

MUKESH KUMAR SHARMA ADVOCATE

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

Dated 11-10-2023

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 12 years commencing w.ef. 2012 to 2023 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
(Advocate)
B.Com, LLB
GR. NOIDA, G.B. NAGAR

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Reg. No.-17353/1999

Mob:9810264746

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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 is 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 12 years.

In view of the above, I am 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 Receipt No.-2023145062582., Office of Sub-Registrar-Sadar, Distt. G.B. Nagar, U.P. enclosed herewith dated 11-10-2023

Place: Greater Noida

Date-11-10-2023

Mukesh Kumar Sharma
(Advocate)
B.Com, LL.B

GR. NOIDA, G.B. NAGAR

(Mukesh Kumar Sharma)
Advocate

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर ग्रेटर नोएडा

क्रम संख्या 2023145062582

गोतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 11/10/2023

प्रस्तुतकर्ता या प्रार्थी का नाम मुकेश कुमार शर्मा एड०

लेख का प्रकार: मुआयना 2012 वर्ष से 2023 वर्ष तक

प्रतिफल की धनराशि

- 1 . रजिस्ट्रीकरण शुल्क
- 2 . प्रतिलिपिकरण शुल्क
- 3 . निरीक्षण या तलाश शुल्क
- 4 . मुद्दतार के अधिप्रमाणी करण लिए शुल्क
- 5 . कमीशन शुल्क
- 6 . विविध
- 7 . यात्रिक भत्ता

1 से 6 तक का योग

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शुल्क वसूल करने का दिनांक

11/10/2023

दिनांक जब लेख प्रतिलिपि या तलाश

11/10/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


(सदर) गोतम बुद्ध नगर