

UPENDRA KUMAR

Advocate

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Ref:-

Date- 04.01.2022

NON-ENCUMBRANCES CERTIFICATE

A RESIDENTIAL project "DINESH NAGAR" part area 0.065520 hect. (Tower No 44) Developed by Promoter/Developer "Platina Real Estate Pvt Ltd", situated at Khasra No. 756, 759, 760 & 235 Village Nagar Palika, Pilkhuwa, and Pilkhuwa Dehat, Tehsil Dhaulana, District Hapur.

Property Details & Owner Details: Khasra no 235M area 0.0845 hect., Village Pilkhuwa Dehat, Khasra no 756 area 0.1450 hect., Khasra no 759M area 0.3540 hect., Khasra no 760/2 area 0.0380 hect. Village Nagar Palika Pilkhuwa, Tehsil Dhaulana, District Hapur, Platina Real Estate Pvt Ltd. office 100, Gautam Budh Nagar, Behind AIIMS, New Delhi, present Registered office Gate No.2 Golfinks NH-24 Hapur Road Ghaziabad -201002, is the Land Owner.

I Upendra Kumar, Advocate have caused necessary search in the office for the durations from 2006 to 2021 and have examined all relevant revenue records and documents with respect to the aforesaid property and after due consideration certify.

1. A registered Sale deed Bhai No 1 Jild No. 4277, Page No 153 to 175, S. No. 13922/23 dated 12.09.2006.
2. A registered Sale deed Bhai No 1 Jild No. 6360, Page No 218 to 253, S. No. 15309 dated 04.12.2006.
3. A registered Sale deed Bhai No 1 Jild No. 6360, Page No 153 to 175, S. No. 15310 dated 04.12.2006
4. That the above land purchased by Platina Infrastructure Pvt Ltd form framers and then Platina Infrastructure Pvt merge in Platina Real Estate Pvt Ltd by a High Court Allahabad order dated 16.05.2012 in Company Petition no 50/2011, Platina Infrastructure Pvt Ltd Vs Platina Real Estate Pvt Ltd, presently Platina Real Estate Pvt Ltd company is land owner.

I hereby certify that:-

1. The said land free from all sorts of encumbrances, charges, liabilities, attachment of any kind what so ever and the title of the said land is absolutely clear, free and marketable.
2. The said land is no effected by Urban Land Ceiling Act and Tenancy Laws Act etc and there is no need to get NOC certificate for the propose sale of this land.
3. That there is no impediment for creating the mortgage nor there is any restriction by Urban Land (Ceilings Regulations) Act 1976.

It is, certified that presently Platina Real Estate Pvt Ltd company is Land Owner and the owner of the property mentioned having valid and marketable title in the above land.

Upendra
04/01/2022
UPENDRA KUMAR
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