

UMA SHANKAR SINGH

(Senior Advocate)

Ex. D.G.C.(C.R.I.) VARANASI

Off: Chamber No.84, Banaras Bar Association

Building, Civil Courts, Varanasi

Res: SH 8/4-10, Ayodhyadham Colony,

Shivpur Bypass, VNS

Mob: 9450014375

9554950319

Date: 03.04.2024

Before,

Real Estate Regulatory Authority

U.P.

Non Encumbrance certificate

1.	Name of the Land Owner/Applicant	M/s. Rudra Realtech Private Limited, Registered office Rudra House, 15/63, Civil Lines, Kanpur, Uttar Pradesh 208001.
2.	Complete or full description of the immovable property/(ies)	
	a) Survey No.	Arazi/Plot No's Mi220, Mi218, Mi219, 221 & Mi251
	b) Extent/area	2224.062 Sq.Mtr.
	c) Location Like Name of the place, village, city, registration, Sub-district etc. Boundaries. Mauza/Village- Suddhipur Paragana- Shivpur Tehsil- Sadar Dist.- Varanasi	East:- House of Vinod Singh B.K. Singh and Land of Anil Singh & others West:- Land of Ram Lakhan & others North:- House and Land of Vishwanath & Sarjoo & Lal Bahadur & Udit and others South:- Road
3.	Particulars of the documents scrutinized serially and chronologically.	(A)- Photo copy of Sale Deed executed on dated 28.08.2004 by Land owner Rajesh kumar S/o- Babunandan R/o- Suddhipur, Pargana Shivpur, Varanasi in favour of Smt. Sarswati Devi D/o- Batuk Nath Pandey Resident of Village-kamasin District Jaunpur in respect of Land area 6822.83Sq.ft. his 1/3 legal share out of total land area 47 Dismils of Arazi No's 218,

U.S. Singh
Advocate

	<p>219, 251 situated at Mauza Suddhipur, Pargana Shivpur, Ward Shivpur Tehsil and District Varanasi. The Sale deed has been registered in Book/Bahi No. 01, Volume/Jild No. 2060 at pages 201 to 220 Document/Serial No. 3176 on dated 28.08.2004 in the office of Sub-registrar-4 Varanasi.</p> <p>(B)- Photo copy of Sale Deed executed on dated 24.10.2007 by Smt. Sarwati Devi D/o- Batuk Nath Pandey Resident of Village-kamasin District Jaunpur in favour of Maksudan Das and Vijai Kumar sons of Ramlakhan R/o- S 29/183 Panchkoshi Road Shivpur Varanasi in respect of land area 6822.83Sq.ft. (634.1Sq.Mtr.) 1/3 share of total land area 47 Dismils of Arazi No's Mi218, Mi219, Mi251 situated at Mauza Suddhipur, Pargana Shivpur, Tehsil and District Varanasi. The Sale deed has been registered in Book/Bahi No. 01, Volume/Jild No. 3059 at pages 79 to 114 Document/Serial No. 3704 on dated 24.10.2007 in the office of Sub-registrar-4 Varanasi.</p> <p>(C)- Photo copy of Sale Deed executed on dated 28.12.2012 by Maksudan Das and Vijai Kumar sons of Ramlakhan R/o- S 29/183 Panchkoshi Road Shivpur Varanasi in favour of Vinay Agrawal S/o- Upendra Kumar Agrawal R/o- C. K. 8/117, Garhwasi Tola, Chowk, District- Varanasi in respect of Arazi No's Mi218, Mi219, Mi251 land area 6822.83 Sq.ft. (634.1 Sq.Mtr.) situated at Mauza Suddhipur, Pargana Shivpur, Tehsil and District Varanasi. The Sale deed has been registered in Book/Bahi No. 01, Volume/Jild No. 5596 at pages 237 to 284 Document/Serial No. 7314 on dated 28.12.2012 in the office of Sub-registrar-4 Varanasi.</p>
--	--

