

**SANDHYA SINGH,**

(Advocate)

Reg. No. 6616/2008

Mob. No. :-8429154397 Address for Communication & Chamber:

New Chamber no 1 gate no.3

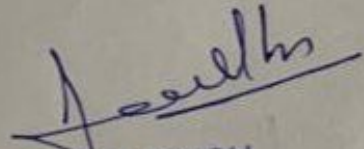
Civil court Lucknow

Dated: - 21/2/2022

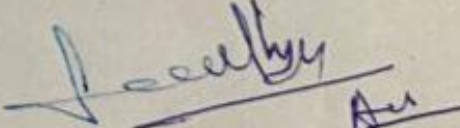
**Nonencumbrance certificate/ Title report**

I, Smt. Sandhya Singh Advocate, having an experience of more than 10 years in the field of litigations and being Advocate I have carefully perused the sanctioned by Ghaziabad Development Authority in favor of M/S S.V. mega Stature Ltd. (Rama Heights) Rajnagar extension Ghaziabad. Contracted property situated at Khasra no-359,360,361,362&372 area 5177.80 Sqmt. village Noor Nagar, Rajnagar Extension Ghaziabad.

From the perusal of the contents of the property approved by Ghaziabad Development Authority under sanction no. 566/प्रवर्तनजोन-1/2021 Dated 12.10.2021 and paid the compounding fee of RS. 1,29,20,915/-. From the description of the sale deed of said project M/s S.V. Megastructure Ltd purchased the said land from the sellers as per annexure A, it is clear that the purchaser has legal and marketable title pertaining to the said property and the equitable Mortgage can be created in respect of the said property. We have certified that the said property is free from all encumbrances, such as mortgage, gift, sale, agreement to sell, lien, court attachment etc., the title of the above said property of M/s S V Megastructure Ltd., who are owner of the said property is clear and marketable.

  
SANDHYA SINGH  
Advocate

Yours Faithfully

  
(Adv. Sandhya Singh)

Reg. No. 6616/2008

Contact Details: -

Mobile no. 8429154397. E-mail ID- advsandhvasingh1985@gmail.com

Area Chart								
Sr. no.	Seller	Purchaser	Khasra/Plot No.	Deed no.	Dated	Area		Page No.
						In Hac.	In Sqmt.	
1	M/s Merygold estate	M/s S V Mega Structure Ltd.	359	2994	02-05-2008	0.07566	756.6	3
2	Balkishan	M/s S V Mega Structure Ltd.	362	1511	05-03-2008	0.131	1310	2,4
3	Vinod Tyagi	M/s S V Mega Structure Ltd.	372	5121	03-07-2008	0.03816666	381.6666	3,4,5
4	Sudesh Rani	M/s S V Mega Structure Ltd.	372	5048	30-06-2008	0.015266	152.66	4,5
5	Maharaj Singh	M/s S V Mega Structure Ltd.	372	8782	20-11-2008	0.015266	152.66	7,8
6	Sanjeev Tyagi	M/s S V Mega Structure Ltd.	372	5119	03-07-2008	0.083966652	839.6665	5,7
7	Jaypal Surendra and Shyam singh	M/s S V Mega Structure Ltd.	359 & 372	8781	20-11-2008	0.0825	825	2,3,9,11
8	M/s Marigold Estate, Rakesh Mohan Garg	M/s S V Mega Structure Ltd.	360&361मि	2776	02-05-2008	0.0760	760	2,3,8
<b>Total Area</b>						<b>0.5178253</b>	<b>5178.3</b>	
Total Land Area on sanctioned map							5177.8 Sqmt.	
Area left for road widening 45 Mt.							392.48 Sqmt.	
<b>Actual area of project</b>							<b>4785.32 Sqmt.</b>	

LAWYER

*Sandhya Singh*  
**SANDHYA SINGH**  
 Advocate