

KUNWAR PAL SINGH
ADVOCATE
B.S.C., L.L.M.

Residence:
B-263, Defence Enclave, Kanker Khera,
Meerut

OFFICE:
Chamber No. 59,
Opp. Election Office
Collectorate Compound,
Civil Court, Meerut (U.P.)
Mobile: 09897692741, 09259770166
E-Mail: kunwarpalsingh69@gmail.com

DATE- 16/10/2022

NON ENCUMBERANCE CERTIFICATE

PROPERTY DETAILS: Khasra No. 178 MI & 179. area admeasuring 20428 Sq. Mtrs., situated in the Revenue Estate of Village-Shahpur Badauli, Pargana & Tehsil Baraut, dist.- Baghpat, 250611 Uttar Pradesh.

Ownership Detail : ABV BUILDTECH LLP is the promoter/developer of the aforesaid project as well as the owner of the aforesaid land.

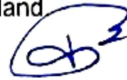
A project Comprises of residential & Commercial Plotted colony named "HIGHWAY CITY-17 SATY KUNJ". Part area admeasuring 20428Sq. Mtrs. to be developed by Promoter/Developer "ABV BUILDTECH LLP." situated at Khasra No. 178 MI & 179, in the Revenue Estate of Village- Shahpur Badauli, Pargana & Tehsil Baraut, dist.- Baghpat, 250611 Uttar Pradesh.

I, KUNWAR PAL SINGH, Advocate have inspected the necessary records in the office of the Sub-Registrar Baraut, Baghpat for the period of 2010 to 30/09/2022 and have examined all the revenue records and documents pertaining to the aforesaid property and after due inspection and examination, I found that ABV BUILDTECH LLP had purchased the aforesaid land from various farmers by virtue of various Sale Deeds of Village Shahpur Badauli duly registered with the Sub-Registrar, Baraut, Baghpat.

On inspection of the records, I hereby certify that:-

1. That ABV BUILDTECH LLP is the actual owner of aforesaid land.
2. That the said land is free from all sorts of encumbrances, charges, liabilities, attachment of any kind whatsoever and the title of the land is absolutely clear, free and marketable.
3. That the said land is not effected by Urban Land Ceiling Act and Tenacy Laws Act etc. and there is no need to get NOC for the propose Sale of this land.
4. That there is no impediment for creating the mortgage and there is no restriction by Urban Land (Ceiling Regulations) Act, 1976.

I also certify that ABV BUILDTECH LLP is the promoter/developer of the said project and the owner of the property as mentioned above having a valid and marketable title in aforesaid land.


KUNWAR PAL SINGH
Advocate
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Advocate
Reg. No.-6466/04
Civil Court, Meerut



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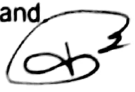
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