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 SRI LAXMI SURYA INFRA PVT. LTD.

2. Name of the Director - Mr. Kumar Ajit Sinha

3. Constitution of the Director - Individual

4.Descriptions of Document/Title Deeds Scrutinize:-

A. Registered Sale Deed No-3914,dated -25/04/1973 executed by Smt. Mathura Prasad , S/O Sri Yodhan Prasad Singh executed in favour of Sri. Jagdish Prasad and Sri Rajeshwar Prasad Yadav S/O Sri Meva Lal Yadav vide Book NO-1 , Zild No-103 , Page No- 450 to

Binod Kr Sinha

455 and mutation no-15419 recorded before the Government of Bihar.

B. Registered Development Agreement Deed No- 3482 dated 29.03.2018 vide Book No- 1, Volume No-92, Page No-387 to 406, C.D No-14, Token No-3901 of 2018 executed by Smt. Amita Devi W/O Late Rajeshwar Prasad and Sri Surendra Kumar , Sri Narendra Kumar Vidyarthi, Sri. Upendra Kumar all are son of Late Rajeshwar Prasad Yadav in favour of M/S Sri Laxmi Surya Infra Pvt. Ltd through its Managing Director Sri. Ajit Sinha S/O Late Gopal Jee pertaining to the land under Mauza-Sandalpur, P.S-Sultanganj, Thana No-11, Khata No- 9 & 10, Survey Khesra NO-935 & 937(PART) admeasuring an area of 5 katthas land.

C. Mutation Order passed by Circle Officer, Patna Sadar in Mutation Case No-884/4/2017-18 passed on 07.11.17 in favour of Smt. Amita Devi for the aforesaid land for an area of 5 Katthas.

D. The Revenue Rent Receipt issued by Circle Officer, Patna Sadar in favour of Smt. Amita Devi W/O Late Rajeshwar Prasad Yadav vide Rent Receipt No-751502 dated 01.09.2018 for the period of 2018-19 (current).

Binod Kr Sinha

E. Land Possession Certificate issued by Circle Officer, Patna Sadar in favour of Smt. Amita Devi pertaining to the land as aforesaid for an area of 5 katthas vide L.P.C No-4577 dated 20.09.2018

F. Non- Encumbrance Certificate issued in favor of M/S Sri. Laxmi Surya Infra Pvt. Ltd. through its Lawyer Mr. Binod Kumar Sinha pertaining to Plot No- 935, 937 , Khata No- 9 & 10 admeasuring an area of 5katthas land for the period of 2008 to up to date i.e. 21.01.2019 from the date of issuance.

G. Description of Property under Sale Deed No- 3914 dated 25.04.1975

Extent - 5 katthas

Plot No - 935 and 937 part

Khata No - 9 and 10

Area - 5 katthas

Situated at - Mauza-Sandalpur, P.S - Sultanganj

a. Boundary - North - Railway Line

South - Main Road

East - Sri Radha Cresto

West - Sri Anil Yadav

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

Receipt for fee deposited for search and copy on 18.01.2019. and paid the fee of Rs.240 for search i.e. Counterfoil No-0436654. dated 21.01.2019 issued by Registering Officer/ Sub-Registry Office, Patna

6. **Derivation of Title**

From the perusal of Sale Deed No-3914 dated 25.04.1975 executed by Sri Mathura Prasad S/O Sri Yodhan Prasad Singh in favour of Sri Rajeshwar Prasad Yadav vide Book No-1, Zild No-103, Page No- 450 to 455 pertaining to the land under Mauza- Sandalpur, Plot No- 935 and 937(part) , Khata No- 9 and 10, admeasuring an area of 5 katthas . Thereafter Rajeshwar Prasad Yadev become absolute owner and came in peaceful possession over the aforesaid land. Thereafter Rajeshwar Prasad yadav died leaving behind his legal heirs, his wife Smt. Amita Devi, his son namely Sri Surendra Kumar , Sri Narendra Kumar Vidyarthi, Sri Upendra Kumar and came in peaceful possession over the aforesaid land after the death of Sri . Rajeshwar Prasad Yadav , they have executed a registered development agreement in favour of M/S Sri Laxmi Surya Infra Pvt. Ltd. through its managing director Sri

Kumar Ajit Sinha for the construction of multistory building over the aforesaid land as per the share of 60% land lord and 40% of the developer in accordance with development agreement and as such the land is completely marketable rights, title and interest over which the company is entitled to construct the multistory building in accordance with law of the competent authority.

Now from the perusal of the aforesaid Sale Deed No-3914 dated 25.04.1975 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. 21.01.2019. The aforesaid company through its Director Mr. kumar Ajit Sinha has marketable rights, title and interest over the aforesaid land and as such the aforesaid Land which is enforceable in the eyes of law

Sincerely yours

Binod Kr Sinha

21/01/20

Govt. No. 68

of 1996.

लोक सेवाओं का अधिकार

(आवेदक का विवरण)

आवेदन की तिथि :18-01-2019

दक की पावती



ा का नाम : तलाश एवं प्रतिलिपि कार्य

म निर्दिष्ट लोक सेवक : District Registrar /Sub-Registrar

विदन संख्या : 030618281001901587

ता/माता/पति का नाम : Lt M M Sinha

नुमण्डल : जिला निबंधन कार्यालय, पटना

चायत/वार्ड :

ाना :

स्वीकृत/अस्वीकृत : स्वीकृत

अस्वीकृति (यदि है) के कारण : N/A

आवेदक का नाम : Binod Kumar Sinha

जिला : पटना

अंचल : पटनासदर

गाँव/टोला/मोहल्ला :

मोबाईल. : 9431074094

NEC
एसी/डिसी

Am I एस्ट्रा
2009 से 2019

सेवा प्रदान करने की समय अवधि : 7 कार्यदिवस

सेवा प्रदान करने की प्रस्तावित तिथि :25-01-2019

हस्ताक्षर

नोट: समय-सीमा के अधीन सेवा नहीं प्राप्त होने पर Inspector of Registration Office (IRO) के समक्ष ३० दिनों के अंदर अपील दायर किया जा सकता है ।

NEC

0436854

Schedule XXI-Form No. 87. S.N. .....
(H)

RECEIPT FOR FEES DEPOSITED FOR SEARCH & COPY

Serial number of application .....

Date of application 18/1/19

Name of applicant ..... [illegible]

.....

Fees Paid 240=00

Stamp Paper for .....

Date of deposit .....

21/1/19

Registering Officer

Binod Krishna Jha

21.1.2019