

NAWIN KUMAR SINHA

Advocate



Civil Court Nawada

Panel Advocate

BOI, IOB, UBI, IDBI, UCO Bank,
Corporation Bank, OBC, MBGB.



Residence -

Par Nawada, Devi Asthan

Gaya Road "Chitragupta Lane"

Nawada - 805110

Contact No.: 8863959317, 8709757734

Ref.

Date.....

To,

The Manager

UCO Bank

Branch- Nawada (Bihar)

NON- ENCUMBRANCE CERTIFICATE & DETAILED

REPORT ON TITLE

Ref:- An area of Land admeasuring 01 Acre 50 Dismils of land constructed with Multi storied Building, Park, situated in Khata No.20(New), Plot No.174, At- Mauza- Karanpur, Pragna- Narhat, P.S. Akbarpur, Block and Circle office- Akbarpur Sub- Division and Sub- Registration office- Rajauli, Thana No.379, Panchayat- Barail, District- Nawada (Bihar) within District Sub- Registrar office- Nawada, District- Nawada of premises No. and Address (1) Rajeev Kumar Sinha son of Late Suresh Kumar Verma resident of Par Nawada, Panchmukhi Nagar, Near- Sobh Mandir, P.S. and P.O. Nawada, Sub Division and Sub Registration office Nawada, District- Nawada (2) Lalkishore Prasad Sinha son of Late Nawal Kishore Prasad Sinha resident of Kasba- Nawada, Mohalla- Shakuntalam Nagar, P.S. and P.O. Nawada, District Sub Registrar office and District- Nawada (3) Kulleshwar Yadav

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son of Late Amrit Yadav resident of Villaga- Nehaluchak , P.S. and P.O. Nawada District Sub-Registration office and District- Nawada (4) Shital Prasad son of Kesho Mahto resident of Baghi Bardiha, P.O. Baghi Bardiha, P.S. Warisliganj, District Sub-Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haqe Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub-Registration office and District- Nawada present owners of the said property.

I have perused Non- Encumbrance Certificate issued by District Sub- Registration office Nawada from 2004 on dated 31/12/2012 bearing No. 326/2018 on dated 17/05/2018 and Certificate No.73/2018 issued by Sub- Registration office Rajauli, Distrct- Nawada from 01/01/2013 to 19/05/2018 The Land/Property is Free from Encumbrance. Mutation and all other documents in respect of the property.

My report is as Follows:-

The said Srimati Smita Singh wife of Sri Sahjanand Singh, vendor of this deed, resident of Mauza- Ramchandrapur, Manjaur, Pragna- Samay, P.O. Manjaur, P.S. Warisliganj, Sub- Division and Sub- Registration office Nawada, District- Nawada executed through a registered sale deed in favour of (1) Rajeev Kumar Sinha son of Late Suresh Kumar Verma resident of Par Nawada, Panchmukhi Nagar, Near- Sobh Mandir, P.S. and P.O. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Lalkishore Prasad Sinha son of Late Nawal Kishore Prasad Sinha resident of Kasba- Nawada, Mohalla- Shakuntalam Nagar, P.S. and P.O. Nawada, District Sub- Registrar office and District- Nawada (3) Kuleshwar Yadav son of Late Amrit Yadav resident of Villaga- Nehaluchak , P.S. and P.O. Nawada District Sub-Registration office and District- Nawada (4) Shital Prasad son of Kesho Mahto resident of Baghi Bardiha, P.O. Baghi Bardiha, P.S. Warisliganj, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haqe Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub-Registration office and District- Nawada vide registered sale deed No.3631 on dated 09/05/2014 with a valuable consideration of Rupees 1900000/-/(Nineteen Lacs) Which Khata No.20(New), Plot No. 174(New) , Area- 01 Acre 50 Dismils of land of Mauza- Karanpur, Pragna- Narhat, P.S. Akbarpur, Block and Circle office- Akbarpur Sub Division and Sub

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Registration office- Rajauli, Thana No.379, Panchayat- Barail, District- Nawada (Bihar) within District Sub- Registrar office- Nawada. After the execution of this registered sale deed the said (1) Rajeev Kumar Sinha son of Late Suresh Kumar Verma resident of Par Nawada, Panchmukhi Nagar, Near- Sobh Mandir, P.S. and P.O. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Lalkishore Prasad Sinha son of Late Nawal Kishore Prasad Sinha resident of Kasba- Nawada, Mohalla- Shakuntalam Nagar, P.S. and P.O. Nawada, District Sub Registrar office and District- Nawada (3) Kulashwar Yadav son of Late Amrit Yadav resident of Villaga- Nehaluchak, P.S. and P.O. Nawada District Sub- Registration office and District- Nawada (4) Shital Prasad son of Kesho Mahto resident of Baghi Bardiha, P.O. Baghi Bardiha, P.S. Warisliganj, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haque Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub-Registration office and District- Nawada came in physical possession over the aforesaid land peacefully. they applied for mutation in circle office- Nawada in their name, their application has been accepted and her name has been mutated in circle office- Akbarpur, District- Nawada and they became absolute and Lawful owner of this very land/property and accordingly they are getting Government rent receipt in their name. This land was also purchased land of the vendor of this deed Srimati Smita Singh wife of Sri Sahjanand Singh from Bibi Moina Khatoon wife of Sevatul Haque Firdausi resident of Par Nawada, Mohali- Mirdah Toli, P.S. and District- Nawada vide registered sale deed No.10329/2008, Book No.1, Volume No.128, Page No.135 to 143 on dated 11/06/2008 which Khata No 20(New), Plot No.174, Area- 03 Acre of Mauza- Karanpur, Pragna- Narahat, P.S. and Circle- Akbarpur, Sub- Division- Rajauli, District- Sub- Rgistration office Nawada, District- Nawada. with a valuable consideration of Rupees 1200000/- (twelve Lac).After execution of this registered sale deed the said Smita Singh wife of Sri Sahjanand Singh came in physical possession over the aforesaid Land and her name has been mutated in Circle office Akbarpur, District- Nawada and she became absolute and lawful owner of this very land. So far the above mentioned property/land is concern it important to mention that the said Bibi Moina Khatoon acquired the subjected land through registered deed of gift from her husband Maoulvi Md. Swatul Haque Firdausi son of Late Maulvi Md. Wayjul Haque alias Munsii Leyakat Hussain Mokhtar, vide deed N. 4228, Volume No.49, Page No.336 to 339 on dated 25/03/11972 so the said Bibi Moina Khatoon was the then absolute owner this land.

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23/05/2013

A Registered partnership deed is made on 18th day of June 2016 executed amongst all the partners.