U.S. Singh
Advocate

		<p><i>(D)- Photo copy of Sale Deed executed on dated 27.02.2013 by Land owners Vinod kumar & Gyanendra Kumar sons of Late Santosh and Smt. Shyama Devi W/o- Late Santosh R/o- Mauza Suddhipur, Pargana Shivpur, Tehsil and District Varanasi in favour of Smt. Aparna Agrawal W/o- Shri Vikas Agrawal , Smt. Padama Agrawal W/o- Upendra Kumar Agrawal R/o- C. K. 8/117, Garhwasi Tola, Chowk, District- Varanasi in respect of Arazi No's Mi218, Mi219, Mi251 land area 6963.2 Sq.ft. (647.1375 Sq.Mtr.) situated at Mauza Suddhipur, Pargana Shivpur, Ward Shivpur, Tehsil and District Varanasi. The Sale deed has been registered in Book/Bahi No. 01, Volume/Jild No. 5684 at pages 261 to 298 Document/Serial No. 1232 on dated 27.02.2013 in the office of Sub-registrar-4 Varanasi.</i></p> <p><i>(E)- Photo copy of Sale Deed executed on dated 03.08.2012 by Land owner Updesh S/o- Hari R/o- Suddhipur, Shivpur, Varanasi in favour of Upendra Kumar Agrawal S/o- Late Sravan Lal Agrawal R/o- C. K. 8/117, Garhwasi Tola, Chowk, District- Varanasi in respect of Arazi No's Mi218, Mi219, Mi251 land area 6877.58Sq.ft. (639.18 Sq.Mtr.) situated at Mauza Suddhipur, Pargana Shivpur, Ward Shivpur, Tehsil and District Varanasi. The Sale deed has been registered in Book/Bahi No. 01, Volume/Jild No. 5377 at pages 201 to 244 Document/Serial No. 4366 on dated 03.08.2012 in the office of Sub-registrar-4 Varanasi.</i></p> <p><i>(F)- Photo copy of Sale Deed executed on dated 22.10.2013 by Land owner Vishwanath S/o- Sita Ram R/o- Mauza Suddhipur, Pargana</i></p>
--	--	--

U.S. Singh.
Advocate

	<p><i>Shivpur, Tehsil and District Varanasi in favour of Smt. Kiran Agrawal W/o- Shri Vinay Agrawal R/o- C. K. 8/117, Garhwasi Tola, Chowk, District- Varanasi in respect of Arazi No's 218, 221 land area 126.4 Sq.Mtr. situated at Mauza Suddhipur, Pargana Shivpur, Ward Shivpur, Tehsil and District Varanasi. The Sale deed has been registered in Book/Bahi No. 01, Volume/Jild No. 6041 at pages 187 to 212 Document/Serial No. 6283 on dated 22.10.2013 in the office of Sub-registrar-4 Varanasi.</i></p> <p><i>(G)-Photo copy of Sale Deed executed on dated 18.04.2015 by Shri Vijay Kumar S/o- Late Ramlakhan Keshari Resident of House No. S 29/182, Panchkoshi Road, Shivpur, Tehsil-Sadar, District- Varanasi in favour of M/s. Rudra Realtech Private Limited, 01 Rameshvar Malia, First Bye Lane, Howrah-711101, (West Bengal) through Authorize representative Shri Anand Kumar Agrawal S/o- Late Ashok Kumar Agrawal Resident of House No. C. K. 65/159-A, Piyari Kalan, Varanasi in respect of Arazi/Plot No. Mi220 area 1907.34 Sq. Ft. means 177.262 Sq.Mtr. situated at Mauza- Suddhipur Ward/Pargana Shivpur, Tehsil Sadar & District-Varanasi. The Sale Deed has been registered in Book/Bahi No. 01, Volume/Jild No. 6949 at pages 43 to 78 Document/Serial No. 2373 on dated 18.04.2015 in the office of Sub-registrar-4 Varanasi.</i></p> <p><i>(H)- Photo copy of Sale Deed executed on dated 14.03.2016 by (1)-Upendra Kumar Agrawal S/o- Sravan Lal Agrawal , (2)- Vinay Agrawal S/o- Upendra Kumar Agrawal , (3)- Smt. Aparna Agrawal W/o- Shri Vikas Agrawal, (4)- Smt. Padama Agrawal W/o- Upendra Kumar Agrawal & (5)-Smt. Kiran Agrawal W/o- Shri Vinay Agrawal All Resident</i></p>
--	--

