TITLE CLEARANCE WITH NON ENCUMBRANCE CERTIFICATE

NAME AND ADDRESS OF THE LAWYER BINOD KUMAR SINHA
ADVOCATE
SONA RESIDENCY,FLAT
NO-204, GOLA ROAD
PATNA-801503

1.Name of the Company - M/S CREASTATE INFRA HOMES PVT. LTD.
Raj Plaza, 4th Floor, opposite
H.D.F.C Bank, Anisabad
Patna-800002

2. Name of the Director - Mr. Vikash Kumar

3. Constitution of the Director - Individual

4.Descriptions of Document/Title Deeds Scrutinize:-

A. Registered Agreement for Sale Deed, No- 9524 and 9525 ,dated - 07/12/2018 respectively executed by Sri. Raj Kishore Prasad Sharma, S/O Late Kameshwar Singh executed in favour of M/S Creastate Infra Homes Pvt. Ltd. through its Director Mr. Vikash

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Kumar S/O Sri Yugal Kishore Prasad with respect to the land under Mauza-Sarwa Plot No- 1182, 1183, 1058, 1055, 1056, 1057 and 30 ,Khata No- 9, 6, 39, 27 ,55 and 330, Thana No-66 admeasuring an area of 88.187 Decimil land.

B. The Revenue Rent Receipt issued by Circle Officer, Bikram has been verified in Original.

C. Non- Encumbrance Certificate issued in favor of M/S Creastate Infra Homes Pvt. Ltd. from the Registration Office, Bikram, District-Patna through its Lawyer Mr. Binod Kumar Sinha deposited for search and copy by way of receipt for fees of Rs.480 vide Serial No-176 dated 01.01.2019 in favour of M/S Creastate Infra Homes Pvt. Ltd. pertaining to the aforesaid Khatas and Plots admeasuring an area of 88.187 Decimil for the period of 2008 to up to date i.e. 01.01.2019 from the date of issuance.

D. **Description of Property under Registered Agreement For Sale Deed No-9524 and 9525 dated 07.12.2018**

Extent - 88.187 Decimil

Plot No - 1182, 1183, 1058, 1055, 1056, 1057 and 30

Khata No - 9, 6, 39, 27 ,55 and 330

Mauza - Sarwa

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Area - 88.187Decimil

Situated at - Mauza- Sarwa

a. BOUNDARY

Khata No	Plot No	Area
9	1182	
		- 10 Decimil
6	1183	

North - Ramchandra Yadav

South - Ravindra Singh

East - Chaneshwar Singh

West - Canal

b. BOUNDARY

39	1058	11.4375 Decimil

North- Rajeshwar Rai

South- Sudhansu Singh

East - Plot No-1057

West- Panveerat Devi

27	1055	21 Decimil

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North- Ramesh Ram

South- Plot No-1060

East - Bhukhan Singh and Road

West - Plot No-1056

Total Area of Land- 42.4375 Decimil

55 1056

- 15.25 Decimil

55 1057

55 1056

- 30.5 Decimil

55 1057

North - Suresh Pandit and Others

South - Lalan Pandit and Others

East - Raj Kishore Prasad Sharma

West - Fauzedaar Singh

5. **Details of Encumbrance Certificate /search is made at Registrar/ Sub- Registrar Office**

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Receipt for fee deposited for search and copy on 01.01.2019 and paid the fee of Rs.480(Rupee Four Hundred Eighty Only) for search i.e. Counterfoil No-176 dated 01.01.2019 issued by Registering Officer/ Sub-Registry Office, Bikram

6. **Derivation of Title**

From the perusal of Registered Agreement for Sale Deeds No- 9524 and 9525 dated 07.12.2018 , executed by Raj Kishore Prasad Sharma S/O Late Kameshwar Singh executed an agreement for sale in favour of M/S Creastate Infra Homes Pvt. Ltd. through its Director Mr. Vikash kumar S/O Sri Yugal Kishor Prasad pertaining to the land under Mauza- Sarwa , Khata No- 9, 6, 39, 27, 55 and 330 , Plot No-1182, 1183, 1058, 1055, 1056, 1057 and 30 admeasuring an area of 88.187 Decimil land. That the initially land belongs to Smt. Leelavati Devi W/O Sri. Umesh Yadav and Smt. Savitri Devi W/0 Sri. Baban Yadav who has executed the Sale Deed in favour of Raj Kishore Prasad Sharma vide Sale Deed No- 4879 dated 28.05.2013 Book No-1, Zild No-87, Page No- 260 to 269 , C.D No-14 of the year 2013 and further Ram Lala Verma and Akhilesh Verma both S/O Indradeo Mehto executed the Sale Deed No-5736 dated 29.06.2013 measuring an area of 11.4375 and

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vide Sale Deed No-4879 an area of 21 Decimil respectively and further third Sale Deed No-8599 dated 25.11.2013 and fourth Sale Deed No-5737 dated 29.06.13 executed by Sri. Rabindra Singh as well as Bhukhan Singh for the area of 25 Decimil and 9 Decimil respectively in favour of Sri Raj kishor Prasas Sharma.

Now for the Registered Agreement for Sale Deed No – 9525 dated 07.12.18 is concerned , the initially land belongs to Kumud Kumar S/O Jaleshwar Sharma executed the Sale Deed No- 5735 dated 29.06.13 and Sale Deed No- 2693 dated 05.05.16 executed by Ram Babu Rai S/O Harpal Rai admeasuring an area of 30.5 Decimil and 15.25 Decimil respectively in favour of Sri Raj Kishor Prasad Sharma . Thereafter as aforesaid Plots and Khatas came in the peaceful possession and become absolute owner of the aforesaid property by Sri Raj Kishor Prasad Sharma and as such on the basis of aforesaid Sale Deed executed in his favour by different person, the Raj Kishor Sharma executed the Registered Agreement for Sale Deeds No-9524 and 9525 dated 07.12.18 respectively admeasuring the total areas of land 88.187 Decimil in favour of M/S Creastate Infra Homes Pvt. Ltd. and after payment of the full and final consideration money and

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execution of the Registered Sale Deed in favour of the company through its Director Mr. Vikash Kumar will become absolute owner over the aforesaid land. Thereafter the company will marketable rights, title and interest over the aforesaid land whereas the aforesaid land is enforceable in the eye of law

Now from the perusal of the aforesaid Sale Deeds No- 9524and 9525 dated 07.12.2018 the Non-Encumbrance Certificate shows that the property in question is free from the liability and charges from the year 2008 up to date i.e. 01.01.2019. The aforesaid company through its Director Mr. Vikash Kumar will marketable rights, title and interest over the aforesaid land and as such the aforesaid Land which is enforceable in the eyes of law

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Schedule XXI-Form N. 87 S.N. 176

(H)

RECEIPT FOR FEES DEPOSITED FOR SEARCH &COPY

Serial number of application 43

Date of application 01/01/2019

Name of applicant Excastate Infrahomes pvt ltd

Fees Paid

Stamp Paper for 480/-

Date of deposit X

Registering Officer

1-1-19 1-1-19

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