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 NISHANA INFRASTRUCTURE Pvt. Ltd.
Bailey Road, Shekhpura,
Patna-800014

2. Name of the Director - Mr. Ashutosh Kumar

3. Constitution of the Director - Individual

4.Descriptions of Document/Title Deeds Scrutinize:-

A. Registered Sale Deed No- 8180 ,dated -18/12/2017 executed by Smt. Pushpa Devi, W/O Sri Devdeep Sharma executed in favour of M/S Nishana Infrastructure Pvt. Ltd. through its Director Mr. Ashutosh Kumar S/O Sri Narendra Kumar Sharma with respect to

Plot No- 352 and 351 Khata No- 30, Thana No-94 under Mauza- Mirzapura, Naubatpur, District- Patna admeasuring an area of 31.25 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 Nishana Infrastructure Pvt. Ltd. from the Registration Office, Bikram, District- Patna through its Lawyer Mr. Binod Kumar Sinha deposited for research and copy by way of receipt for fees of Rs.480 vide Serial No-174 dated 01.01.2019 in favour of M/S Nishana Infrastructure Pvt. Ltd. pertaining to the aforesaid Khatas and Plots admeasuring an area of 31.25 Decimil for the period of 2008 to up to date i.e. 01.01.2019 from the date of issuance.

D. <u>Description of Property under Sale Deed No- 8180 dated 18.12.2017</u>

Extent - 31.25 Decimil

Plot No - 352 and 351

Khata No - 30

Mauza - Mirzapur

Area - 31.25 Decimil

Situated at - Mirzapur, Gaura(Naubatpur)

a. Boundary - North - Chanarika Singh

South - Canal

East - Canal

West - Survey Plot No-352(West)

Khatta No	Khesra No	Area
30	351	4 decimil

b. Boundary - North - Survey Plot No-352

South - Canal

East - Survey Plot No-352(Vendee)

West - Bharat Singh

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

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-174 dated 01.01.2019 issued by Registering Officer/ Sub-Registry Office, Bikram

6. **Derivation of Title**

From the perusal of Sale Deed No-8180 dated 18.12.2017 , the Vendor Smt. Pushpa Devi, W/O Sri Devdeep Sharma executed the Sale Deed in favour of M/S Nishana Infrastructure Pvt. Ltd. through its Director Mr. Ashuotosh kumar S/O Sri Narendra Kumar Sharma pertaining to the aforesaid land vide its Zamabandi No-153/1 and Receipt No-443042 of the year 2017-2018 mutated by Circle Officer, Bikram in favour of Vendor and after execution of the Sale Deed by the aforesaid Vendor the company become an absolute owner and came in peaceful possession over the aforesaid land. It is pertinent to mention that the initially Rayati Land belongs to one Sri Singh S/O Vilash Singh who has executed the Sale Deed no-622 dated 02.02.1981 in favour of Vendor Smt. Pushpa Devi, W/O Sri Devdeep Sharma vide Book No-1, Jild No-6, Page No- 316 of the year1981. Thereafter Smt. Pushpa Devi become absolute owner and came over the peaceful possession of aforesaid land and as such on the basis of the aforesaid Sale Deed No-622 dated 02.02.1981 Smt. Pushpa Devi has right, title and interest to

sale the aforesaid land for which the aforesaid Sale Deed No-8180 dated 18.12.2017 which has been executed in favour of the company M/S Nishana Infrastructure Pvt. Ltd. and till date through its director Mr. Ashutosh kumar, he is under the possession over the aforesaid land

Now from the perusal of the aforesaid Sale Deed No-8180 dated 18.12.2017 the Non-Encumbrance Certificate shows that the property in question 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. Ashutosh Kumar has marketable rights, title and interest over the aforesaid land and as such the aforesaid Rayati Resedential Land which is enforceable in the eyes of law

Binod Kr Sinha
for Vasoli
Enr. NO. 6891/96
21.1.19

Schedule XXI-Form N. 87 S.N. 174

(H)

RECEIPT FOR FEES DEPOSITED FOR SEARCH &COPY

Serial number of application 41

Date of application 01/01/2019

Name of applicant M/s Shama Infrastructure Pvt Ltd

Fees Paid 480/-

Stamp Paper for X

Date of deposit

Registering Officer

1-1-19 1-1-19

Binod Kr. Singh
Advocate
AOR No.-[illegible]
Patna High Court
Mob.-[illegible]

