamour, Tehsil- Sadar, District- Shahjahanpur in favour of M/s Kunj Shri Infra Build L.L.P PAN- AAVFK5803G Through Partner Sri Har Govind Modi S/o Late Sri Ram Swaroop Modi R/o Mohalla Roshanganj, Tehsil Sadar District Shahjahanpur above name is dully registered in Book- I, Volume- 15533 Pages- 113-130, Sr. No. 18011 on Dated: 31/10/2022 Sub Registrar Sadar Shahjahanpur
- VIII. Certified Copy of Sale Deed dated 04/04/2022 executed by Sri Bhola Ram S/o Sri Beni R/o Village Maujampur, Tehsil Sadar, District Shahjahanpur in favour of Sri Priyank Khandelwal S/o Sri Dileep Kumar Khandelwal R/o Ratan Vatika, Suresh Sharma Nagar, District Bareilly above name is dully registered in Book- I, Volume- 15205, Pages- 65-82, Sr. No. 7110 on Dated: 10/05/2022 Sub Registrar Sadar Shahjahanpur
- IX. Certified Copy of Sale Deed dated 07/08/2023 executed by Sri Priyank Khandelwal S/o Sri Dileep Kumar Khandelwal R/o Ratan Vatika, Suresh Sharma Nagar, District Bareilly in favour of M/s Kunj Shri Infra Build L.L.P PAN- AAVFK5803G Through Partner Har Govind Modi S/o Late Sri Ram Swaroop Modi R/o Mohalla Roshanganj, Tehsil Sadar District Shahjahanpur above name is dully registered in Book- I, Volume- 16061, Pages- 243-260, Sr. No. 12525 on Dated: 14/08/2023 Sub Registrar Sadar Shahjahanpur
- X. Certified Copy of Sale Deed dated 09/08/2023 executed by Sri Ajmat Sher, Shamsher urf Guddu & Husain Sher Ss/o Sri Rahmatulla R/o Village Lalpur, Pargana Jamour, Tehsil- Sadar, District- Shahjahanpur in favour of M/s Kunj Shri Infra Build L.L.P PAN- AAVFK5803G Through Partner Sri Jitendra Kumar Gupta S/o Sri Ram Kishan Gupta R/o Mohalla Tareen Bahadurganj, Tehsil Sadar District Shahjahanpur above name is dully registered in Book- I, Volume- 16056, Pages- 279-296, Sr. No. 12375 on Dated: 10/08/2023 Sub Registrar Sadar Shahjahanpur
- XI. Certified Copy of Sale Deed dated 12/12/2022 executed by Sri Ajmat Sher & Shamsher urf Guddu Ss/o Sri Rahmatulla R/o Village Lalpur, Pargana Jamour, Tehsil- Sadar, District- Shahjahanpur in favour of M/s Kunj Shri Infra Build L.L.P PAN- AAVFK5803G Through Partner Sri Jitendra Kumar Gupta S/o Sri Ram Kishan Gupta R/o Mohalla Tareen Bahadurganj, Tehsil Sadar District Shahjahanpur above name is dully registered in Book- I, Volume- 15617 Pages- 323-340, Sr. No. 20877 on Dated: 13/12/2022 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, title 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. 2025319012067 dated 29/4/2025

Thanking

Rajeev Kumar Singh (Advocate)

Rajeev Kumar Singh

Advocate

Reg. 0229/2008

Judges Court, Shahjahanpur

29/4/2025

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

प्रतिबन्धक सदर

क्रम संख्या 2025319012067

शाहजहांपुर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 29/04/2025

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. मुख्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क बसूल करने का दिनांक

29/04/2025

दिनांक जब लेख प्रतिलिपि या तलाश

29/04/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शु. निबन्धक
शाहजहांपुर

कार्यालय उपनिबंधक सदर शाहजहांपुर जनपद शाहजहांपुर

आवेदन संख्या :2202531900427

प्रमाण संख्या :22025319000421

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

श्री- मैसर्स कुंज श्री इन्फ्राबिल्ड एल०एल०पी० पुत्र- द्वारा पार्टनर हरगोविंद मोदी आदि तहसील शाहजहांपुर जिला शाहजहांपुर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - लालपुर, वार्ड/परगना- जमीर, कृषि- मैसर्स कुंज श्री इन्फ्रा बिल्ड एल०एल०पी० द्वारा पार्टनर हरगोविन्द मोदी आदि, कृषि गाटा सं० 217/1.0110, 222/0.057, 209/ 2.157, 221/0.028, 221/0.028, 220/0.020, 219/0.275, 218/0.121 गाटा सं० 218,219,221 , 217,222,209,221,220,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 20/04/2013 से दिनांक 20/04/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :22-04-2025

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: हरीश यादव ।

मिलान करने वाले निबन्धन लिपिक: हरीश यादव । HARISH YADAV

Digitally signed by
HARISH YADAV
Date: 2025.04.22
13:20:01 +05'30'

ARUN KUMAR
GUPTA

Digitally signed by
ARUN KUMAR GUPTA
Date: 2025.04.22
13:22:28 +05'30'

उपनिबंधक सदर
शाहजहांपुर