*U.S. Singh
Advocate*

		<p><i>Of House No. C. K. 8/117, Garhwasi Tola, Chowk, City&District- Varanasi in favour of M/s. Rudra Realtech Private Limited, 01 Rameshvar Malia, First Bye Lane, Second Floor, Howrah - 711101, (West Bengal) through Authorize representative Shri Anand Kumar Agrawal S/o- Late Ashok Kumar Agrawal Resident of House No. C. K. 65/159-A, Piyari Kalan, Varanasi in respect of Arazi/Plot No. Mi218, Mi219, 221 & Mi251 Total 04 Gata area 22023.63 Sq. Ft. means 2046.80Sq.Mtr. situated at Mauza- Suddhipur Ward/Pargana Shivpur, Tehsil Sadar & District-Varanasi. The Sale Deed has been registered in Book/Bahi No. 01, Volume/Jild No. 7459 at pages 269 to 314 Document/Serial No. 1450 on dated 14.03.2016 in the office of Sub-registrar-04 Varanasi .</i></p> <p><i>(i)- Intkhab Khatauni in respect of Arazi/Plot No's Mi220, Mi218, Mi219, 221 & Mi251 for the period of 1430 to 1435 fasali.</i></p>
--	--	--

4.	<p><i>Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.</i></p>	Yes
5.	<p><i>a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?</i></p>	Yes
	<p><i>b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.</i></p>	Not Applicable
	<p><i>c) Whether the genuineness of the stamp paper</i></p>	Not Applicable

U.S. Singh
Advocate

	<i>is possible to be got verified from any online portal and if so whether such verification was made?</i>	
6.	<i>a)property falls within the jurisdiction of which sub-registrar office?</i>	<i>Sub-Registrar-04 Varanasi</i>
	<i>b)Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If do, please name all such office?</i>	<i>No, The details of property is available in the office of Sub-Registrar-04 Varanasi</i>
	<i>c)Whether search has been made at all the offices names at (b) above?</i>	<i>Yes</i>
	<i>d)Whether the search in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?</i>	<i>Not Applicable</i>
7.	<i>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog in the title.</i>	<i>As Described in Annexure- A</i>
8.	<i>a)Whether the property is subject to any wakf rights?</i>	<i>No</i>
	<i>b) Whether the property belongs to church/ temple or any religious institution having any restriction in creation of charges on such properties?</i>	<i>No</i>
9.	<i>a) If the property is Agricultural land, whether the local laws permit construction and transfer</i>	<i>Property is Residential</i>
	<i>b) In the case of conversion of Agricultural land for commercial purpose of otherwise, whether requisite procedure followed/permission obtained.</i>	<i>Not Applicable</i>
10.	<i>a) In case of partnership firm, whether the</i>	<i>Not Applicable</i>

*U.S. Singh
Advocate*

	<i>property belongs to the firm and the deed is properly registered.</i>	
	<i>b) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been complete as per applicable laws?</i>	<i>Not Applicable</i>
	<i>c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.</i>	<i>Not Applicable</i>
11.	<p><i>If the property is a flat/ apartment or residential/ commercial complex check and comment on the following:</i></p> <p><i>a) Promoter's/Land Owner's title to the land/building;</i></p> <p><i>b) Development Agreement/ Power of attorney;</i></p> <p><i>c) Extent of authority of the Developer/builder;</i></p> <p><i>d) Independent title verification of the Land and/or building in question;</i></p> <p><i>e) Agreement for sale (duly registered);</i></p> <p><i>f) Payment of proper stamp duty;</i></p> <p><i>g) Requirement of registration of sale agreement development agreement, POA etc.</i></p> <p><i>h) Approval of building plan, permission of appropriate/local authority, etc;</i></p> <p><i>i) Conveyance in favour of society/Condominium concerned;</i></p> <p><i>j) Occupancy certificate/allotment letter/letter of possession;</i></p> <p><i>k) Membership details in the Society etc.;</i></p> <p><i>l) Share Certificate;</i></p> <p><i>m) No objection Letter from the Society;</i></p> <p><i>n) All legal requirements under the local/ Municipal laws, regarding ownership of flats/Apartment/building Regulations,</i></p>	<i>Not Applicable</i>

