

यतीन्द्र नारायण उपाध्याय एडवोकेट पंजीयन संख्या- 14278 / 2000 निकट न्यू बनारस बार बिल्डिंग, दीवानी कचहरी, वाराणसी।		निवास (चैम्बर)- ग्राम व पोस्ट उदयपुर,, जनपद वाराणसी। मोबाइल नं०- 9415689519, 8787018968
Ref		Date .12/07/2021

To Whom It May Concern

Sub.: Non Encumbrance Certificate/Title Report

Dear Sir,

1. Name and Address of Title Holder:-

Heera Lal Singh S/o Late Ram Ji Singh R/o Vill. and Post Devchandpur, Tehsil Pindra, Distt. Varanasi at present SA.1/10-15, First Floor, State Bank Colony, Pandeypur, Varanasi.

2. Detail / Description of Documents Scrutinized:-

Serial No.	Date of Document	Type of Document	Whether Original/Certified/ True Copy/ Photostat Copy	Details of Registration with Sub Registrar
1.	21-10-2020	Developer Agreement	Photostate	This Developer Agreement dated 21-10-2020 is registered with Sub Registrar Office Pindra, Varanasi on 21-10-2020 at Bahi Pustak No. 1, Khand No. 5217, Pages No. 213/258 as Document No. 4717.

3. Detail / Description of Property / Properties:-

Item No.	Sl. No., Khata No., House No., Site No.	Extent areas of Land/ Building	Location Sub District/ District Village/Municipality etc.	Boundary (According to Sale Deed)	
1.	Arazi No. 55/3 and Arazi No. 56 and Arazi No. 57	28485.486 sq.ft. i.e. 2647.35 sq.mtr.	Mauja Dhaneshari, Paragana- Athgavan, Tehsil Pindra, Distt- Varanasi	East	Boundary Vikas Singh and Land Vendor
				West	Interlocking Rasta 12 Fit Wide
				North	Main Road Harahua to Rameshwar
				South	Boundary Vijay Kapoor

