

Dr. Rahul Sharma
L.L.B., M.B.A., M.Phil., Ph.D
Advocate

Chamber No. B-12 Opposite DM Court
Collectrate Compound Muzaffarnagar
Distt. Muzaffarnagar (U.P.)

Office: Shop No. 2, Oppoiste Jeewan Prakash
Hospital, Sourth Bhopa Road
New Mandi Muzaffarnagar.
Distt. Muzaffarnagar (U.P.)
Mob. 9897326062
Tel : 9389664133
E-mail: 010rahulsharma@gmail.com

Dated 22.12.2022

NON-ENCUMBRANCE CERTIFICATE

Dear Sir,

I, Dr. Rahul Sharma Advocate do hereby certify that the **A2Z Builders and Developers through Partner Shri Inderjeet Lal Son of Shri Chunni Lal R/O 379 Mohalla Civil Lines South Muzaffarnagar Pargana Tehsil Sadar and Distt. Muzaffarnagar and Vasundhara Builders and Developers through Partner Shri Amit Kumar Son of Shri Virendra Pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar Pargana Tehsil Sadar and Distt. Muzaffarnagar** the immoveable property brief particulars are given in the schedule of property is clear, marketable and undisputed. I further confirm that the title deed of said property in respect of the title through purchased (1) land of Khasra Land of Khasra no.2171m Area 0.2870 hectares and Khasra no.2171m Area 0.0655 hectares and Khasra no.2170 and Khasra no.2177 Area 0.5366 hectares and Khasra no.2170m Area 0.1020 hectares and Khasra no.2170 and Khasra no.2177 Area 0.72666 hectares **Total Area 1.7177 hectares** Situated in Village **Sujroo (Bahar Hadood)** Pargana Tehsil Sadar and Distt. Muzaffarnagar (2) A Plot Private no.7 Ka Juj Total Area 112 sq.yards or 93.64 sq.meter out of Khasra no.194 and 196 and 197 Situated in Village Sahawali Pargana Tehsil and Distt. Muzaffarnagar (3) A Plot Juj Plot no.6 Toal Area 100.60 sq.yards or 84.11 sq.meter out of Khasra no. 194 and 196 and 197 Situated in Village Sahawali Pargana Tehsil and Distt. Muzaffarnagar.

Chain of title no.1

That Shri Furkan Son of Shri Maksoodh and Shri Ali Ahmed Son of Shri Rehmat Elahi and Smt. Bhuriya wife of Late Shri Shamshad and Shri Lukman and Shri Ameer and Shri Sameer Sons of Late Shri Shamshad and Shri Maroof Son of Shri Maksood and Shri Kalwa Son of Shri Maksood and Smt. Zubaida wife of Shri Maroof and Mohsin Ali Son of Ahmed Urf Arshad Ali and Shri Mehboob Son of Shri Faiyyaz were the owners with Co-owners of Sankmarniya bhumidhar land of Khasra no.2171m Area 0.287 hectares and Khasra no.2171m Area 0.305 hectares and Khasra no.2170 Area 2.0790 hectares and Khasra no.2177 Area 0.1010 hectares Situated in Village Sujroo Pargana Tehsil Sadar and Distt. Muzaffarnagar.


DR. RAHUL SHARMA
(L.L.B., M.B.A., M.Phil., Ph.D.)
Advocate
B-12, Collectorate Compound
Muzaffarnagar Mob.-9897326062

Thereafter Shri Mohsin Ali Son of Ahmed Urf Arshad Ali above 1/4 Share land of Khasra no.2171 Area 3-2-0 (Three Bigha Two Bissa) executed a registered Saledeed in favour of Shri Ali Ahmed Rana Son of Shri Rehmat Elahi Rana On 07.9.1979 through Saledeed no.4867.

Thereafter Shri Mehboob Son of Shri Faiyyaz above 3/4 Share land of Khasra no.2171 Area 1-8-0 (One Bigha Eight Bissa) executed a registered Saledeed in favour of Shri Ali Ahmed Son of Shri Rehmat Elahi Rana On 26.7.1989 through Saledeed no.2557.

Thereafter Ali Ahmed Son of Shri Rehmat Elahi above 1/2 Share land of Khasra no.2171m Area 0.287 hectares and Khasra no.2171m Area 0.305 hectares executed a registered Agreement in favour of Sonu Buildwell Private Limited New Delhi through authorised officer Shri Mugisuddin Sabri Son of Shri Sekh Gyasuddin Marhoom On 13.7.2006 through deed no.7364.