- (1) Dilip Pandey son of Ganauri Shankar Pandey of village- Anti, Pragma- Samay, P.S. and District Registry office Nawada, P.O. Kadirganj, District- Nawada.
- (2) Baidyanand Prasad son of Late Narayan, of Mohalla and village- Vijay Nagar, P.O. Sadipur, P.S. and District Registration office- Nawada, District- Nawada.
- (3) Ravi kumar son of Sri Laxmi Narayan resident of village- Dhamaul, P.S. Pakrivaravan, P.O. Dhamaul, District Registration office Nawada, District- Nawada
- (4) Surendra Kumar son of Lakhan Prasad Yadav resident of vill. Sidheshawarpur Pragma- Samay, P.S. and District Registry office- Nawada, District- Nawada.
- (5) Hasnain Waiz son of Late Sebatul Haque Firdausi resident of Par Nawada, Mohalla- Mirdah Toli, P.S. and District Registry office Nawada, District- Nawada
- (6) Lal Kishore Prasad Sinha son of Late Nawal Kishore Prasad resident of at Nawada, Mohalla- Shakuntalam Nagar, Pragma- Samay, P.S. and District Registration office- Nawada, District- Nawada.
- (7) Kuleshwar Yadav son of Late Amrit Yadav Resident of village- Nehaluchak, P.S. and District Registration office- Nawada, District- Nawada.
- (8) Shital Prasad son of Late Kesho Mahto Resident of village- Baghi Bardiha, P.O. Baghi Bardiha, District Registry office and District- Nawada.

- FIRST PARTNER

1. Rajeev Kumar Sinha son of Sri Suresh Kumar Verma resident of at Par Nawada Panchmukhi Nagar, Near-Seo Mandir, Pragma- Samai, P.O. Nawada, District Registration Office- Nawada, P.S. and District- Nawada,
2. Gopal Prasad son of Late Lal Mani Lal resident of at Nawada Main Road, P.O. and P.S. Nawada, Pragma- Samai, District Registration office- Nawada, District- Nawada.

Nawada Kesho Mahto



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-SECOND PARTNER

This Deed of Partnership made on 18th Day of June 2014 executed amongst all partner of the firm and where as , the partners name address, initial money, share of profit and loss, Bank operation etc. have already mentioned in above coloums of this deed.

AND WHERE AS, the partnership firm will run in the name and style of "ADARSH HOME DEVELOPERS" having its head office situated at Nawada Mohalla Old Court Road, Near Sangita Vastralaya, P.O. and P.S. Nawada, District- Nawada. All the partners have agreed that a apartment shall be constructed in 03 Acres of Land New Khata No, 20, New Plot No. 174, situated at village- Karanpur, P.S. Akbarpur, Sub Registration office Rajauli, District- Nawada, Thana No.379. The Said apartment shall have ground floor, 2nd floor and 3rd floor with basement for parking, on the grand shop and space for office purposes will be provided and on the first floor, 2nd floor and 3rd floor, residential Unit shall be constructed for allotment purposes. The Managing Partner (Sri Rajeev Kumar Sinha and Gopal Parad) will be solely responsible to get the apartment constructed under his supervision and control and allotment shall also be done by him. All the above noted partners of the firm aforesaid have agreed upon to obey following terms and condition for running the construction work on the basis of tender of otherwise.

I hereby certify that the above mentioned land/property of the said (1) Rajeev Kumar Sinha son of Late Suresh Kumar Verma resident of Par Nawada, Panchmukhi Nagar, Near- Sobh Mandir, P.S. and P.O. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Lalkishore Prasad Sinha son of Late Nawal Kishore Prasad Sinha resident of Kasba- Nawada, Mohalla- Shakuntalam Nagar, P.S. and P.O. Nawada, District Sub- Registrar office and District- Nawada (3) Kuleshwar Yadav son of Late Amrit Yadav resident of Villaga- Nehaluchak , P.S. and P.O. Nawada District Sub-Registration office and District- Nawada (4) Shital Prasad son of Kesho Mahto resident of Baghi Bardiha, P.O. Baghi Bardiha, P.S. Warisliganj, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haq Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub- Registration office and District- Nawada is free from all sorts of encumbrance,

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charges, liabilities, liens, lispendens and attachment of any kind whatsoever and the said property is absolutely clear free and marketable.

It is also hereby certified that the above mentioned land/property is not affected by any restriction of urban land [Celling and Regulation] Act, 1976 and the same is not under calm of CMDA and CIT and it is fit for Equitable Mortgage. The receipts for the relevant searches are enclosed here to:-

It is further certified that I have verified from the District Sub- Registrar's office at Nawada, District Nawada about the genuineness of the title deed examined by me and that the same is original and not duplicate or fake.

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A circular blue ink stamp. The outer ring contains the text "NAVIN KUMAR SINHA" at the top and "Civil Court Nawada" at the bottom, separated by two small stars. The inner circle contains the text "Advocate Enrolment" and "No. 4261/1996". A signature is written across the center of the stamp.

Description of Land

The following Land situated At- Mauza- Karanpur, Pragna- Samay, P.S., Block and Circle office- Akbarpur, Sub- Division and Sub- Registration office- Rajauli, DistrictSub- Registration office- Nawada, Thana No.379, Panchayat- Barail, west of Gondapur Bye pass, District- Nawada.

Sl. No.	Khata No.	Plot No,	Area	Boundries
1.	20(New)	174(New)	01 Acre 50dismils	North:- Heir of Moina Khatoon Plot No.174. South:- Sitaram Lal and Satish Kumar, plot No.173. East:- Naseem Heyat, Plot No. 175. West:- Dilip Pandey and other. Plot No.174.

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LEGAL OPINION

1. I have examined all documents which has been produced by the Borrowers (1) Rajeev Kumar Sinha son of Late Suresh Kumar Verma resident of Par Nawada, Panchmukhi Nagar, Near- Sobh Mandir, P.S. and P.O. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Lalkishore Prasad Sinha son of Late Nawal Kishore Prasad Sinha resident of Kasba- Nawada, Mohalla- Shakuntalam Nagar, P.S. and P.O. Nawada, District Sub- Registrar office and District- Nawada (3) Kuleshwar Yadav son of Late Amrit Yadav resident of Villaga- Nehaluchak, P.S. and P.O. Nawada District Sub-Registration office and District- Nawada (4) Shital Prasad son of Kesho Mahto resident of Baghi Bardiha, P.O. Baghi Bardiha, P.S. Warisliganj, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haq Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub- Registration office and District- Nawada (Bihar) before me. According to sale deed that time it is do fasia/agriculture land but at present multistoried building has been constructed over this very land. The said property is in their name and construction of a apartment is going on over this very land. Property is under constructed building and the plot in approved lay out and construction is going on after approval of plan by relevant authorities. There is not any indication or doubt to show that the land belongs to Government is not under acquisition proceedings of the Government.

2. I have perused Non- Encumbrance certificate issued by District Sub- Registration office Nawada on dated 17/05/2018 which No.326/2018 and issued by Sub- Registration office- Rajauli, District- Nawada on dated 23/05/2018 bearing No.73/2018. After the perusal of this very Non- Encumbrance Certificates it appears that there are no prior mortgage/charges whatsoever as could be seen from the Non- Encumbrance Certificate for the period from 2004 to 19/05/2018 pertaining to the immovable property covered by the above sale deed. The land is Free from Encumbrance.