U.S. Singh
Advocate

	<p><i>Development Control Regulations, Co-operative Societies' laws etc.;</i></p> <p><i>o) Requirements, for nothing the Bank charges on the records of the Housing Society, if any;</i></p> <p><i>p) If the property is a vacant land construction is yet to be made, approval of lay-out and other precautions, if any.</i></p> <p><i>q) Whether the numbering pattern on the units flats tally in all documents such as approved plan, agreement plan, etc.</i></p>	
12.	<p><i>Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.</i></p>	<p><i>As per Non Encumbrance certificate issued by Sub-Registrar Sadar-04 Varanasi for the period of 28.11.2011 to 28.11.2023 no any encumbrance found in respect of the property in question.</i></p>
13.	<p><i>The period covered under Encumbrances certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any</i></p>	<p><i>2011 to 2023</i></p>
14.	<p><i>Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?</i></p>	<p><i>Tax Exempted</i></p>
15.	<p><i>Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question</i></p>	<p><i>Attached herewith</i></p>
16.	<p><i>Whether the property can be identified form the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny?</i></p> <p><i>a) Document un relation to electricity connection</i></p> <p><i>b) Document in relation to water connection;</i></p> <p><i>c) Document in relation to Sales Tax</i></p>	<p><i>Not Applicable</i></p>

U.S. Singh
Advocate

	<i>Registration, if any applicable; d)other utility bills, if any,</i>	
17.	<i>In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other document (Such as valuation report, utility bills etc.) or the actual current boundary ? if so please elaborate/comment on the same.</i>	No
18.	<i>If the Valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (if the valuation report and/or approved plan are not available at the time of preparation of TIR please provide these comments Subsequently on making the same available to the advocates.)</i>	Not Applicable
19.	<i>Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.</i>	No
20.	<i>Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security ?</i>	Not Applicable
	<i>Property is SARFAESI Compalint (Y/N)</i>	Not Applicable
21.	<i>In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. , as also any precaution to be taken by the bank in this regard.</i>	Not Applicable
22.	<i>Whether the governing law/constitutional document of the mortgagor (other than natural persons) permits creation of mortgage and additional precaution, if any to be taken in such cases.</i>	Not Applicable
23.	<i>Additional aspects relevant for investigation</i>	Not Applicable

*U.S. Singh
Advocate*

	<i>of title as per local laws.</i>	
24.	<i>Whether the Real Estate Project comes under real Estate (Regulation and Development)Act, 2016 ?Y/N</i>	Yes
	<i>Whether the Project is registered with the Real Estate Regulatory Authority? if so, the details of such registration are to be furnished.</i>	Applied for
	<i>Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?</i>	Not Applicable
	<i>Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website or Real Estate Regulatory Authority?</i>	To be obtained

Observation/Annexure-A:-

I have examined above referred documents and inspected the revenue records from the examination it reveals that:-

- 1. Rajesh kumar S/o- Babunandan R/o- Suddhipur, Pargana Shivpur, Varanasi was the land owner of 1/3 legal share area 6822.83Sq.ft. (634.1Sq.mtr.) out of total land area 47 Dismils of Arazi No's 218, 219, 251 situated at Mauza Suddhipur, Pargana Shivpur, Ward Shivpur Tehsil and District Varanasi. Rajesh kumar S/o- Babunandan transferred the above referred land area 6822.83Sq.ft. (634.1Sq.mtr.) to Smt. Sarswati Devi D/o- Batuk Nath Pandey Resident of Village-kamasin District Jaunpur through Sale deed registered on 28.08.2004 the detail description of the sale deed given above in Para 3(A). After execution and registration of the sale deed **Smt. Sarswati Devi** became land owner of Arazi No's 218, 219, 251 area 6822.83Sq.ft. (634.1Sq.mtr.).*
- 2. Smt. Sarswati Devi transferred Arazi No's Mi218, Mi219, Mi251 area 6822.83Sq.ft. (634.1Sq.mtr.) to Maksudan Das and Vijai Kumar sons of Ramlakhan R/o- S 29/183 Panchkoshi Road Shivpur Varanasi through Sale deed registered on 24.10.2007 the detail description of the sale deed given above in Para 3(B). After execution and registration of the sale deed **Maksudan Das and Vijai Kumar** became land owner of Arazi No's Mi218, Mi219, Mi251 area 6822.83Sq.ft. (634.1Sq.mtr.).*

