

**A.N.SHUKLA**

Advocate  
Collectorate, Gorakhpur

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

Date - 21/08/2024

### NON- ENCUMBRANCES CERTIFICATE/SEARCH REPORT

#### Property Details & Owner Details:-

A- Plot No. 619 mi, area 6888.6012 Sq Mtr situated at Luchhipur, Tappa- Kasba, Pargana- haveli, Tahasil- Sadar, District- Gorakhpur ,

**Owners: Mohd Tariq Sayeed, Mahboob Sayeed & Asif Sayeed**

B- Owners/Developers: **Agrasen Realtors and Developers Pvt. Ltd.**

I, Achyuttanand Shukla, Advocate have caused necessary searches in the office of Sub-Registrar Second Gorakhpur and revenue record for the duration of 2013 to 2024 year and have personally examined all relevant records and documents with respect to the aforesaid property/land and after the considerations certify.

1. That the Builders Agreement Deed executed by **Mohd Tariq Sayeed, Mahboob Sayeed & Asif Sayeed** for land of above mentioned Plot No. 619 mi, admeasuring 6888.6012 Sq Mtr in favour of Agrasen Realtors and Developers Pvt. Ltd. which registered in office of Sub-Registrar II Gorakhpur, Vide no. 1629/2023 dated 08/02/2023.
2. That the as per documents, the Agrasen Realtors and Developers Pvt. Ltd. is in possession of Plot No. 619 mi, area 6888.6012 Sq Mtr situated at Luchhipur, Gorakhpur.
3. That the as per revenue record (uddhran khatauni) Khata No- 00716, Plot/Khasra No- 619 mi, Total area 0.9640 hec. in a posession and ownership with transferable right to Aziz fatma, Ashiq saeed, Asif Saeed, Tariq Saeed, Mehboob Saeed & Mohd. Tariq Saeed.



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4. That the as per revenue record **Mr. Mohd Tariq Sayeed, Mr. Mahboob Sayeed & Mr. Asif Sayeed** executed builders agreement in favor of Agrasen Realtors and Developers Pvt. Ltd. For whole share of said plot/Khasra No- 619mi situated at Luchhipur, Gorakhpur.

I hereby certify that:

- 1- The said plot free from all sorts of encumbrances, charges, liabilities, liens and impediments, attachment of any kind what so ever and the title of the said plot is absolutely clear, free and marketable.
- 2- The said plot is not effected by Tenancy Laws Act etc and there is no need to get NOC for said plot.

It is, certified that Agrasen Realtors and Developers Pvt. Ltd. is in possession as an owner and promoter of the mentioned land having valid title in plot through above mentioned registered Deed.



Achyutta Nand Shukla  
Advocate



ऐडवोकेट पंजीकरण प्रमाण-पत्र  
 ऐडवोकेट्स अधिनियम, १९६१  
 की धारा २२ (१) के अन्तर्गत प्रदत्त  
 क्रमांक उत्तर प्रदेश २५४६ सन् १९९४

प्रमाणित दिन्या जापा : कि

श्री/कुमारी/श्रीमती अच्छुला नन्द शुक्ल  
 आत्मज/आत्मजा/पत्नी श्री दयाशंकर शुक्ल

जिला गोरखपुर आज की तिथि से उत्तर प्रदेश बार कॉर्सिल  
 के अन्तर्गत ऐडवोकेट स्वीकृत किए गए तथा उनका नाम ऐडवोकेट्स  
 अधिनियम, १९६१ की धारा १७ के अधीन बार कॉर्सिल द्वारा  
 अनुरक्षित ऐडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक <sup>१२</sup> १९९४ को बार कॉर्सिल  
 द्वारा मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

लालाहाबाद

इस प्रमाण-पत्र के अंतर्वर्ती पुस्तक का शुल्क  
 हरु रु. १५०/- का मुद्रांक-पत्र एतत्सह संलग्न है।

(मुन्ना चतुर्वेदी)  
 कार्यशाला संचित  
 बार कॉर्सिल आफ उत्तर प्रदेश