3. I visited personally at District Sub- Registration office- Nawada and made searches regarding genuineness of Registered sale deed No.3621 dated



09/05/2014 as index-I and I also certify that the said registered sale deed No.3021 dated 09/05/2014 has been registered in the District Sub Registration office Nawada District- Nawada in the name of owners (1) Rajeev Kumar Sinha son of Late Suresh Kumar Verma resident of Par Nawada, Panchmukhi Nagar, Near- Sobh Mandir, P.S. and P.O. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Laikishore Prasad Sinha son of Late Nawal Kishore Prasad Sinha resident of Kasba- Nawada, Mohalla- Shakuntalam Nagar, P.S. and P.O. Nawada, District Sub- Registrar office and District- Nawada (3) Kuleshwar Yadav son of Late Amrit Yadav resident of Villaga- Nehaluchak, P.S. and P.O. Nawada District Sub-Registration office and District- Nawada (4) Shital Prasad son of Kesho Mahto resident of Baghi Bardiha, P.O. Baghi Bardiha, P.S. Warisliganj, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haq Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub-Registration office and District- Nawada (Bihar) and the document is genuine and can be acted upon.

4. Land possession certificate has been also produced before me issued by circle office Akbarpur, District Nawada on dated 23/05/2015 of Mauza Karanpur, Thana No. 379, Khata No. 20, Plot No. 174, Area- 01 Acre 50 dismils dismils which is in the name of (1) Rajeev Kumar Sinha son of Late Suresh Kumar Verma resident of Par Nawada, Panchmukhi Nagar, Near- Sobh Mandir, P.S. and P.O. Nawada, Sub Division and Sub Registration office Nawada, District Nawada (2) Lalkishore Prasad Sinha son of Late Nawal Kishore Prasad Sinha resident of Kasba- Nawada, Mohalla- Shakuntalam Nagar, P.S. and P.O. Nawada, District Sub- Registrar office and District- Nawada (3) Kuleshwar Yadav son of Late Amrit Yadav resident of Villaga- Nehaluchak, P.S. and P.O. Nawada District Sub-Registration office and District- Nawada (4) Shital Prasad son of Kesho Mahto resident of Baghi Bardiha, P.O. Baghi Bardiha, P.S. Warisliganj, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haq Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub-Registration office and District- Nawada (Bihar)

It is very clearly stated in the land possession certificate that the applicants are in peacefully physical possession over the said land, Zamvandi of land is in their name and government rent Tax/ Lagan has been paid of the year 2016-19.

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5. Current government rent receipt of the year 2018-19 has been also produced before me by the borrowers vide No. y/05 0330280 dated 09/05/2018 which is also in the name of (1) Rajeev Kumar Sinha son of Late Suresh Kumar Verma resident of Par Nawada, Panchmukhi Nagar, Near- Sobh Mandir, P.S. and P.O. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Lalkishore Prasad Sinha son of Late Nawal Kishore Prasad Sinha resident of Kasba- Nawada, Mohalla- Shakuntalam Nagar, P.S. and P.O. Nawada, District Sub- registrar office and District- Nawada (3) Kuleshwar Yadav son of Late Amrit Yadav resident of Villaga- Nehaluchak , P.S. and P.O. Nawada District Sub-Registration office and District- Nawada (4) Shital Prasad son of Kesho Mahto resident of Baghi Bardiha, P.O. Baghi Bardiha, P.S. Warisliganj, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haq Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub- Registration office and District- Nawada (Bihar), Tax paid for Rs. 80/- only.

6. The statements and other information given in the report are correct and true. I certify that (1) Rajeev Kumar Sinha son of Late Suresh Kumar Verma resident of Par Nawada, Panchmukhi Nagar, Near- Sobh Mandir, P.S. and P.O. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Lalkishore Prasad Sinha son of Late Nawal Kishore Prasad Sinha resident of Kasba- Nawada, Mohalla- Shakuntalam Nagar, P.S. and P.O. Nawada, District Sub- registrar office and District- Nawada (3) Kuleshwar Yadav son of Late Amrit Yadav resident of Villaga- Nehaluchak , P.S. and P.O. Nawada District Sub-Registration office and District- Nawada (4) Shital Prasad son of Kesho Mahto resident of Baghi Bardiha, P.O. Baghi Bardiha, P.S. Warisliganj, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haq Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub- Registration office and District- Nawada have got a valid, clear, absolute and marketable title over the property shown above. If the aforesaid borrowers personally present and deposit the following documents in original with intention to create equitable mortgage, it will satisfy the requirement of creation of equitable mortgage. The following person should be present personally to deposit the original title deeds with your Branch for creation of equitable mortgage:

1. Original Registered sale deed No. 3621 dated 09/05/2014, Executed at District

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Sub- Registration office Nawada on dated 09/05/2014.

2. Original Land possession certificate dated 23/09/2015 issued by Circle office

Akbarpur, District- Nawada.

3. Original Current Rent Receipt No. y/05 0330280 dated 09/05/2018 issued by
Circle office Akbarpur, District- Nawada.

4. Original Non- Encumbrance Certificate No.326/2018 dated 17/05/2018 issued
by District Sub- Registration office Nawada and N.E.C.No.73/2018 dated
23/05/2018 issued by Sub- Registration office-Rajauli, District- Nawada.

5. Certified copy of mutation order-sheet or Correction slip (Sudhi-Patra) issued
by Circle office office Akbarpur, District Nawada.

Signature of Advocate

Navin K. Sinha
Advocate
(Navin Kumar Sinha) 23/05/2018



चूंकि श्री राजीव कुमार सिन्हा पिता सुरेश कुमार वर्मा है कि निम्नलिखित सम्पत्ति के संबंध में चिन्हित और दावेदारों का अधिवरण प्रमाण पत्र दिया जाय।

(आवेदन में दिये गये तथ्य के अनुसार विवरण दें)

मूक वेंक चवादा

इसलिए मैं इसके द्वारा प्रमाणित करता हूँ कि उक्त सम्पत्ति को प्रभावित करने वाले सम्पदाओं और सम्बन्धों के बारे में यही 1 में और उससे सम्बद्ध अनुश्रवियों में ता० 2004/20 से ता० 31-12-12 20 तक सरकारी सम्पत्ति और पजी सम्बन्धी के साथ निम्न सम्बन्धों और अवधारों का पता चला है -

क्रम संख्या	(क) सम्पत्ति का विवरण	निष्पादन की तारीख	(ख) दस्तावेज का प्रकार और मूल्य	पक्षों के नाम		दस्तावेज की प्रविष्टि के प्रति निर्देश		
				निष्पादक	दावेदार	जिल्द सं०	पृष्ठ	पृष्ठ
1	2	3	4	5	6	7	8	9
सौजा फरगपुर	ग्रामा 379	जवादा 20	फ्लॉट 174	रकबा 01.50 / 01.50 एक एक पच्चास				

(क) दस्तावेज के अनुसार विवरण दर्ज करें।

(ख) 1. ब्याज की दर और भुगतान की अवधि दर्ज करें। जिससे कि इसके बारे में उल्लेख हो।

2. अवधि और वार्षिक ब्याज दर्ज करें।

में एतद् द्वारा प्रमाणित करता हूँ कि शपथ-पत्र संघबहारी और अवभार में दिए गए अवसर सम्पत्ति को प्रभावित करने वाले किसी अन्य संघबहारी और अवभार का प्रभाव नहीं पड़ा है।