*U.S. Singh-
Advocate*

3. *Maksudan Das and Vijai Kumar transferred Arazi No's Mi218, Mi219, Mi251 area 6822.83 Sq.ft. (634.1 Sq.Mtr.) to Vinay Agrawal S/o- Upendra Kumar Agrawal R/o- C. K. 8/117, Garhwasi Tola, Chowk, District- Varanasi through Sale deed registered on 28.12.2012 the detail description of the sale deed given above in Para 3(C). After execution and registration of the sale deed **Vinay Agrawal** became land owner of Arazi No's Mi218, Mi219, Mi251 area 6822.83 Sq.ft. (634.1 Sq.Mtr.).*
4. *Vinod kumar & Gyanendra Kumar sons of Late Santosh and Smt. Shyama Devi W/o- Late Santosh R/o- Mauza Suddhipur, Pargana Shivpur, Tehsil and District Varanasi were land owners of Arazi No's Mi218, Mi219, Mi251 area 6963.2 Sq.ft. (647.1375 Sq.Mtr.) situated at Mauza Suddhipur, Pargana Shivpur, Ward Shivpur, Tehsil and District Varanasi. Vinod kumar & Gyanendra Kumar sons of Late Santosh and Smt. Shyama Devi W/o- Late Santosh transferred the above referred land area 6963.2 Sq.ft. (647.1375 Sq.Mtr.) to Smt. Aparna Agrawal W/o- Shri Vikas Agrawal , Smt. Padama Agrawal W/o- Upendra Kumar Agrawal R/o- C. K. 8/117, Garhwasi Tola, Chowk, District- Varanasi through Sale deed registered on 27.02.2013 the detail description of the sale deed given above in Para 3(D). After execution and registration of the sale deed **Smt. Aparna Agrawal & Smt. Padama Agrawal** became land owners of Arazi No's Mi218, Mi219, Mi251 area 6963.2 Sq.ft. (647.1375 Sq.Mtr.).*
5. *Updesh S/o- Hari R/o- Suddhipur, Shivpur, Varanasi was land owner of Arazi No's Mi218, Mi219, Mi251 area 6877.58Sq.ft. (639.18 Sq.Mtr.) situated at Mauza Suddhipur, Pargana Shivpur, Ward Shivpur, Tehsil and District Varanasi. Updesh S/o- Hari R/o- Suddhipur, Shivpur, Varanasi transferred the above referred land area 6877.58Sq.ft. (639.18 Sq.Mtr.) to Upendra Kumar Agrawal S/o- Late Sravan Lal Agrawal R/o- C. K. 8/117, Garhwasi Tola, Chowk, District- Varanasi through Sale deed registered on 03.08.2012 the detail description of the sale deed given above in Para 3(E). After execution and registration of the sale deed **Upendra Kumar Agrawal** became land owner of Arazi No's Mi218, Mi219, Mi251 area 6877.58Sq.ft. (639.18 Sq.Mtr.) .*
6. *Vishwanath S/o- Sita Ram R/o- Mauza Suddhipur, Pargana Shivpur, Tehsil and District Varanasi was land owner of Arazi No's 218, 221 area 126.4 Sq.Mtr. situated at Mauza Suddhipur, Pargana Shivpur, Ward Shivpur, Tehsil and District Varanasi. Vishwanath S/o- Sita Ram R/o- Mauza Suddhipur, Pargana Shivpur, Tehsil and District Varanasi transferred the above referred land area 126.4 Sq.Mtr. to Smt. Kiran Agrawal W/o- Shri Vinay Agrawal R/o- C. K. 8/117, Garhwasi Tola, Chowk, District- Varanasi through Sale deed registered on 22.10.2013 the detail description of the sale deed given above in Para 3(F). After execution and registration of the sale deed **Smt. Kiran Agrawal** became land owner of Arazi No's 218, 221 area 126.4 Sq.Mtr. .*