Yatinendra Narayan Upadhyay
 Advocate
 Civil Court - Varanasi
 Mob-9415689519

यतीन्द्र नारायण उपाध्याय एडवोकेट पंजीयन संख्या- 14278/2000 निकट न्यू बनारस बार बिल्डिंग, दीवानी कचहरी, वाराणसी।		निवास (चैम्बर)- ग्राम व पोस्ट उदयपुर,, जनपद वाराणसी। मोबाइल नं०- 9415689519, 8787018968
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4.	Brief History of the Property and how the Owner has derived title for the period of 30 years	This is to certify that On perusal of Revenue Records and Document it is explicit that Mr. Murari S/o Abhay Naranayan and Narendra Nath S/o Jitendra Nath R/o Mauja Ramsinghpur, Paragana- Athgavan, Tehsil & Distt- Varanasi and Ramdev S/o Jagarnath R/o Mauja Dhaneshari, Paragana- Athgavan, Tehsil & Distt- Varanasi were the owner of Arazi No. 55/3 and 56 and 57. The said property was ancestral property. Letter on they executed sale deed of said property dt. 08-06-1981 through Document No. 1981 and Second Document No. 8273 dt. 06-05-1987 in favour of Heera Lal Singh S/o Late Ram Ji Singh R/o Vill. and Post Devchandpur, Tehsil Pindra, Distt. Varanasi at present SA.1/10-15] First Floor, State Bank Colony, Pandeypur, Varanasi. After purchase the said property Heera lal Singh muted his name in Revenue Records Varanasi. Later on he executed a Developer Agreement dt. 21-10-2020 of Arazi No. 55/3 Area 0.430 hect. and Arazi No. 56 Area 0.178 Hec. and Arazi No. 57 Area 1.396 Hect from his legal share area 28485.486 sq.ft. i.e. 2647.35 sq.mtr. in favour of M/s Shiva Kashi Homes Pvt. Ltd its registered office H.N. 374, Sundari Sadan, Chhittupur, BHU, Varanasi through its Director's Narayan Datt Tiwari S/o Lt. Ravindra Nath Tiwari R/o 369/1, Ganga Pradushan Road, Vindhyavashini Nagar, Bhagwanpur Varanasi and Rajesh kumar Singh S/o Lt. Chadrashekhar Prasad Singh R/o H.N. 374, Sundari Sadan, Chhittupur, BHU, Varanasi which is registered on 18-05-2015 is registered with Sub Registrar Office Pindra, Varanasi on 21-10-2020 at Bahi Pustak No. 1, Khand No. 5217, Pages No. 213/258 as Document No. 4717. Later on Heera Lal Singh filed the application for sanction map in V.D.A. Varanasi. V.D.A. Varanasi sanctioned the map dt. 24-06-2021 through Letter/Permit No.- Group Housing/00560/VDA/BP/20-21/0191/24052021 According to Developer Agreement do and act all work according to sanction map from VDA Varanasi by M/s Shiva Kashi Homes Pvt. Ltd. <i>(Signature)</i> Z. N. Upadhyay Civil Court - Varanasi 12/07/2020
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5.	Details of visit to Sub Registrar/Tehsildar Office for inspection of Title Deeds/Land Records under reference.	I visited the office of Sub Registrar for inspection of Title Deeds/Land Records. Towards inspection fee I have deposited Rs. 100/- and concerned Sub Registrar have issued report of aforesaid property (original enclosed)
5.1(a)	The person who is/are the present owners of the properties.	Heera Lal Singh S/o Late Ram Ji Singh R/o Vill. and Post Devchandpur, Tehsil Pindra, Distt. Varanasi at present SA.1/10-15, First Floor, State Bank Colony, Pandeypur, Varanasi
5.1(b)	Whether the property is mutated in the name of the present owner with Municipal/Revenue Authorities? If so, whether authenticated Mutation Certificate has been produced.	Yes, mutated in Revenue Records Tehsil Varanasi.
5.1(c)	Please give detailed account of creation of charge or redemption of a minimum period of 13 years and also state the subsisting charge, if any mentioned in the encumbrance certificate for the last 13 years.	No charge seen during search.
5.1(d)	Any additional documents are required to be taken.	1. Photo Copy of Developer Agreement dated 21-10-2020. 2. Latest Khatauni. 3. Latest Khasara 4. Lekhpal Report of said property dt. 11-09-2020
6.	Whether non-encumbrance certificate in respect of the property is available from the concerned Registrar of Assurances, if so the same has been obtained.	Yes, NEC No. 2202213530000165 Application No. 2202135300254 dated 12-02-2021 issued by Sub Registrar Pindra, Varanasi of the same is annexed herewith.

Y. N. Upadhyay Adv.
Yatindra Narayan Upadhyay
Advocate
Civil Court - Varanasi
Mob-9415689519

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CERTIFICATE

I have gone through the original title deeds and other papers/documents intended to be deposited (relating to the property) and offered as security.

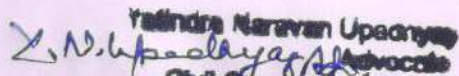
It is certified that I have made a search of Sub-Registrar's book at Index No. 2 from the date of first document of the title/ 2010 upto 2021 in token of my above search Sub-Registrar Pindra Varanasi is also certified that the title deeds under reference were found registered with concerned Sub-Registrar as per details above at Sr. No. 2 my under noted report/search on the above property (ies)/documents is based on that search. I certify that:-

1. The document of title referred to above are perfect evidence of title.
2. Chain of title deeds are original, genuine and completed.
3. These title deeds are duly registered with their respective Sub-Registrar whose details are already mentioned above. (For this purpose bank takes a certified copy of sale deed by the owner)
4. Stamp Papers used in all the title deeds are genuine. (For this purpose bank takes a certified copy of sale deed by the owner)
5. Owners of the property have not executed any registered Power of Attorney in favour of any body in respect of any property.

I certify that Heera Lal Singh S/o Late Ram Ji Singh R/o Vill. and Post Devchandpur, Tehsil Pindra, Distt. Varanasi at present SA.1/10-15, First Floor, State Bank Colony, Pandeypur, Varanasi is the present sole owners of the said property/ies shown above and Developers also have right according to Developer Agreement dt. 21-10-2020

Place: Varanasi

Date : 12-07-2021


Yashendra Narayan Upadhyay
 Civil Court - Varanasi
 Mob-9415689519
 Signature of the Advocate

Who scrutinized the title deeds/documents

Registration No. 14278/2000

With Bar Council of Uttar Pradesh