निम्न व्यक्ति ने तलाशी की और प्रमाण पत्र तैयार किया :-

(हस्ताक्षर) - राजीव रंजन सिन्हा

(पदनाम) - जिम्न यजीम लिपिक

तलाशी का सत्यापन और प्रमाण पत्र की जांच निम्न व्यक्ति ने की

(हस्ताक्षर) :-

(पदनाम) - जिम्न यजीम लिपिक

कार्यालय :- जिठ मिठ जवादा

तारीख 17.05.18

मुहर

मुलक दिया
चपला 200/-

जिठ मिठ जवादा
17.05.18

निबंधन पदाधिकारी का हस्ताक्षर

टिप्पणी :- इस प्रमाण पत्र में जो संघबहारी और अवभार दिखाये गये हैं वे आवेदक द्वारा सभी प्रस्तुत सम्पत्ति विवरण के अनुसार बताये गये हैं। यदि आवेदक द्वारा दिये गये विवरण से निम्न विवरण देकर किसी इन्हीं सम्पत्तियों को निबन्धित दस्तावेजों में दिखाया गया हो, तो वैसे दस्तावेजों से प्रमाणित संघबहारी (ग्रुन्डेडेशन) इस प्रमाण पत्र में शामिल न किये जायेंगे।

(2) निबन्धन अधिनियम की धारा 17 से अधीन जो व्यक्ति बहियों और अनुक्रमणियों (इन्डेक्स) की प्रविष्टियाँ देखना चाहते हो अथवा जो उनकी प्रतिलिपि लेना चाहते हो अथवा जिन्हें विनिर्दिष्ट सम्पत्तियों के अवकाशों के प्रमाणपत्रों की जरूरत हो उन्हें तलाशी स्वयं करनी होगी। विहित प्रोस का मुमताज करने पर बहियों और अनुक्रमणियों उनके सामने रद्द हो जायेगी।

(3) किन्तु, चूंकि वर्तमान मामले में आवेदक ने स्वयं तलाशी नहीं की है, इसलिए कार्यालय में अर्पित तलाशी अपने मालिक सत्यापन से की है। फिर भी, विभाग प्रमाणपत्र में लिये गये तलाशी परिणाम की किसी शुरु की लिए किसी भी तरह जिम्मेदार नहीं होगा।

(ख) और, चूंकि वर्तमान मामले में आवेदक ने अर्पित तलाशी स्वयं की है और चूंकि उसके द्वारा दिये गये संघबहारी और अवभारों को सत्यापन के बाद प्रमाण-पत्र में दिया गया है। इसलिए विभाग आवेदक द्वारा दिये गये ऐसे संघबहारी और अवभारों की पक्ष के किसी किसी उक्त सम्पत्ति पर प्रभाव पड़ता हो।

सम्पत्ति-अवभार प्रमाण पत्र

प्रमाण-पत्र सं. 73/18 20

आवेदक सं. 20

चूंकि श्री श्री. वि. व. भार. सिद्धा ने मेरे पास आवेदन दिया है कि निम्नलिखित सम्पत्ति के सम्बन्ध में निम्नलिखित सत्यवहार और अवभारों के विवरण प्रमाण-पत्र दिया जाय। श्री. वि. व. भार. सिद्धा

(आवेदन में दिये गये तथ्य के अनुसार विवरण)

इस लिए मैं इसके द्वारा प्रमाणित करता हूँ कि उक्त सम्पत्ति को प्रभावित करने वाले सत्यवहारों और अवभारों के बारे में वही 1 में और उसके सम्बन्ध अनुक्रमणियों में तारीख 1.1.13 20 से ता. 19.5.18 20 तक तलासी की गई और इसी तलासी के बाद निम्न सत्यवहारों और अवभारों का पता चला है:-

क्र. सं.	(क) सम्पत्ति का विवरण	निष्पादन की तारीख	(ख) दस्तावेजों का प्रकार और मूल	पक्षों के नाम		दस्तावेजों को प्रविष्टि के प्रति निर्देश		
				निष्पादन	दावेदार	जिल्द संख्या	वर्ष	पृष्ठ
1.	2.	3.	4.	5.	6.	7.	8.	9.
	श्री. वि. व. भार. सिद्धा भारतपुर 379	20	श्री. वि. व. भार. सिद्धा भारतपुर 379	श्री. वि. व. भार. सिद्धा भारतपुर 379	श्री. वि. व. भार. सिद्धा भारतपुर 379			

(क) दस्तावेज के अनुसार विवरण दर्ज करें।

(ख) 1 बन्धक पत्र की दशा में व्याज की दर और भुगतान की अवधि दर्ज करें। बशर्ते की इसके बारे में उल्लेख हो।

2 पट्टा की दशा में पट्टा की अवधि और लगान दर्ज करें।

में यह भी प्रमाणित करता है कि उपयुक्त संव्यवहारों और अवधारों को छोड़ उस सम्पत्ति करने वाले किसी अन्य संव्यवहार अवधार का पता चला है।

निम्नव्यक्ति तलासी को और प्रमाण पत्र तैयार किया।

(हस्ताक्षर) : मीर अरशद अहमद
(पदनाम) : उप वी लि

प्राप्त कुल

140

तलासी का सत्यापन और प्रमाण पत्र को जाँच निम्न व्यक्तियों ने की

हस्ताक्षर 21 मय जीपरा

19.5.18

पदनाम 3. य. लि

कार्यालय शेवर निवास

तारीख 21.5.18



निबन्धन 21.5.18 हस्ताक्षर

टिप्पणी : इस प्रमाण में जो संव्यवहार और अशमार दिलाये गये हैं आवेदक द्वारा तथा प्रस्तुत सम्पत्ति विवरण के अनुसार पाये गये हैं यदि आवेदक द्वारा दिये गये विवरण में धिन्ध देकर किन्ही सम्पत्तियों की निम्नलिखित दास्तावेजों में दिखाया होगा ओ वैसे दशा हैं दास्तावेजों से प्रमाणित संव्यवहार (ट्राजेक्शन) इस प्रमाण पत्र में दाखिल न किये जायेंगे।

(2) निबन्धन अधिनियम की धारा 57 की अधीन जो व्यक्ति बहियों और अनुक्रमियों (इन्डेंटेज) को प्रविष्टी देखना चाहते हो अथवा जो उसका जिन्हें विदो दिदिष्टी सम्पत्तियों के अवधारों के प्रमाण पत्रों को जरूरत हो उन्हें तलाशी स्वयं करनी होगी। विहीत फीस का भुगतान करने पर बहियों और अनुक्रमियों उनके सामने रख दी जाएगी।

(क) किन्तु चूँकि वर्तमान मामले में आवेदक ने स्वयं तलासी नहीं की गई हैं इसलिए कार्यालय ने अपेक्षित तलासी अपने भरसक साबधानी से की है, फिस भी विभाग में प्रमाण पत्र में दिये गये तलाशी परिणाम को किसी भूल के लिए किसी भी तरह जिम्मेवार नहीं होगा।

(ख) और चूँकि वर्तमान मामले में आवेदक ने अपेक्षित तलासी स्वयं की है और चूँकि उनके द्वारा हुँद गये संव्यवहार और अवधारों की सत्यापन के बाद प्रमाण पत्र में दिया गया है इसलिए विभाग आवेदक द्वारा लगाये गये ऐसे संव्यवहार और अवधारों के छुट के लिए किसी तरह जिम्मेवार नहीं होगा।

NAWIN KUMAR SINHA

Advocate



Civil Court Nawada

Panel Advocate

BOI, IOB, UBI, IDBI, UCO Bank,
Corporation Bank, OBC, MBGB.



