Mob. No.- 9431012625

# OM PRAKASH SHARMA

(ADVOCATE)

## Civil Court, Patna

Date: - 05.09.2017

**Non Encumbrance Certificate and detailed report on Title**

Ref:- An area of land admeasuring 68413.8 sq.feet equal to 1931.65 sq.meter out of R.S.Plot Nos. 898 ka, 898 kha, 892,893,894,895,896,897,all under Khata No. 44. R.S.Plot Nos. 883,1000,1008 ka, Kha, under Khata No. 461/511/458. R.S.Plot No. 890,891 Ka,Kha, Ga, Gha. 892,893,894,895,896,897,898 under Khata No. 410. R.S.Plot No. 887 Under Khata No. 743. R.S.Plot No. 890,900(p) Under Khata No. 441 situated at Mohalla Club Road, Mithanpur Lala Alias Mithanpura Thana No. 410 P.S. Mithanpura, Anchal, Mushahari, Town 82 Dist. Muzaffarpur under R.O. Muzaffarpur.

**Present owners of the said plot; Smt. Shail Kumari Singh wife of Late Yugal Kishore Singh, Shishir Kiran and Satya Kiran both sons of Late Yugal Kishore Singh, Smt. Uma Singh wife of Late Raj Kishore Prasad Singh, Kashyap Nirmal Kiran ,Kashyap Ratna Kiran, Rohit Kiran Singh , Parth Sarthy, Chandrahas all sons of Late Raj Kishore Prasad Singh , Smt. Sudha Kiran Sinha alias Smt. Sudha Kiran Singh wife of Late Prabhat Kiran Sinha, Smt. Reeta Kiran Sinha alias Smt. Reeta Kiran Singh wife of Late Sharat Kiran Sinha all residents of Club Road, Mithanpura, P.S. Mithanpura, Dist. Muzaffarpur, Smt. Sudha Sinha, wife of Subhash Chandra, resident of 213 Trivent Apartment, East Boaring Canal Road, Patna and M.S.Utility Logestic P Pvt. Ltd. Swastik Centra, 4th floor, P-8 Chowringhee Square, Kolkata-69.**

I have caused necessary searches in the District Registry Office at Muzaffarpur for the period for last 13 years and have inspected the settlement records

Office: - Hem Plaza Apartment, Fraser Road, Opp. - Patna Central Mall, Patna-800001

Mutation and other relevant documents in respect of the aforesaid property after getting its revisional survey khatiyan from Bihar Govt. Site.

**MY REPORT IS AS FOLLOWS:-**

1. That aforesaid survey plot nos. recorded under khata no. 44 in revisional survey khatiyan have been recorded in the name of Yugal Kishore Singh the deceased husband of Smt. Shall Kumari Singh and father of Shishir Kiran and Satya Kiran who entered into a development agreement dated 15/02/2012 with M/S Kumar Buildcon Pvt. Ltd.

2. That The land recorded under khata no. 461/511/458 has been recorded in revisional survey khatiyan in the name of Raj Kishore Prasad Singh who is dead and and his wife Smt. Uma Singh and aforesaid five sons entered into a development agreement dated 03/05/2012 with M/S Kumar Buildcon Pvt. Ltd.

3. That the lands recorded under khata no. 410 has been recorded in the name of Nawal Kishore Singh who has died and his both daughter in laws: Sudha Kiran Sinha and Reeta Kiran Sinha (wives of his both deceased son ) also entered into an development agreement dated 08/05/2012 with Kumar Buildcon Pvt. Ltd. aforesaid.

4. That Sudha Sinha has purchased total area 4 katha 19 dhur out of R.S.P.No. 887 under Khata No. 743 vide sale deed no. 13539 dated 11.07.1988 , sale deed no. 43661 yr. 1989 and she also entered into development agreement dated 06/11/2012 with M/S Kumar Buildcon Pvt. Ltd.

5. That similarly M/S Utility Logistic Pvt. Ltd. has purchased 6500 sq.feet of land out of R.S.P.No. 890 and 900(p) under Khata No. 441 and entered into developmentdated 10.04.2013 with M/S Kumar Buildcon and the developer is developing the project.

I hereby certify that the abovementioned lands are free from all sorts of encumbrances, charges, liabilities, liens and lispendence, attachments of any kind whatsoever and the said property has an clear, free and marketable title and is fit for equitable mortgage.

The receipt for the relevant searches are enclosed herewith.

**Thanking You,**
**Your's**

Sharma

**ADVOCATE**

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