

Binod Kumar Sinha
Advocate
PATNA HIGH COURT

Residence cum Chamber :

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Ref. No.:.....

Date. 30.08.2018

TITTLE CLEARANCE WITH NON ENCUMBRANCE CERTIFICATE

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

1. Name of the Company - M/S Patna Green Housing Pvt.Ltd.
Trivedi Bhawan, 1st Floor,
Opp A.N.College, Boring Road,
Patna-13.

2. Name of the Directors - 1) Mr. Bhushan Kumar Singh
2) Mrs. Ritu Kumari

3. Constitution of the Directors - Joint

4. Descriptions of Document/Tittle deeds scrutinize

A) Registered sale deed no-3908, dated-09/04/2018, executed by Sri Gupteshwar Singh, S/o- Lt Sidhanath Singh, in favour of M/S PATNA GREEN HOUSING PVT LTD through its director Mr. Bhushan Kumar Singh, S/O- Mr. Sri Ramshankar Singh, with respect to Plot No-764 (P), Khata No-66, Touzi No-5479 under Mouza- Rampur Bhelura, admeasuring an area of 5 katthas i.e 15.625 decimil.

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- B) Agreement for sale, dated- 11/05/2017, executed by Sri Gupteshwar Singh, Smt. Rajpari Devi, Sri Saket Kumar, alias-Ajay, Smt. Ruby Devi, Smt. Kamlawati Devi, Sri Ranjit Kumar, Sri Ranvijay Kumar, Sri Sunil Kumar, Sri Anil Kumar, Sri Ajit Kumar, Sri Sujit Kumar, Smt. Ranju Devi, all are sons and daughter of Sri Gupteshwar Singh, Except Smt. Rajpari Devi, w/o Sri Gupteshwar Singh, in favour of M/s Patna Green Housing Pvt Ltd through its Director Mr. Bhushan Kumar Singh, S/O- Sri Ramshankar Singh, with respect to Plot No-764 (P), Khata No-66 and 67, Thana no- 49, under Mouza- Rampur Bhelura, admeasuring an area of 3128.77 Sq.mtr
- C) Revenue Rent Receipt- issued by circle officer Phulwari Sharif with respect to the khatta no. 66 & 67 for the period of 2016-17 & 2017-18.
- D) Genealogical of Sri Parvil Singh furnished by way of affidavit Sri Sanjay Kumar S/o Late Siddhnath Singh grandson of Sri Parvil Singh before the Notary public, Patna Sadar.
- E) Partition Deed executed between Sri Gupteshwar Singh and Smt. Ramshila Devi W/o Late Pashupati Sharma, Sri Sanjeet Kumar, Sri Baban Kumar both are sons of late Pashupati Sharma.
- F) Non Encumbrance Certificate issued in favour of M/s Patna Green Housing Private Limited through its Lawyer Sri Binod Kumar Sinha Pertaining to Plot no.-764, Khata No.- 66 & 67 (P) under Mouza- Rampur Bhelura, Thana No- 49 admeasuring in area of 3128.77 Sq.mtr.....for the period of 2007 to up to date, i.e 29/08/2018.

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G) Non Encumbrance certificate issued in favour of M/S Patna Green Housing Private Limited through its Lawyer Sri Binod Kumar Sinha Pertaining to the plot no. 764, Khata No. 66 under Mouza Rampur Bhelura, Thana No. 49 admeasuring in area of 5 Kattha i.e 15.625 decimil Land for the period of 2007 to up to date, i.e 29/08/2018.

H) Description of property under sale deed no 3908 dated 09/04/2018

Extent : 15.625 Decimil
Plot No. : 764
Khata No. : 66
Tauzi No. : 5479
Area : 15.625 Decimil
Situated at : Rampur Bhelura
Boundry : North- Nij Part Plot
South- Ramanuj Upadhya
East- Ramanuj Upadhya
West- Nij Plot

I) Description of property under agreement for sale dated 11/05/2017

Extent : 3128.77 Sq mtrs.
Plot No. : 764
Khata No. : 66 & 67
Tauzi No. : Govt of Bihar
Thana No : 49

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Area : 77.31 Decmil
Situating at : Rampur Bhelura
Boundry : North- Aahar & link road
South- Ramanuj Upadhya
East- Ramanuj Upadhya
West- Gupteshwar Singh & Sanjay Singh

5. Details of Encumbrance certificate/search is made at registrar/sub registrar office

- a. Receipt for fee deposited for search and copy on 29/08/2018, and paid the fee of Rs. 260/- (Rupees Two Hundred Sixty Only) for search i.e. counterfoil no-0173884, dated- 29/08/2018, issued by Registry office/sub Registry office Patna.
- b. Receipt for fee deposited for search and copy on 29/08/2018, and paid the fee of rupees 260/- (two sixty only) for search i.e. counterfoil no-0173885, dated- 29/08/2018, issued by registry office/sub registry office Patna.