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 SHREEVEN HOMES
Pvt. Ltd.
Ramratan Tower,4th Floor,
South Bailey Road,Shekhpura
Patna-800014

2. Name of the Director - Mr. Ashutosh Kumar

3. Constitution of the Director - Individual

4.Descriptions of Document/Title Deeds Scrutinize:-

A. Registered Sale Deed No- 9443 ,dated -05/12/2018 executed by Sri. Shyaam Kishore Prasad Sharma, S/O Late Kameshwar Singh executed in favour of M/S Shreeven Homes Pvt. Ltd. through its Director Mr. Ashutosh Kumar S/O Sri Narendra Kumar Sharma

with respect to Plot No- 352 Khata No- 30, Thana No-94, Thana Code No-107, Tauzi No- 1088 under Mauza- Mirzapur, Gaura, Naubatpur, District- Patna admeasuring an area of 34.375 Decimil i.e. 11 katthas 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 Shreeven Homes Pvt. Ltd. from the Registration Office, Bikram, District- Patna through its Lawyer Mr. Binod Kumar Sinha deposited for research and copy by way of receipt for fees of Rs.480 vide Serial No-173 dated 01.01.2019 in favour of M/S Shreeven Homes Pvt. Ltd. pertaining to the aforesaid Khatas and Plots admeasuring an area of 34.375 Decimil for the period of 2008 to up to date i.e. 01.01.2019 from the date of issuance.

D. <u>Description of Property under Sale Deed No- 9443 dated 05.12.2018</u>

Extent - 34.375Decimil (11 katthas)

Plot No - 352

Khata No - 30

Tauzi - 1088

Mauza - Mirzapur, Gaura, Naubatpur

Area - 34.375 Decimil (11 katthas)

Situated at - Mauza- Mirzapur, Gaura, Naubatpur

District- Patna

a. Boundary - North - Ashutosh kumar

South - Part Plot and M/S Nishana Infrastructure Pvt. Ltd.

East - M/S Nishana Infrastructure Pvt. Ltd.

West - Plot No-347

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

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-173 dated 01.01.2019 issued by Registering Officer/ Sub-Registry Office, Bikram

6. **Derivation of Title**

From the perusal of Sale Deed No-9443 dated 05.12.2018 , the Vendor Sri. Shyaam Kishore Prasad Sharma, S/O Late Kameshwar Singh executed in favour of M/S Shreeven Homes Pvt. Ltd. through its Director Mr. Ashutosh Kumar S/O Sri Narendra Kumar Sharma pertaining to the aforesaid land vide its Zamabandi No-181, Receipt No-0017368 for the period of 2018-19 and as such after execution of Sale Deed by the aforesaid Vendor the company become an absolute owner and came in peaceful possession over the aforesaid land. It is pertinent to mention that initially the land belongs to Pushpa Devi W/O Sri Devdeep Sharma who has executed the Sale Deed No-8179 dated 18.12.2017 vide Serial No-8318, Token No-8538, Book No-1, Jild no-135, Page No-367 to 376, C.D No-21 of the year 2017 and as such after purchase the aforesaid land by vendor Sri Shyaam Kishore Sharma become absolute owner and came in peaceful possession of the aforesaid land and he is entitled to sale the aforesaid land for which the aforesaid Sale Deed No-9443 dated 05.12.2108 has been executed in favour of the company M/S Shreeven Homes Pvt. Ltd. through its Director Mr. Ashutosh kumar and till date is under the possession of the aforesaid land

Now from the perusal of the aforesaid Sale Deed No-9443 dated 05.12.2018 the Non-Encumbrance Certificate shows that the property in question 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. Ashutosh Kumar has marketable rights, title and interest over the aforesaid land and as such the aforesaid Rayati Residential Land which is enforceable in the eyes of law

Binod Kr. Singh
Adv.
Enrl. No. 6891/96
21.1.2019

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

(H)

RECEIPT FOR FEES DEPOSITED FOR SEARCH &COPY

Serial number of application 40

Date of application 01/01/2019

Name of applicant Shreeven Homes Pvt Ltd

Fees Paid 480/-

Stamp Paper for X

Date of deposit.....

Registering Officer

1-1/19 1-1/19

Binod Kr Sinha
Advocate
AOR No. -03987
Patna High Court
Mob. -09431074094