Residence -

Par Nawada, Devi Asthan
Gaya Road "Chitragupta Lane"

Nawada - 805110

Contact No.: 8863959317, 8709757734

Ref.

Date.....

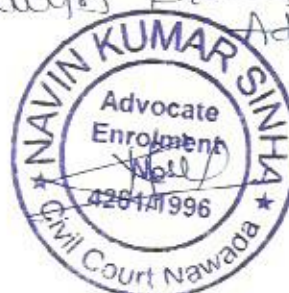
To,
The Manager
UCO Bank
Branch- Nawada(Bihar).

NON- ENCUMBRANCE CERTIFICATE & DETAILED

REPORT ON TITLE

Ref:- An area of Land admeasuring 01 Acre 50 Dismils of land constructed with Multi storied Building, Park, situated in Khata No.20(New), Plot No.174, At- Mauza- Karanpur, Pragna- Narhat, P.S. Akbarpur, Block and Circle office- Akbarpur Sub- Division and Sub- Registration office- Rajauli, Thana No.379, Panchayat- Barail, District- Nawada (Bihar) within District Sub- Registrar office- Nawada, District- Nawada of premises No. and Address (1) Dilip Pandey son of Late Gauri Pandey resident of village- Aanti, Pragna- Samay, P.O. Kadirganj, P.S. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Badyanath Prasad son of Late Narayan Mahto resident of village- Vijay Nagar, P.O. Sadipur, P.S. Nawada, District Sub- Registrar office and District- Nawada (3) Ravi Kumar son of Sri Laxmi Narayan resident of Villaga- Dhamaul, P.S. Pakrivaravan, P.O.Dhamaul, District Sub-Registration office and District- Nawada (4) Surendra Kumar son of Lakhan Prasad Yadav resident of Sidheshwarpur, Pragna- Samay, P.O. Nawada, P.S. Nawada, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Hage Firdausi resident of Par Nawada,

Nawin K. Sinha
Advocate
23/05/2018



Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub-Registration office and District Nawada present owners of the said property.

I have perused Non- Encumbrance Certificate issued by District Sub- Registration office Nawada from 2004 to 31/12/2012 on dated 17/05/2018 bearing No. 325/2018 and issued by Sub-Registration office- Rajauli from 01/01/2013 to 19/05/2018. The Land/Property is Free from Encumbrance. Mutation and all other documents in respect of the property.

My report is as Follows:-

The said Srimati Smita Singh wife of Sri Sahjanand Singh, vendor of this deed, resident of Mauza- Ramchandrapur, Manjaur, Pragna- Samay, P.O. Manjaur, P.S. Warisliganj, Sub- Division and Sub- Registration office Nawada, District- Nawada executed through a registered sale deed in favour of (1) Dilip Pandey son of Late Gauri Pandey resident of village- Aanti, Pragna- Samay, P.O. Kadirganj, P.S. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Badyanath Prasad son of Late Narayan Mahto resident of village- Vijay Nagar, P.O. Sadipur, P.S. Nawada, District Sub- Registrar office and District- Nawada (3) Ravi Kumar son of Sri Laxmi Narayan resident of Villaga- Dhamaul, P.S. Pakrivaravan, P.O. Dhamaul, District Sub-Registration office and District- Nawada (4) Surendra Kumar son of Lakhan Prasad Yadav resident of Sidheshwarpur, Pragna- Samay, P.O. Nawada, P.S. Nawada, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Hage Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub-Registration office and District- Nawada vide registered sale deed No.13286 on dated 29/10/2013 with a valuable consideration of Rupees 18000000/- / (Eighteen Lacs) Which Khata No.20(New), Plot No. 174(New) , Area- 01 Acre 50 Dismils of land of Mauza- Karanpur, Pragna- Narhat, P.S. Akbarpur, Block and Circle office- Akbarpur Sub- Division and Sub- Registration office- Rajauli, Thana No.379, Panchayat- Barail, District- Nawada (Bihar) within District Sub- Registrar office- Nawada. After the execution of this registered sale deed the said (1) Dilip Pandey son of Late Gauri Pandey resident of village- Aanti, Pragna- Samay, P.O. Kadirganj, P.S.

Navin Kumar Singh
Advocate
Enrollment No. 4261/1996
Civil Court Nawada
23/05/2018

Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Badyanath Prasad son of Late Narayan Mahto resident of village- Vijay Nagar, P.O. Sadipur, P.S. Nawada, District Sub- Registrar office and District- Nawada (3) Ravi Kumar son of Sri Laxmi Narayan resident of Villaga- Dhamaul, P.S. Pakrivaravan, P.O.Dhamaul, District Sub-Registration office and District- Nawada (4) Surendra Kumar son of Lakhan Prasad Yadav resident of Sidheshwarapur, Pragna- Samay, P.O. Nawada, P.S. Nawada, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haqe Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub-Registration office and District- Nawada came in physical possession over the aforesaid land peacefully. they applied for mutation in circle office- Nawada in their name, their application has been accepted and her name has been mutated in circle office- Akbarpur, District- Nawada and they became absolute and Lawful owner of this very land/property and accordingly they are getting Government rent receipt in their name. This land was also purchased land of the vendor of this deed Srimati Smita Singh wife of Sri Sahjanand Singh from Bibi Moina Khatoon wife of Sewatul Haque Firdausi resident of Par Nawada, Mohall- Mirdah Toli, P.S. and District- Nawada vide registered sale deed No.10329/2008, Book No.1, Volume No.128, Page No.135 to 143 on dated 11/06/2008 which Khata No 20(New), Plot No.174, Area 03 Acre of Mauza-Karanpur, Pragna- Narahat, P.S. and Circle Akbarpur, Sub- Division- Rajauli, District- Sub- Rgistration office Nawada, District- Nawada. with a valuable consideration of Rupees 1200000/- (twelve Lac).After execution of this registered sale deed the said Smita Singh wife of Sri Sahjanand Singh came in physical possession over the aforesaid Land and her name has been mutated in Circle office Akbarpur, District- Nawada and she became absolute and lawful owner of this very land. So far the above mentioned property/land is concern it important to mention that the said Bibi Moina Khatoon acquired the subjected land through registered deed of gift from her husband Maoulvi Md. Swatul Haque Firdausi son of Late Maulvi Md. Wayjul Haque alias Munsii Leyakat Hussain Mokhatar, vide deed N. 4228, Volume No.49, Page No.336 to 339 on dated 25/03/1972 so the said Bibi Moina Khatoon was the then absolute owner this land.

A Registered partnership deed is made on 18th day of June 2016 executed amongst all the partners.