U.S. Singh
Acharya

As per above detailed Sale Deeds **Shri Vijay Kumar S/o- Late Ramlakhan Keshari Resident of House No. S 29/182, Panchkoshi Road, Shivpur, Tehsil-Sadar, District- Varanasi & Upendra Kumar Agrawal S/o- Sravan Lal Agrawal , Vinay Agrawal S/o- Upendra Kumar Agrawal , Smt. Aparna Agrawal W/o- Shri Vikas Agrawal, Smt. Padama Agrawal W/o- Upendra Kumar Agrawal & Smt. Kiran Agrawal W/o- Shri Vinay Agrawal All Resident Of House No. C. K. 8/117, Garhwasi Tola, Chowk, District- Varanasi** became the Land Owner's of Arazi/Plot No. Mi220 area 1907.34 Sq.Ft. (177.262 Sq.Mtr.) And Arazi/Plot No. Mi218, Mi219, 221 & Mi251 area 22023.63 Sq.Ft. (2046.80Sq.Mtr.) Total Area 2224.062 Sq.Mtr. situated at Mauza/Village-Suddhipur, Ward/Pargana Shivpur, Tehsil Sadar & District-Varanasi.

The Land Owner's **Shri Vijay Kumar & Upendra Kumar Agrawal , Vinay Agrawal , Smt. Aparna Agrawal , Smt. Padama Agrawal, Smt. Kiran Agrawal** transferred the Arazi/Plot No. Mi220 area 1907.34 Sq.Ft. (177.262 Sq.Mtr.) And Arazi/Plot No. Mi218, Mi219, 221 & Mi251 area 22023.63 Sq.Ft. (2046.80Sq.Mtr.) Total Area 2224.062 Sq.Mtr. through Two Sale Deeds to and in favour of M/s. Rudra Realtech Private Limited details of Sale Deed is given hereunder :-

(I)- First Sale Deed executed on dated 18.04.2015 by the Land Owner's **Shri Vijay Kumar S/o- Late Ramlakhan Keshari in favour of M/s. Rudra Realtech Private Limited** in respect of Arazi/Plot No. Mi220 area 1907.34 Sq. Ft. (177.262 Sq.Mtr.) situated at Mauza/Village- Suddhipur Ward/Pargana Shivpur, Tehsil Sadar & District-Varanasi which has been duly registered in Book/Bahi No. 01, Volume/Jild No. 6949 at pages 43 to 78 Document/Serial No. 2373 on dated 18.04.2015 in the office of Sub-registrar-4 Varanasi .

(II)- Second Sale Deed executed on dated 14.03.2016 by the Land Owners **Upendra Kumar Agrawal S/o- Sravan Lal Agrawal, Vinay Agrawal S/o- Upendra Kumar Agrawal, Smt. Aparna Agrawal W/o- Shri Vikas Agrawal, Smt. Padama Agrawal W/o- Upendra Kumar Agrawal & Smt. Kiran Agrawal W/o- Shri Vinay Agrawal in favour of M/s. Rudra Realtech Private Limited** in respect of Arazi/Plot No. Mi218, Mi219, 221 & Mi251 area 22023.63 Sq.Ft. (2046.80Sq.Mtr.) situated at Mauza/Village- Suddhipur Ward/Pargana Shivpur, Tehsil Sadar & District-Varanasi which has been duly registered in Book/Bahi No. 01, Volume/Jild No. 7459 at pages 269 to 314 Document/Serial No. 1450 on dated 14.03.2016 in the office of Sub-registrar-04 Varanasi .

