

**ARVIND KUMAR SRIVASTAVA**  
Advocate

Chamber No. 87, Adhiwakta Bhawan,  
Phase-II, Civil Court, Varanasi.  
Mobile No. :- 8808063333

Date : 18/06/2025.

**TO WHOM IT MAY CONCERN**

Sub. : **Non Encumbrance Certificate/Title Report.**

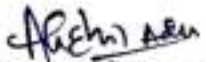
Dear Sir,

1. **The complete description of immovable property :**

Arazi No. 492K, Area 0.1660 hectare AND Arazi No. 492Kh, Area 0.1700 hectare, Two Gata, Total Area 0.3360 hectare i.e. 3397.47 sq.mtr. i.e. 36556.80 sq.ft., situated at Mauza Madhawa, Pargana Shivpur, Tahsil Sadar, District Varanasi, butted & bounded :-

East :- Arazi No. 498  
West :- Arazi No. 488, 489, 490 and 491  
North :- Road and Arazi No. 487  
South :- Arazi No. 493

2. **Name & Address of the owners -** Uday Pratap Singh, Ajay Kumar Singh alias Ajay Singh, Dhananjay Singh, Anil Kumar Singh Sons of Late Ramji Singh and Laxman Singh S/o Late Chabinath Singh alias Chhabbu Singh and Smt. Sushila Singh W/o Late Himanchal Singh and Ranjeet Singh, Sujeet Kumar Singh alias Sujeet Singh Sons of Late Himanchal Singh and Smt. Savitri Devi W/o Late Hriday Narayan Singh and Gunjan Singh, Sunil Singh Sons of Late Hriday Narayan Singh and Lal Bahadur Singh S/o Late Ramsurat Singh and Smt Nisha Singh W/o Late Beer Bahadur Singh and Mannat Singh S/o Late Beer Bahadur Singh and Lalit Kumar Singh, Dilip Kumar Singh and Munna Singh Sons of Late Rampratap alias

  
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Rampratap Singh and Mritunjay Singh, Sanjay Singh Sons of Late Ram Avatar alias Ram Avatar Singh and Shivshankar alias Shivshankar Singh, Shailendra Kumar alias Shailendra Singh and Dharmendra Kumar alias Munna alias Dharmendra Kumar Singh Sons of Late Ramnath alias Ramnath Singh and Virendra Pratap Singh, Gyanendra Pratap Singh, Ravindra Pratap Singh Sons of Late Sankatha Singh all Residing at Village Majhmitiya, Pargana Shivpur, Tahsil Sadar, District Varanasi.

3. Particulars of the Documents scrutinized - Photo Copy of Khatuni and Developer Agreement dated 19-03-2025.

4. Brief History/flow of title :-

Arazi No. 492K, area 0.1660 hectare, situated in Mauja Madhawa, Pargana Shivpur, Tahsil Sadar, District Varanasi, belonged to Ramji son of Kedar and Chabinath son of Ganesh and Himanchal son of Satya Narayan and Ramsurat son of Faujdar alias Faizdar and Lalit Kumar Singh and Dilip Kumar Singh and Munna Singh sons of Ram Pratap and Smt. Prabhavati Devi wife of Ram Pratap and Mrityunjay Singh and Sanjay Singh sons of Ramavatar and Nirashi Devi wife of Ramavatar, whose names were recorded in the revenue records as owners which is clear from the khautani, fasli 1419-1424. Later on Ramji died and the names of his legal heirs Ajay Kumar Singh, Uday Pratap Singh, Dhananjay Singh and Anil Kumar Singh Sons Late Ramji have been

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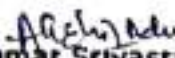
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recorded in the revenue records vide order dated 04-01-2022. Chabinath s/o Ganesh also died and the name of his legal heir Laxman Singh s/o Late Chabinath Singh has been recorded in the revenue records vide order dated 07-04-2022. Himanchal Singh S/o Late Satya Narayan Singh also died and the names of his legal heirs Sushila Devi W/o Late Himanchal Singh and Ranjeet Singh, Sujeet Singh Sons Late Himanchal Singh have been recorded in the revenue record vide order dated 05-01-2024. Ramsurat son of Faujdar also died and by adopting legal process the names of Savitri Devi W/o Late Hridaynarayan Singh, Gunjan Singh, Sunil Singh Sons of Late Hridaynarayan Singh and Lalbahadur Singh S/o Late Ramsurat Singh and Smt. Nisha Singh W/o Late Beerbahadur Singh and Mannat Singh S/o Late Beerbahadur Singh have been recorded in the revenue records vide order dated 24-04-2025. Smt. Prabhavati Devi W/o Late Rampratap also died and the names of her legal heirs Dilip Kumar Singh, Munna Singh and Lalit Kumar Singh have been recorded in the revenue records vide order dated 07-04-2025. Smt. Nirashi Devi also died and the names of her legal heirs Mritunjay Singh and Sanjay Singh Sons Late Ramavatar have been recorded in the revenue records vide order dated 07-04-2025.

