



STEADFAST
LEGALESE JURIS

Sarvesh Chandra Dubey
Advocate

Office:-

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Opp. Green Park Stadium
Tel: 0512-2330917(O)

Date - 02/02/2022

NON-ENCUMBRANCES CERTIFICATE/SEARCH REPORT

I, Sarvesh Chandra Dubey, the Advocate, have caused necessary searches in the office of Sub-Registrar, Lucknow for the duration of 2010 to 2021 year and have personally examined all relevant records and documents with respect to the aforesaid property/land and after the considerations certify the below mentioned facts:

Description and Area of Property:

- 1- Plot No. GH-01, area 8425.50 Sq. Mtr. situated at Sector-12, Vrindavan Yojna, Raebareli Road, Lucknow; Owner: Ratan Housing Development Limited

That the Sale Deed executed by U.P. Awas Evam Vikas Parishad for land of above- mentaionted Plot No. GH-01 admeasuring 8425.50 Sq. Mtr. in favour of Ratan Housing Development Limited which is registered in office of Sub-Registrar, Lucknow, Vide deed no. 6786 dated 18/04/2013.

- 2- Plot No. GH-02, area 8425.50 Sq. Mtr. situated at Sector-12, Vrindavan Yojna, Raebareli Road, Lucknow; Owner: Ratan Housing Development Limited

That the Sale Deed executed by U.P. Awas Evam Vikas Parishad for land of above-mentaionted Plot No. GH-02 admeasuring 8425.50 Sq. Mtr. in favour of Ratan Housing Development Limited which is registered in office of Sub-Registrar, Lucknow, Vide deed no. 6784 dated 18/04/2013.

Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential, or Industrial)

The nature of Land is Residential.

The Owner is Partner/Director/Trustee who is developing the property on behalf of Partnership/Company/Trust

Promoter is "Ratan Housing Development Limited", company registered under the Companies Act, 1956.

Directors -Atma Ram; Raj Kumar Khatri; Sanjay Khatri; Sunil Khatri; Prahlad Rai Khatri; Hira Lal Khatri; Prashant Khatri; Hemant Khatri; Sanjay Agarwal; Om Prakash Badlani; Kritika Khatri;

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Whether property is Freehold or Leasehold

Freehold Property being developed.

Source of Property – whether Self-acquired or Ancestral

Self-Acquired.

Whether the owner is in exclusive possession of the Property or is it leased/rented out to third party

As per the documents, "Ratan Housing Development Limited" is the exclusive owner of the said Land. In said land Tower No.1 and Tower No.2 have been constructed each tower consist of 126 Flat total 252 flats have been constructed and are under sale and Tower No.3 is to be constructed, Tower No.1 and Tower-2 are duly registered under RERA having Registration No. **UPRERAPRJ8949**.

Whether any restrictions are imposed under the Central/State/Local Laws whose consent or permission would be required for development of the Project

No restrictions imposed.

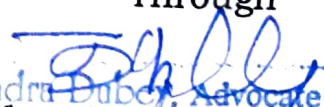
That as per the documents, the Ratan Housing Development Limited is in possession of Plot No.GH-01 and GH-02, total area 16,851 Sq. Mtr. situated at Sector-12, Vrindavan Yojna, Raebareli Road, Lucknow, which is subject to sale of flats constructed in Tower-1 and Tower-2.

I hereby certify that The said plots are free from all sorts of encumbrances, charges, liabilities, liens and lis pendens, attachment of any kind what so ever and the title of the said plot is absolutely clear, free and marketable.

It is hereby, certified that Ratan Housing Development Limited is in possession as an owner and promoter of the mentioned land having valid title in plot through above-mentioned registered sale deeds.

Submitted accordingly,

Yours Truly,
For, Steadfast Legalese Juris
Through


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(Sarvesh Chandra Dubey)
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