Thereafter Shri Furkan Son of Shri Maksoodh above 1/6 Share land of Khasra no.2170 Area 2.0790 hectares and Khasra no.2177 Area 0.1010 hectares, 1/6 Share Area 0.3633 hectares executed a registered Saledeed in favour of Sonu Buildwell Private Limited New Delhi through authorised officer Shri Chandrabali Son of Shri Vishvanath On 11.8.2006 through Saledeed no.7993.

Thereafter Smt.Bhuriya wife of Late Shri Shamshad and Shri Lukman (minor) and Ameer (minor) and Shri Sameer (minor) Sons of Late Shri Shamshad through Guardian and Wali Smt.Bhuriya above 1/12 Share land of Khasra no.2170 Total Area 2.0790 hectares, 1/12 Share Area 0.1732 hectares executed a registered Saledeed in favour of Sonu Buildwell Private Limited New Delhi through authorised officer Shri Chandrabali Son of Shri Vishvanath On 18.8.2006 through Saledeed no.8176.

Thereafter Shri Ali Ahmed Son of Shri Rehmat Elahi above 655/3050 Share land of Khasra no.2171m Area 0.2870 hectares, and Khasra no.2171m Area 0.305 hectares, Share Area 0.3525 hectares executed a registered Saledeed in favour of Sonu Buildwell Private Limited New Delhi through authorised officer Shri Mugisuddin Sabri Son of Shri Sekh Gyasuddin Marhoom On 01.9.2006 through Saledeed no.8676.

Thereafter Sonu Buildwell Private Limited through Director Shadmaan Rana Son of Shri Shahnawaz Rana above full Share land of Khasra no.2171m Area 0.2870 hectares and Khasra no.2171m Area 0.0655 hectares and 5366/2180 share land of Khasra no.2170 Area 2.079 hectares and Khasra no.2177 Area 0.1010 hectares Total Area 2.180 hectares and Share Area 0.5366 hectares Total Area 0.8891 hectares executed a registered Agreement in favour of A2Z Builders and Developers through partner Shri Inderjeet Lal Son of Shri Chunni Lal and Vasundhara Builders and Developers through partners Shri Amit Kumar Son of Shri Virendra Pal Singh On 14.5.2019 through deed no.4516.

 **DR. RAHUL SHARMA**
(LL.B., M.B.A., M.Phil., Ph.D.)
Advocate
B-12, Collectorate Compound
Muzaffarnagar Mob.-9897326067

Thereafter Shri Maroof Son of Shri Maksood and Shri Kalwa Son of Shri Maksood above 1/3 Share land of Khasra no.2170 Area 2.079 hectares and Khasra no.2177 Area 0.1010 hectares Total Area 2.180 hectares, 1/3 Share Area 0.7266 hectares executed a registered Agreement in favour of A2Z Builders and Developers through partner Shri Inderjeet Lal Son of Shri Chunni Lal and Vasundhara Builders and Developers through partners Shri Amit Kumar Son of Shri Virendra Pal Singh On 28.5.2019 through deed no.4966.

Thereafter Sonu Buildwell Private Limited through Director Shadmaan Rana Son of Shri Shah Nawaz Rana above full Share land of Khasra no.2171m Area 0.2870 hectares and Khasra no.2171m Area 0.0655 hectares and 5366/2180 share land of Khasra no.2170 Area 2.079 hectares and Khasra no.2177 Area 0.1010 hectares Total Area 2.180 hectares and Share Area 0.5366 hectares Total Area 0.8891 hectares executed a registered Saledeed in favour of A2Z Builders and Developers through partner Shri Inderjeet Lal Son of Shri Chunni Lal and Vasundhara Builders and Developers through partners Shri Amit Kumar Son of Shri Virendra Pal Singh On 12.7.2019 through Saledeed no.6566.

Thereafter Shri Maroof Son of Shri Maksood and Shri Kalwa Son of Shri Maksood above 72666/21800 Share land of Khasra no.2170 Area 2.079 hectares and Khasra no.2177 Area 0.1010 hectares Total Area 2.180 hectares, Share Area 0.72666 hectares executed a registered Saledeed in favour of A2Z Builders and Developers through partner Shri Inderjeet Lal Son of Shri Chunni Lal and Vasundhara Builders and Developers through partners Shri Amit Kumar Son of Shri Virendra Pal Singh On 27.6.2020 through Saledeed no.4126.