As such present owners of the Arazi No. 492K, area 0.1660 hectare, situated in Mauja Madhawa, Pargana Shivpur, Tahsil Sadar, District

  
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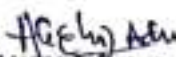
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Varanasi are Ajay Kumar Singh, Uday Pratap Singh, Dhananjay Singh and Anil Kumar Singh Sons Late Ramji Singh and Laxman Singh s/o Late Chabinath Singh and Smt. Sushila Devi W/o Late Himanchal Singh and Ranjeet Singh, Sujeet Singh Sons of Late Himanchal Singh and Smt. Savitri Devi W/o Late Hridaynarayan Singh, Gunjan Singh, Sunil Singh Sons of Late Hridaynarayan Singh and Lalbahadur Singh S/o Late Ramsurat Singh and Smt. Nisha Singh W/o Late Beerbahadur Singh and Mannat Singh S/o Late Beerbahadur Singh whose names are recorded in in revenue records which is clear from the present khatuani i.e. fasli 1425-1430.

Arazi No. 492Kh, Area 0.1700 hectare situated Mauja Madhawa, Pargana Shivpur, Tahsil Sadar, District Varanasi belonged to Shivshankar Singh, Shailendra Kumar Singh, Dharmendra Kumar alias Munna alias Dharmendra Kumar Singh Sons of Late Ramnath Singh and Virendra Pratap Singh, Gyanendra Pratap Singh, Ravindra Pratap Singh Sons of Late Sankatha Singh and Smt. Chandrama Devi W/o Late Sankatha Singh whose names were recorded in the revenue records which is clear from the khatauni fasli 1419-1424. Latter on Chandrama Devi W/o Late Sankatha Singh died and the names of her legal heirs Virendra Pratap Singh, Gyanendra Pratap Singh, Ravindra Pratap Singh Sons of Late Sankatha Singh have been recorded in the revenue records vide order dated 12-01-2021.

  
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As such present owners of Arazi No. 492Kh, Area 0.1700 hectare situated in Mauja Madhawa, Pargana Shivpur, Tahsil Sadar, District Varanasi are Shivshankar Singh, Shailendra Kumar Singh, Dharmendra Kumar alias Munna alias Dharmendra Kumar Singh Sons of Late Ramnath Singh and Virendra Pratap Singh, Gyanendra Pratap Singh, Ravindra Pratap Singh Sons of Late Sankatha Singh whose names are recorded in revenue records which is clear from the present khatuani.

As such the aforesaid properties are ancestral and above mentioned present owners of Arazi No. 492K, Area 0.1660 hectare and Arazi No. 492kh, Area 0.1700 hectare, Two Gata, Total Area 0.3360 hectare i.e. 3397.47 sq.mtr. i.e. 36556.80 sq.ft., situated at Mauza Madhawa, Pargana Shivpur, Tahsil Sadar, District Varanasi having clear tittle and interest and they have right to use and transfer. Thereafter, all the aforesaid owners Uday Kumar Singh and others have executed a registered Developer Agreement regarding aforesaid properties in favour of SHIVAKASHI HOMES PRIVATE LIMITED through Director Shri Narayan Dutt Tiwari son of Late Ravindra Nath Tiwari, which is registered in the office of Sub-Registrar-IV, Varanasi in Bahi No. 1, Volume No. 12130 at pages 89 to 282 document no. 2073 dated 19/03/2025.

  
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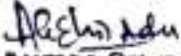
Later on Shivakashi Homes Pvt. Ltd. and Ajay Kumar Singh and others filed the application for the sanction of map in VDA Varanasi. VDA Varanasi sanctioned group housing map through file no. VDA/BP/24-25/2110, Permit No. Affordable Housing/04826/VDA/BP/24-25/2110/16042025 and Permit date 16 June, 2025.

According to Developer Agreement M/s. Shivakashi Homes Pvt. Ltd. is authorised to do all work according to sanctioned map from VDA Varanasi.

5. Do the documents produced for - NO  
inspection disclose any subsisting  
charges, liens, claims, attachments  
over the property.

6. Description of the period covered - As per NEC No.  
under the Encumbrance Certificate 22025352001877 dated  
and also the encumbrances if any, 18/06/2025 enclosed  
referred therein. herewith the period is  
covered is 01/01/2014 to  
17/06/2025.

There is no encumbrance in the said property. As it is cleared from the non encumbrance certificate issued by Sub-Registrar IV, Varanasi.

  
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7. Is the title tainted by any - NO  
encumbrances, attachments, claims  
whether the property is under  
acquisition/Notification of the  
Government (Central or State) or  
other local authorities or third party  
claims, liens etc. exist, if yes, the  
details thereof.

### CERTIFICATE

On the basis of the documents provided by the SHIVAKASHI HOMES PRIVATE LIMITED and original NEC, I am of the considered opinion that Ajay Kumar Singh, Uday Pratap Singh, Dhananjay Singh and Anil Kumar Singh Sons Late Ramji Singh and Laxman Singh s/o Late Chabinath Singh and Smt. Sushila Devi W/o Late Himanchal Singh and Ranjeet Singh, Sujeet Singh Sons of Late Himanchal Singh and Smt. Savitri Devi W/o Late Hridaynarayan Singh, Gunjan Singh, Sunil Singh Sons of Late Late Hridaynarayan Singh and Lalbahadur Singh S/o Late Ramsurat Singh and Smt. Nisha Singh W/o Late Beerbahadur Singh and Mannat Singh S/o Late Beerbahadur Singh and

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Your Faithfully



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