

A.N.SHUKLA

Advocate
Collectorate, Gorakhpur

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4 Hariom Nagar II Civil Lines, Gorakhpur
Resi:-
63 M, Shivpur Sahbazganj - Gorakhpur

Date – 16/12/2021

NON-ENCUMBRANCES CERTIFICATE/SEARCH REPORT

I, Achyuttanand Shukla, Advocate have caused necessary searches in the office of Sub-Registrar-I Gorakhpur for the duration of 2010 to 2021 year and have personally examined all relevant records and documents with respect to the aforesaid property/land and after the considerations certify the below mentioned facts:

Property details & Owner details & search report:

1- Plot No. 998 mi, 999 mi, 1003 mi & 1004 mi area 3520 Sq Mtr situated at Basharatpur, Gorakhpur., **Owner: Arbit Infratel Pvt Ltd**

That the Sale Deed executed by Jerald Calander & others for land of above mentaionted Plot No. 998 mi, 999 mi, 1003 mi & 1004 mi admeasuring 3520 Sq Mtr in favour of Arbit Infratel Private Limited which is registered in office of Sub-Registrar I Gorakhpur, Vide deed no. 9421/2018 dated 25/10/2018.

2- Plot No 1001 mi & 1002 mi area 690.15 Sq Mtr situated at Basharatpur, Gorakhpur., **Owner: Neelam Singh**

That the Builders Agreement of Plot No 1001 mi & 1002 mi area 690.15 Sq mtr registered in office of Sub-Registrar I Gorakhpur, vide no. 11716/2018 dated 27/12/2018. Besides, that the Rectification Deed of above builders agreement dated 27/12/2018 registered in office of Sub-Registrar I Gorakhpur, vide no. 12231/2021 dated 20/11/2021.

3- Plot No 1002 mi & 1003 mi area 1090 Sq Mtr situated at Basharatpur, Gorakhpur, **Owners: Ashok Agrawal & Manish Agrawal**

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That the Builders Agreement of Plot No 1002 mi & 1003 mi area 1090 Sq Mtr registered in office of Sub-Registrar I Gorakhpur, vide no. 7234/2018 dated 06/08/2018. Besides, that the rectification deed of said builders agreement dated 06/08/2018 registered in office of sub registrar I Gorakhpur, vide no 9886/2018 dated 03/11/2018 and further rectified with vide deed no 11647/2021 dated 02/11/2021.

That as per the documents, the Arbit Infratel Private Limited is in possession of Plot No. 998 mi, 999 mi, 1003 mi, 1004 mi, Plot No 1001 mi, 1002 mi, Plot No 1002 mi & 1003 mi total area area 5300.15 Sq Mtr situated at Basharatpur, Gorakhpur.

I hereby certify that he said plots are free from all sorts of encumbrances, charges, liabilities, liens and lispedens, attachment of any kind what so ever and the title of the said plot is absolutely clear, free and marketable. The said plot is not affected by Tenancy Laws Act etc and there is no need to get NOC for said plot.

It is hereby, certified that Arbit Infratel Private Limited is in possession as an owner and promoter of the mentioned land having valid title in plot through above mentioned registered deeds.



A. N. Shukla
Achyuttanand Shukla
Advocate

e.no. 2547/1994