Thereafter Smt.Zubaida wife of Shri Maroof above land of Khasra no.2170m Area 0.1020 hectares executed a registered Saledeed in favour of A2Z Builders and Developers through partner Shri Inderjeet Lal Son of Shri Chunni Lal and Vasundhara Builders and Developers through partners Shri Amit Kumar Son of Shri Virendra Pal Singh On 27.6.2020 through Saledeed no.4127.

Up Zila adhikari Sadar Muzaffarnagar declared land of Khasra no.2171m and Khasra no.2170 and Khasra no.2177 Total Area 1.7177 hectares as non agriculture On 18.6.2022 U/S 80 (2) U.P.Z.A. & LR Act through case no.T20229553015033.

A2Z Builders and Developers through partner Shri Inderjeet Lal Son of Shri Chunni Lal and Vasundhara Builders and Developers through partners Shri Amit Kumar Son of Shri Virendra Pal Singh are the owners of Khasra no.2171m and Khasra no.2170 and Khasra no.2177 Total Area 1.7177 hectares.



DR. RAHUL SHARMA

(LL.B., M.B.A., M.Phil., Ph.D.)

Advocate

B-12, Collectorate Compound
Muzaffarnagar Mob.-8897326069

Chain of title no.2 & 3

That Shri Chandra and Shri Balla Sons of Shri Bhikka were the owners of Sankmarniya bhumidhar land of Khasra no.194 Area 1.191 hectares and Khasra no.196 Area 0.032 hectares and Khasra no.197 Area 0.208 hectares Situated in Village Sahawali Pargana Tehsil Sadar and Distt.Muzaffarnagar.

Thereafter Chandra and Shri Balla Sons of Shri Bhikka above sold the Khasra no.194 Area 1.191 hectares and Khasra no.196 Area 0.032 hectares and Khasra no.197 Area 0.208 hectares to Shri Dharmveer Singh and Shri Vinay Kumar and Shri Akashdeep Sons of Shri Ram Kishan On 28.10.1992 as per Khatauni Entry.

Thereafter Shri Vinay Kumar Son of Shri Ram Kishan Malik above property detailed an Area 190.35 sq.yards or 159.14 sq.meter out of Khasra no.194 and 196 and 197 executed a registered Saledeed in favour of Shri Pawan Kumar Son of Shri Ishwar Dass On 11.8.2014 through Saledeed no.8491.

Thereafter Shri Pawan Kumar Son of Shri Ishwar Dass above property detailed an Area 100.60 sq.yards or 84.11 sq.meter out of Khasra no.194 and 196 and 197 executed a registered Saledeed in favour of Smt.Parul Goel D/O Shri Suresh Chand Goel and wife of Shri Madan Mohan On 22.4.2019 through Saledeed no.3746.

Smt.Parul Goel D/O Shri Suresh Chand Goel and wife of Shri Madan Mohan above property executed a Genral Power of Attorney in favour of Shri Suresh Chand Goel Son of Late Shreeram Goel On 05.11.2018 through deed no.279.

Thereafter Shri Vinay Kumar Son of Shri Ram Kishan Malik above property detailed an Area 190.35 sq.yards or 159.14 sq.meter out of Khasra no.194 and 196 and 197 executed a registered Correction deed in favour of Shri Pawan Kumar Son of Shri Ishwar Dass On 15.4.2019 through deed no.3566 regarding Dimention North 44 feet and South 52 feet 6 Inch is wrong actual right Dimention North 52 feet 6 Inch and South 44 feet.

Thereafter Smt.Parul Goel D/O Shri Suresh Chand Goel and wife of Shri Madan Mohan above property detailed an Area 100.60 sq.yards or 84.11 sq.meter out of Khasra no.196 and 197 executed a registered Saledeed A2Z Builders and Developers through partner Shri Inderjeet Lal Son of Shri Chunni Lal and Vasundhara Builders and Developers through partners Shri Amit Kumar Son of Shri Virendra Pal Singh On 01.01.2020 through Saledeed no.34.

Thereafter Shri Vinay Kumar Son of Shri Ram Kishan Malik above property detailed an Area 298 sq.yards or 249.12 sq.meter out of Khasra no.194 and 196 and 197 executed a registered Saledeed in favour of Shri Praveen Kumar Jain Son of Shri Aadesh Kumar Jain and Smt.Neelam Singhal wife of Shri Shekhar Singhal On 24.12.2014 through Saledeed no.12849.