6. Tax paid receipt

- a. Revenue Receipt No-0571174 of the period of 2016-17, khata No-66&67, dated-02/09/2016, issued by circle officer, Phulwari Sharif.
- b. Revenue Receipt No-0211544 of the period of 2016-17, khata No-66, dated-06/10/2016 issued by circle officer, Phulwari Sarif.
- c. Revenue Receipt No-276254 of the period of 2017-18, khata No-66& 67, dated-09/09/2017 issued by circle officer (current), Phulwari Sarif.

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7. Derivation of Tittle-

- a. From the perusal of Sale Deed no-3908, dated-09/04/2018, the vender Sri Gupteshwar Singh, s/o late- Sidhananth Singh, Smt Rajpari Devi w/o- Sri Gupteshwar Singh and Sri Ajay Kumar, s/o- Sri Gupteshwar Singh, executed the Sale Deed in favour of M/S Patna Green Housing Pvt Ltd, through its Managing Director Mr. Bhushan Kumar Singh, S/O- Sri Ramshankar Singh, pertaining to the land under Mouza- Rampur Bhelura, Thana No-49, Touzi no-5479, Khata No-66, Khesra Survey Plot no- 764 (P), Jamabandi no-373, thereafter the company M/S Patna Green Housing Pvt Ltd came in peaceful possession and become the absolute owner of the 5 kattha land.

Now the second property agreement for sale executed by Sri Gupteshwar Singh, S/o- late Sidhanath Singh, Smt Rajpari Devi, W/o- Sri Gupteshwar Singh, Sri Saket Kumar, alias Ajay Kumar, Smt Ruby Devi, Smt Kalawati Devi, Sri Ranjit Kumar, Sri Ranvijay Kumar, Sri Sunil Kumar, Sri Anil Kumar, Sri Ajit Kumar, Sri Sujit Kumar, Smt Ranju Devi, all are sons and daughter of Sri Gupteshwar Singh, in favour of M/S Patna Green Housing Pvt Ltd, through its Managing Director Mr. Bhushan Kumar Singh, S/O- Sri Ramshankar Singh, pertaining to the land under Mouza- Rampur Bhelura, Touzi No- Govn of Bihar, Thana No-49, Khata No-66 & 67, Survey Plot no- 764(P), admeasuring an area of 77.31 Desmil land. That

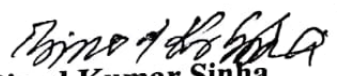
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the initially land was belongs to Sri Parvil Singh whose name is recorded in Khatiyan after death of Parvil Singh, living behind his legal heir Sri Sidhnath Singh (son) came in the peaceful possession and became absolute owner thereafter Sri Sidhnath Singh that died leaving behind his four sons namely- (1) Sri Gupteshwar Singh, (2) Sri Tarkeshwar Singh, (issueless) (3) Sri Pashupati Sharma and (4) Sri Sanjay Kumar, after some time Sri Tarkeshwar Sharma died and after death of Tarkeshwar Sharma all brothers partitioned amongst each other of the property dated- 02/06/1917, in which the Gupteshwar Singh came in the peaceful possession of fell in his share and the Mutation has been made by way of Mutation Case no-373, in the year 2017-18 of the aforesaid land. So far the agreement for sale is concerned the 19 kattha, 8 dhoor, 15 dhurki land is share of Sri Gupteshwar Singh and 3 kattha land purchase by the Gupteshwar Singh from his own sources in which the vender Sri Gupteshwar Singh, as his legal heirs become the absolute owner of the property and came in the peaceful possession by way of Jamabandi no- 59, in the year 2016-17. The property has been mutated in favour of present title holder.

Now from the perusal of the aforesaid land the Non-encumbrance certificate show and it is clear that the property in question free from liability and charges from the year 2007 up to 29/08/2018. The aforesaid land owner Sri Gupteshwar Singh agreed to sale the aforesaid land

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executed an agreement for sale dated- 11/05/2017 with respect to the
aforesaid property in favour of M/S Patna Green Housing Pvt. Ltd. through
its Managing Director Mr. Bhushan Kumar Singh, the title of the aforesaid
property is the raity land and the same is marketable, right, title, interest
and enforceable in eye of laws.


Binod Kumar Sinha

Advocate

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En. No. 6891/96
30/8/18