

**MUKESH KUMAR SHARMA ADVOCATE**

Off: H-168/4, Sub-Registrar Campus, Gamma-II, Greater Noida, Distt. G.B.Nagar, U.P.

Dated 08-02-2021

**NON-ENCUMBRANCES CERTIFICATE**  
**(SEARCH REPORT)**

As per instruction of my client, I have inspected and examination of the registration record from the office of Sub-Registrar, Sadar, Greater Noida, at **Distt. Gautam Budh Nagar, U.P.** for a period of last 13 years commencing w.ef. **2009 to 2021** in respect of property i.e. House constructed on plot/land measuring **37500 Sq.Mtrs.** situated in **Plot No.-GH-01-TS-01/B, Sector-22D, YEIDA, Distt. G.B. Nagar, U.P.** within the revenue estate-Greater Noida, Distt. Gautam Budh Nagar, U.P. belongs to **M/s OASIS REALTECH PVT. LTD.,** having is Reg. Office at **2473/13, Goverdhan Bihari Colony, Shahdara, Delhi-110032,** owner in possession of the property and the same is registered in the office of Sub Registrar, Sadar, Gautam Budh Nagar on Bahi No.-1, Jild No.-**15254** Pages-**391 to 420,** Document No.-**6786** on dated **28-02-2014,** in question to be mortgaged. The Registration No.-**6786** is also sanctioned in respect of the property in question in favour of Builder/Developer/Owner **M/s OASIS REALTECH PVT. LTD.,** And the proposed/present owner of residential group housing/Builder plot, which is free from all sorts of encumbrances such as sale, gift, lien, dispute, litigation, injunction, loan, mortgage and decree of any court of law and the said property situated in the YEIDA, Greater Noida, Distt. Gautam Budh Nagar, U.P. has marketable value as per record. The above said property can be treated as security for getting loan from any financial institution.

The said group housing plot of Land is free from all sorts of encumbrances and Urban & Ceiling Act does not applicable on the said Group Housing Plot of Land and the Non-Agriculture Permission is also not required due to said Land has been allotted by Yamuna Expressway Industrial Development Authority to the Company.

**Mukesh Kumar Sharma****B.Com, L.L.B. (Advocate)**

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AND WHEREAS THEREAFTER Yamuna Expressway Industrial Development Authority (as Lessor) executed a Lease Deed in respect of the above said Group Housing Plot of Land bearing No.- Plot No.-GH-01-TS-01/B, Sector-22D, YEIDA, Distt. G.B. Nagar, U.P., Area measuring-37500 Mtrs., in favour of M/s OASIS REALTECH PVT. LTD., having its Reg. Office at 2473/13, Goverdhan Bihari Colony, Shahdara, Delhi-110032, vide Lease Deed dated 28-02-2014, Document registered at No.-21262 in on Bahi No.-1, Jild No.-15254 Pages-391 to 420, Document No.-6786 on dated 28-02-2014, duly registered in the office of Sub Registrar, Gautam Budh Nagar, U.P. That there is only one lease deed dated 28-02-2014 registered at sub-registrar office, Sadar, Greater Noida in favor of M/s OASIS REALTECH PVT. LTD., for the last 13 years.

In view of the above, I am of the opinion that M/s OASIS REALTECH PVT. LTD., has a valid title and is competent to sell the property.

The copy of receipt of the search bearing Certificate No.-426, Office of Sub-Registrar-Sadar, Distt. G.B. Nagar, U.P. enclosed herewith dated 08-02-2021.

Mukesh Kumar Sharma



B.Com, L.L.B. (Advocate)

(Mukesh Kumar Sharma)  
Advocate

Place: Greater Noida

Date-08-02-2021