Thereafter Shri Praveen Kumar Jain Son of Shri Aadesh Kumar Jain and Smt.Neelam Singhal wife of Shri Shekhar Singhal above property detailed an Area 112 sq.yards or 93.64 sq.meter

 **DR. RAHUL SHARMA**
(LL.B., M.B.A., M.Phil., Ph.D.)
Advocate
B-12, Collectorate Compound
Muzaffarnagar Mob.-9897326069

out of Khasra no.194 and 196 and 197 executed a registered Saledeed in favour of Shri Sunil Kumar Son of Shri Sukhveer Singh On 05.12.2018 through Saledeed no.10810.

Thereafter Shri Sunil Kumar Son of Shri Sukhveer Singh above property detailed an Area 112 sq.yards or 93.64 sq.meter out of Khasra no.194 and 196 and 197 executed a registered Saledeed A2Z Builders and Developers through partner Shri Inderjeet Lal Son of Shri Chunni Lal and Vasundhara Builders and Developers through partners Shri Amit Kumar Son of Shri Virendra Pal Singh On 13.8.2019 through Saledeed no.7147 which is registered in Bahi no.1, Zild no.11256 at pages 139 to 160 at Serial no.7147.

Up Zila adhikari Sadar Muzaffarnagar declared land of Khasra no.194 Area 1.191 hectares and Khasra no.196 Area 0.0320 hectares and Khasra no.197 Area 0.2080 hectares as non agriculture On 20.2.2008 U/S 143 U.P.Z.A.& LR Act through case no.81/2008.

A2Z Builders and Developers through partner Shri Inderjeet Lal Son of Shri Chunni Lal and Vasundhara Builders and Developers through partners Shri Amit Kumar Son of Shri Virendra Pal Singh are the owners of Plot Area 100.60 sq.yards or 84.11 sq.meter and 112 sq.yards or 93.64 sq.meter **Total Area Two Plots Area 212.60 sq.yards or 177.75 sq.meter.**

On the basis search according records available to me by the office of Sub-Registrar-Muzaffarnagar Distt.Muzaffarnagar (U.P.) for the period from 1976 to 22.12.2022 that the above said property is free from all kinds of encumbrances. Except mortgaged in favour of Punjab National Bank branch MCC Circular Road Muzaffarnagar Distt.Muzaffarnagar.

SCHEDULE OF PROPERTY :

- (1) Land of Khasra no.2171m Area 0.2870 hectares and Khasra no.2171m Area 0.0655 hectares and Khasra no.2170 and Khasra no.2177 Area 0.5366 hectares and Khasra no.2170m Area 0.1020 hectares and Khasra no.2170 and Khasra no.2177 Area 0.72666 hectares **Total Area 1.7177 hectares** Situated in Village Sujroo (Bahar Hadood) Pargana Tehsil Sadar and Distt. Muzaffarnagar.
- (2) A plot Private no.7 Ka Juj measurig to East-20 feet, to West-20 feet 8.5 Inch, to North-53 feet, to South-46 feet, Total Area 112 sq.yards or 93.64 sq.meter comprising all the structures, on it, part of Khasra no.194,196 and 197 Situated in Village Sahawali Pargana Tehsil Sadar and Distt. Muzaffarnagar bounded as: On the East by-Rasta 16.35 sq.meter wide Rajwaha Road, On the west by-property of others, On the North by-Plot of Shri Sachin, On the South by-Plot of Pawan Kumar wala.
- (3) A plot, Juj plot no.6 measurig to East-21 feet, to West-21feet, to North-46 feet, to South-40 feet 7 Inch, Total Area 100.60 sq.yards or 84.11 sq.meter comprising all the structures, on it, part of Khasra no.196 and 197 Situated in Village Sahawali Pargana Tehsil Sadar and Distt. Muzaffarnagar bounded as: On the East by- Rasta-52 feet wide On the west by-property of others, On the North by-Plot of Smt.Parul Goel, On the South by-Plot of Pawan Kumar wala.


DR. RAHUL SHARMA
(LL.B., M.B.A., M.Phil., Ph.D.)
Advocate
B-12, Collectorate Compound
Muzaffarnagar Mob: 9897326067

Enclosed:-

1. Original Search Certificate no.5919 and 5920 and 5921 and 5922 of 2022 dated 21.12.2022.
2. Original Search Certificate no.2826 and 2827 and 2829 and 2830 of 2022 dated 21.12.2022.
3. I,Dr. Rahul Sharma Advocate have an Experience of more than 15 years in my legal practice.

Dated 22.12.2022

Place Muzaffarnagar

Yours Sincerely


{Dr.Rahul Sharma}Ad.

DR. RAHUL SHARMA
(LL.B., M.B.A., M.Phil., Ph.D.)
Advocate
B-12, Collectorate Compound
Muzaffarnagar Mob.-9897326069