Navin K. Singh
Advocate
23/05/2018



- (1) Dilip Pandey son of Ganauri Shankar Pandey of village- Anti, Pragma- Samay, P.S. and District Registry office Nawada, P.O. Kadirganj, District- Nawada.
- (2) Baidyanand Prasad son of Late Narayan, of Mohalla and village- Vijay Nagar, P.O. Sadipur, P.S. and District Registration office- Nawada, District- Nawada.
- (3) Ravi kumar son of Sri Laxmi Narayan resident of village- Dhamaul, P.S. Pakrivaravan, P.O. Dhamaul, District Registration office Nawada, District- Nawada
- (4) Surendra Kumar son of Lakhan Prasad Yadav resident of vill. Sidheshawarpur Pragma- Samay, P.S. and District Registry office- Nawada, District- Nawada.
- (5) Hasnain Waiz son of Late Sebatul Haque Firdausi resident of Par Nawada, Mohalla- Mirdah Toli, P.S. and District Registry office Nawada, District- Nawada
- (6) Lal Kishore Prasad Sinha son of Late Nawal Kishore Prasad resident of at Nawada, Mohalla- Shakuntalaini Nagar, Pragma- Samay, P.S. and District Registration office- Nawada, District- Nawada.
- (7) Kuleshwar Yadav son of Late Amrit Yadav Resident of village- Nehaluchak, P.S. and District Registration office- Nawada, District- Nawada.
- (8) Shital Prasad son of Late Kesho Mahto Resident of village- Baghi Bardiha, P.O. Baghi Bardiha, District Registry office and District- Nawada.

- FIRST PARTNER

1. Rajeev Kumar Sinha son of Sri Suresh Kumar Verma resident of at Par Nawada Panchmukhi Nagar, Near-Seo Mandir, Pragma- Samai, P.O. Nawada, District Registration Office- Nawada, P.S. and District- Nawada,
2. Gopal Prasad son of Late Lal Mani Lal resident of at Nawada Main Road, P.O. and P.S. Nawada, Pragma- Samai, District Registration office- Nawada, District- Nawada.

-SECOND PARTNER

Navin K. Sinha
Advocate
23/05/2018



This Deed of Partnership made on 18th Day of June 2014 executed amongst all partner of the firm and where as , the partners name address, initial money, share of profit and loss, Bank operation etc. have already mentioned in above coloums of this deed.

AND WHERE AS, the partnership firm will run in the name and style of "ADARSH HOME DEVELOPERS" having its head office situated at Nawada Mohalla Old Court Road, Near Sangita Vastralaya, P.O. and P.S. Nawada, District- Nawada. All the partners have agreed that a apartment shall be constructed in 03 Acres of Land New Khata No, 20, New Plot No. 174, situated at village- Karanpur, P.S. Akbarpur, Sub Registration office Rajauli, District- Nawada, Thana No.379. The Said apartment shall have ground floor, 2nd floor and 3rd floor with basement for parking, on the grand shop and space for office purposes will be provided and on the first floor, 2nd floor and 3rd floor, residential Unit shall be constructed for allotment purposes. The Managing Partner (Sri Rajeev Kumar Sinha and Gopal Prasad) will be solely responsible to get the apartment constructed under his supervision and control and allotment shall also be done by him. All the above noted partners of the firm aforesaid have agreed upon to obey following terms and condition for running the construction work on the basis of tender of otherwise.

I hereby certify that the above mentioned land/property of the said (1) Dilip Pandey son of Late Gauri Pandey resident of village- Aanti, Pragna- Samay, P.O. Kadirganj, P.S. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Badyanath Prasad son of Late Narayan Mahto resident of village- Vijay Nagar, P.O. Sadipur, P.S. Nawada, District Sub- Registrar office and District- Nawada (3) Ravi Kumar son of Sri Laxmi Narayan resident of Villaga- Dhamaul, P.S. Pakrivaravan, P.O. Dhamaul, District Sub-Registration office and District- Nawada (4) Surendra Kumar son of Lakhn Prasad Yadav resident of Sidheshwarpur, Pragna- Samay, P.O. Nawada, P.S. Nawada, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haq Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub-Registration office and District- Nawada is free from all sorts of encumbrance, charges, liabilities, liens, lispens and attachment of any kind whatsoever and the said property is absolutely clear free and marketable.

Nawada k. S. Sinha
23/05/2018


It is also hereby certified that the above mentioned land/property is not affected by any restriction of urban land [Ceiling and Regulation] Act, 1976 and the same is not under claim of CMDA and CIT and it is fit for Equitable Mortgage. The receipts for the relevant searches are enclosed here to:-

It is further certified that I have verified from the District Sub- Registrar's office at Nawada, District- Nawada about the genuineness of the title deed examined by me and that the same is original and not duplicate or fake.

Nawada Be. Sub.
23/05/2018
NAVIN KUMAR SINHA
Advocate
Enrolment
No. 4261/1996
Civil Court Nawada

Description of Land

The following Land situated At- Mauza- Karanpur, Pragna- Samay, P.S., Block and Circle office- Akbarpur, Sub- Division and Sub- Registration office- Rajauli, DistrictSub- Registration office- Nawada, Thana No.379, Panchayat- Barail, west of Gondapur Bye pass, District- Nawada.

Sl. No.	Khata No.	Plot No,	Area	Boundries
1.	20(New)	174(New)	01 Acre 50dismils	North:- Heir of Moina Khatoon. South:- Sitaram Lal and Satish Kumar, plot No.173. East:- Niz West:- Pain.

Navin K. Sinha
Advocate
Enrolment
No. 4261/1996
23/05/2018
Civil Court Nawada

LEGAL OPINION

1. I have examined all documents which has been produced by the Borrowers (1) Dilip Pandey son of Late Gauri Pandey resident of village- Aanti, Pragna- Samay, P.O. Kadirganj, P.S. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Badyanath Prasad son of Late Narayan Mahto resident of village- Vijay Nagar, P.O. Sadipur, P.S. Nawada, District Sub- Registrar office and District- Nawada (3) Ravi Kumar son of Sri Laxmi Narayan resident of Villaga- Dhamaul, P.S. Pakrivaravan, P.O.Dhamaul, District Sub-Registration office and District- Nawada (4) Surendra Kumar son of Lakhna Prasad Yadav resident of Sidheshwarpur, Pragna- Samay, P.O. Nawada, P.S. Nawada, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Hage Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub- Registration office and District- Nawada (Bihar) before me. According to sale deed that time it is do fasla/agriculture land but at present multistoried building has been constructed over this very land. The said property is in their name and construction of a apartment is going on over this very land. Property is under constructed building and the plot in approved lay out and construction is going on after approval of plan by relevant authorities. There is not any indication or doubt to show that the land belongs to Government is not under acquisition proceedings of the Government.

2. I have perused Non- Encumbrance certificate issued by District Sub- Registration office Nawada on dated 17/05/2018 which No.325/2018 and Sub Registration office-Rajauli on dated 19/05/2018 which No.72/2018. After the perusal of this very Non- Encumbrance Certificate it appears that there are no prior mortgage/charges whatsoever as could be seen from the Non- Encumbrance Certificate for the period from 2004 to 19/05/2018 pertaining to the immovable property covered by the above sale deed. The land is Free from Encumbrance.

3. I visited personally and made searches at District Sub- Registration office Nawada, District- Nawada regarding genuineness of registered sale deed No.13286 as Index-I. I also certify that the said registered sale deed No.13286 dated 29/10/2013 has been registered in the District Sub-Registration office Nawada District- Nawada in the name of owners (1) Dilip Pandey son of Late Gauri Pandey resident of village- Aanti, Pragna- Samay, P.O. Kadirganj, P.S.



Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Badyanath Prasad son of Late Narayan Mahto resident of village- Vijay Nagar, P.O. Sadipur, P.S. Nawada, District Sub- Registrar office and District- Nawada (3) Ravi Kumar son of Sri Laxmi Narayan resident of Villaga- Dhamaul, P.S. Pakrivaravan, P.O.Dhamaul, District Sub-Registration office and District- Nawada (4) Surendra Kumar son of Lakhan Prasad Yadav resident of Sidheshwarpur, Pragna Samay, P.O. Nawada,P.S. Nawada, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haqe Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub-Registration office and District Nawada (Bihar) and the document is genuine and can be acted upon.

4. Land possession certificate has been also produced before me issued by circle office Akbarpur, District- Nawada on dated 23/09/2015 of Mauza- Karanpur, Thana No. 379, Khata No. 20, Plot No. 174, Area- 01 Acre 50 dismils dismils which is in the name of (1) Dilip Pandey son of Late Gauri Pandey resident of village- Aanti, Pragna- Samay, P.O. Kadirganj, P.S. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Badyanath Prasad son of Late Narayan Mahto resident of village- Vijay Nagar, P.O. Sadipur, P.S. Nawada, District Sub- Registrar office and District- Nawada (3) Ravi Kumar son of Sri Laxmi Narayan resident of Villaga- Dhamaul, P.S. Pakrivaravan, P.O.Dhamaul, District Sub- Registration office and District- Nawada (4) Surendra Kumar son of Lakhan Prasad Yadav resident of Sidheshwarpur, Pragna- Samay, P.O. Nawada,P.S. Nawada, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haqe Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna Samay, P.S. Nawada, District Sub-Registration office and District Nawada (Bihar).

It is very clearly stated in the land possession certificate that the applicants are in peacefully physical possession over the said land, Zamvandi of land is in their name and government rent Tax/ Lagan has been paid of the year 2015-16.

5. Current government rent receipt of the year 2018-19 has been also produced before me by the borrowers vide No. Y/05 0330289 dated 09/05/2018 which is also in the name of (1) Dilip Pandey son of Late Gauri Pandey resident of village- Aanti, Pragna- Samay, P.O. Kadirganj, P.S. Nawada, Sub- Division and Sub-



Registration office- Nawada, District- Nawada (2) Badyanath Prasad son of Late Narayan Mahto resident of village- Vijay Nagar, P.O. Sadipur, P.S. Nawada, District Sub- Registrar office and District- Nawada (3) Ravi Kumar son of Sri Laxmi Narayan resident of Villaga- Dhamaul, P.S. Pakrivaravan, P.O.Dhamaul, District Sub- Registration office and District- Nawada (4) Surendra Kumar son of Lakhan Prasad Yadav resident of Sidheshwarpur, Pragna- Samay, P.O. Nawada, P.S. Nawada, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haq Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub-Registration office and District- Nawada, Tax paid for Rs.49/- only.

6. The statements and other information given in the report are correct and true. I certify that (1) Dilip Pandey son of Late Gauri Pandey resident of village- Aanti, Pragna- Samay, P.O. Kadirganj, P.S. Nawada, Sub- Division and Sub- Registration office- Nawada, District- Nawada (2) Badyanath Prasad son of Late Narayan Mahto resident of village- Vijay Nagar, P.O. Sadipur, P.S. Nawada, District Sub- Registrar office and District- Nawada (3) Ravi Kumar son of Sri Laxmi Narayan resident of Villaga- Dhamaul, P.S. Pakrivaravan, P.O.Dhamaul, District Sub- Registration office and District- Nawada (4) Surendra Kumar son of Lakhan Prasad Yadav resident of Sidheshwarpur, Pragna- Samay, P.O. Nawada, P.S. Nawada, District Sub- Registration office and District- Nawada (5) Hasnain Waize son of Late Sewatul Haq Firdausi resident of Par Nawada, Mohalla- Mirdhah Toli, Pragna- Samay, P.S. Nawada, District Sub Registration office and District Nawada has got a valid, clear, absolute and marketable title over the property shown above. If the aforesaid Borrowers personally present and deposit the following documents in original with intention to create equitable mortgage, it will satisfy the requirement of creation of equitable mortgage. The following person should be present personally to deposit the original title deeds with your Branch for creation of equitable mortgage:-

1. Original Registered sale deed No.13286 dated 29/10/2013 Executed at District Sub- Registration office Nawada on dated 29/10/2013.
2. Original Land possession certificate dated 23/09/2015 issued by Circle office- Akberpur, District Nawada.

Nawada ko. Saha
Advocate
23/05/2018



3. Original Current Rent Receipt No. Y/050330289 dated 09/05/2018 issued by Circle office Akberpur, District- Nawada.

4. Original Non- Encumbrance Certificate No. 325/2018 dated 17/05/2018 issued by District Sub- Registration office- Nawada, District- Nawada and issued by Sub- Registration office Rajauli, District- Nawada Certificate No.72/2018 on dated 19/05/2018.

5. Certified copy of mutation order-sheet or Correction slip (Sudhi-Patra) issued by Circle office Nawada.

Signature of Advocate

Navin K. Sinha
Advocate 23/05/2018
(Navin Kumar Sinha)



सम्पत्ति-अवभार प्रमाण पत्र

प्रमाण-पत्र सं. 72/18 20

आवेदक सं. 20

चूंकि श्री श्री. राजेश कुमार ने मेरे पास आवेदन दिया है कि निम्नलिखित सम्पत्ति के सम्बंध में निम्नलिखित सत्यवहार और अवभारों के विवरण प्रमाण-पत्र दिया जाय। द्वारा श्री. राजेश कुमार

(आवेदन में दिये गये तथ्य के अनुसार विवरण श्री. राजेश कुमार द्वारा दिया

इस लिए मैं इसके द्वारा प्रमाणित करता हूँ कि उक्त सम्पत्ति को प्रभावित करने वाली सत्यवहारों और अवभारों के बारे में वही 1 में और उसके सम्बन्ध अनुक्रमणियों में तारीख 1/1/13/20 से ता. 19/5/18/20 तक तलाशों की गई और एसी तलाशों के बाद निम्न सत्यवहारों और अवभारों का पता चला है:-

क्र.सं.	(क) सम्पत्ति का विवरण	निष्पादन की तारीख	(ख) दस्तावेजों का प्रकार और मूल	पक्षों के नाम		दस्तावेजों को प्रविष्टि के प्रति निर्देश		
				निष्पादन	दावेदार	जिल्द संख्या	वर्ष	पृष्ठ
1.	2.	3.	4.	5.	6.	7.	8.	9.
	भौजा काकोपुर	श्री. राजेश 379	श्री. राजेश 20	श्री. राजेश 174	श्री. राजेश 1-50-86			
					एन. एन. जयल डिहिमल			

(क) दस्तावेज के अनुसार विवरण दर्ज करें।

(ख) 1 बन्धक पत्र की दशा में ब्याज की दर और भुगतान की अवधि दर्ज करें। बशर्ते की इसके बारे में उल्लेख हो।

2 पट्टा की दशा में पट्टा की अवधि और लगान दर्ज करें।

में यह भी प्रमाणित करता है कि उपयुक्त संव्यवहारों और अवधारों को छोड़ उस सम्पत्ति करने वाले किसी अन्य संव्यवहार अवधार का पता चला है।