As per above detailed title deeds **M/s. Rudra Realtech Private Limited** became absolute Owner of Arazi/Plot No. Mi220 area 1907.34 Sq.Ft. (177.262 Sq.Mtr.) And Arazi/Plot No. Mi218, Mi219, 221 & Mi251 area 22023.63 Sq.Ft. (2046.80Sq.Mtr.) Total Area 2224.062 Sq.Mtr. situated at Mauza/Village-Suddhipur, Ward/Pargana Shivpur, Tehsil Sadar & District-Varanasi.

U.S. Singh
Advocate

The name of M/s. Rudra Realtech Private Limited has been mutated in the revenue record.

I have inspected the revenue records, as per revenue record the title of the Company M/s. Rudra Realtech Private Limited is clear and Sub-registrar Sadar-04 Varanasi has issued non-encumbrance certificate and certified that no any encumbrance is recorded in his office record over property aforesaid.

In my opinion property aforesaid is free from all encumbrances as per records of concern Sub-Registrar office & revenue records.

On the above discussion I am of the opinion that M/s. Rudra Realtech Private Limited is absolute owner of the property aforesaid Arazi/Plot No. Mi220 area 1907.34 Sq.Ft. or 177.262 Sq.Mtr. And Arazi/Plot No. Mi218, Mi219, 221 & Mi251 area 22023.63 Sq.Ft. or 2046.80Sq.Mtr. Total Area 2224.062 Sq.Mtr. situated at Mauza/Village- Suddhipur, Ward/Pargana Shivpur, Tehsil Sadar & District-Varanasi free from all encumbrances and capable of transfer the whole or part of the said property.

The under signed is an advocate practicing in the District Courts Varanasi and have more than 43 years experience of working.

U.S. Singh

(Uma Shankar Singh)

Advocate

En. No. U.P.00189/1981

Encl.:-

- 1. Non Encumbrance certificate of Sub-Registrar-04 Varanasi*
- 2. Intkhab Khatauni*
- 3. Photo copy of Sale Deed dated 28.08.2004*
- 4. Photo copy of Sale Deed dated 24.10.2007*
- 5. Photo copy of Sale Deed dated 28.12.2012*
- 6. Photo copy of Sale Deed dated 27.02.2013*
- 7. Photo copy of Sale Deed dated 03.08.2012*
- 8. Photo copy of Sale Deed dated 22.10.2013*
- 9. Photo copy of Sale Deed dated 18.04.2015*
- 10. Photo copy of Sale Deed dated 14.03.2016*

कार्यालय उपनिबंधक सदर चतुर्थ वाराणसी जनपद वाराणसी

आवेदन संख्या :2202335203462

प्रमाण संख्या :22023352003308

भार मुक्त प्रमाण-पत्र
(रजि० मैन्युअल के नियम 328)

श्री- श्री उमाशंकर सिंह एडवोकेट पुत्र- स्व० आदित्य नारायण सिंह तहसील वाराणसी जिला वाराणसी ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - सुद्धीपुर, वार्ड/परगना- शिवपुर, आवासीय- मेसर्स रुद्रा रियलटेक प्रा० लि०, आ०नं०मि०220-
सम्पत्ति का 177.262वर्गमीटर व मि०218 मि०219 221 मि०251-2046.80वर्गमीटर सम्पूर्ण रकबा2224.062वर्गमीटर पू०-मकान
विवरण: विनोदसिंह वर्ग०व जमीन अनिलसिंह वर्ग० प०-जमीन रामलखन वर्ग० उ०-मकान व जमीन विश्वनाथ वर्ग० द०-रोड, 220
218 219 221 251

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 28/11/2011 से दिनांक 28/11/2023 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :30-11-2023

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के न्यारे के आधार पर दूँटे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 - इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
 - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: अमरेश कुमार निबन्धन लिपिक।

मिलान करने वाले निबन्धन लिपिक: मनोज कुमार श्रीवास्तव निबन्धन लिपिक।

PANKAJ
KUMAR SINGH

Digitally signed by
PANKAJ KUMAR SINGH
Date: 2023.11.30
13:10:21 +05'30'

उपनिबंधक सदर चतुर्थ
वाराणसी