निम्नव्यक्ति तलाशी की और प्रमाण पत्र तैयार किया।

(हस्ताक्षर) : मीरि अरब २ अहमद

(पदनाम) : उ० व० लि०

प्राप्त २००५
चक्र १५०२०
15/05/06

तलाशी का सत्यापन और प्रमाण पत्र को जाँच निम्न व्यक्तियों ने की

हस्ताक्षर : ६।५।५७ अहमद

पदनाम : ३० ९।५।७

कार्यालय : ओवर विवर्णन रजिस्ट्रार

तारीख : २१.५.१८



निबन्धन २६/५/१८ का हस्ताक्षर

टिप्पणी : इस प्रमाण में जो संव्यवहार और अवधार दिलाये गये हैं आवेदक द्वारा तथा प्रस्तुत सम्पत्ति विवरण के अनुसार पाये गये हैं यदि आवेदक द्वारा दिये गये विवरण में भिन्न देकर किन्हीं सम्पत्तियों की निम्नलिखित दास्तावेजों में दिखाया होगा ओ वैसी दशा है दास्तावेजों से प्रमाणित संव्यवहार (ट्रांजेक्शन) इस प्रमाण पत्र में दाखिल न किये जायेंगे।

(२) निबन्धन अधिनियम की धारा ५७ की अधीन जो व्यक्ति बहियों और अनुक्रमियों (इन्डेक्स) को प्रविष्टी देखना चाहते हो अथवा जो उसको जिन्हें विदो दिदिष्टी सम्पत्तियों के अवधारों के प्रमाण पत्रों की जरूरत हो उन्हें तलाशी स्वयं करने होगी। विहीत फीस का भुगतान करने पर बहियों और अनुक्रमियों उनके सामने रख दी जाएगी।

(क) किन्तु चूँकि वर्तमान मामले में आवेदक ने स्वयं तलाशी नहीं की गई है इसलिए कार्यालय ने अपेक्षित तलाशी अपने भरसक सावधानी से की है, फिस भी विभाग में प्रमाण पत्र में दिये गये तलाशी परिणाम को किसी भूल के लिए किसी भी तरह जिम्मेवार नहीं होगा।

(ख) और चूँकि वर्तमान मामले में आवेदक ने अपेक्षित तलाशी स्वयं की है और चूँकि उनके द्वारा ढूँढ़े गये संव्यवहार और अवधारों की सत्यापन के बाद प्रमाण पत्र में दिया गया है इसलिए विभाग आवेदक द्वारा लगाये गये एस संव्यवहार और अवधारों के छुट के लिए किसी तरह जिम्मेवार नहीं होगा।

प्रमाण पत्र सं० 325/18

आवेदन सं० 335/2018

चूंकि श्री दिलीप पाण्डेय पिता जगदीश पाण्डेय सम्पत्ति के संबंध में निम्नलिखित और दावेदारों के आवेदन प्रमाण पत्र दिया जाय।
(आवेदन में दिये गये तथ्य के अनुसार विवरण दें)

इसलिए मैं इसके द्वारा प्रमाणित करता हूँ कि उक्त सम्पत्ति को प्रभावित करने वाले सम्पदाओं और सबनारों के बारे में यही 1 में और उससे सम्बद्ध अनुश्रवियों में ता० 2004/18 से ता० 31.12.12 तक सरकारी सम्पत्ति और पंजी सम्बन्धी के साथ निम्न सम्बन्धों और अवधारों का पता चला है:-

क्रम संख्या	(क) सम्पत्ति का विवरण	निष्पादन की तारीख	(ख) दस्तावेज का प्रकार और मूल्य	पक्षों के नाम		दस्तावेज की प्रविष्टि के प्रति निदेश		
				निष्पादक	दावेदार	जिल्द सं०	पृष्ठ	पृष्ठ
1	2	3	4	5	6	7	8	9
सौजा फरनपुर	ग्रामा 379	20	प्लॉट 174	शफा 01.50 / 01.50 सी० एक एक पच्चास सी०				

(क) दस्तावेज के अनुसार विवरण दर्ज करें।

(ख) 1. ब्याज की दर और भुगतान की अवधि दर्ज करें। जिससे कि इसके बारे में उत्पन्न हो।
2. अवधि और वार्षिक ब्याज दर्ज करें।

ने एतद् द्वारा प्रमाणित करता हूँ कि संघ-पत्र संस्थापकों और अध्यक्ष ने दिए गए अवसर सम्पत्ति को प्रमाणित करने वाले किसी अन्य संस्थापकों और अध्यक्ष का पता नहीं करा है।

निम्न व्यक्ति ने तलाशी की और प्रमाण पत्र तैयार किया :-

(हस्ताक्षर) :- राजीव खन्न सिन्हा

(पदनाम) :- जिम्न वर्गीज लिपिक

तलाशी का सत्यापन और प्रमाण पत्र की जांच निम्न व्यक्ति ने की

(हस्ताक्षर) :- शिवाना शर्मा

(पदनाम) :- जिम्न वर्गीज लिपिक

कार्यालय :- जि० मि० नवादा

तारीख 17/05/18

गृह

मुलक दिया
चप (II) 320/-

जि० मि० नवादा
17/05/18

निम्न पदाधिकारी का हस्ताक्षर।

टिप्पणी :- इस प्रमाण पत्र में जो संस्थापकों और अध्यक्ष दिखाए गए हैं वे आवेदक द्वारा सभी प्रस्तुत सम्पत्ति विवरण के अनुसार कहे गये हैं। यदि आवेदक द्वारा दिये गये विवरण से निम्न विवरण देखकर किसी इन्हीं सम्पत्तियों को निबन्धित दस्तावेजों में दिखाया गया हो तो ऐसे दस्तावेजों से प्रमाणित संस्थापकों (टुम्बोवर्क) इस प्रमाण पत्र में शामिल न किये जायेंगे।

(2) निम्न अधिनियम की धारा 17 को अर्पित जो व्यक्ति बहियों और अनुक्रमणियों (इन्डेक्स) की प्रविष्टियाँ देखना चाहते हो अथवा जो उनकी प्रतिलिपि लेना चाहते हो अथवा जिन्हें विनिर्दिष्ट सम्पत्तियों के आधारों के प्रमाणपत्रों की जरूरत हो उन्हें तलाशी करनी होगी। विहित कीस का भुगतान करने पर बहियाँ और अनुक्रमणियाँ उनके सामने रद्द हो जायेंगी।

(क) किन्तु चूंकि वर्तमान मामले में आवेदक ने स्वयं तलाशी नहीं की है इसलिए कार्यालय में अपेक्षित तलाशी अपने परसनल सहायकों से की है। फिर भी, विभाग प्रमाणपत्र में लिखे गये तलाशी विभाग की किसी शुरु की लिए किसी भी तरह जिम्मेदार नहीं होगा।

(ख) और चूंकि वर्तमान मामले में आवेदक ने अपेक्षित तलाशी स्वयं की है और चूंकि उसके द्वारा दूँदे गये संस्थापकों और अध्यक्षों को सत्यापन के बाद प्रमाण-पत्र में दिया गया है। इसलिए विभाग आवेदक द्वारा दूँदे गये ऐसे संस्थापकों और अध्यक्षों को पत्र के किसी किसी उक्त सम्पत्ति पर प्रभाव पड़ता हो।

बिहार गवर्नट प्रेस, गया।