

Neeraj Kumar
Advocate & Legal Consultant
B-1342, First Floor, G.D. Colony
Mayur Vihar-III, Delhi – 110 096, India,
Mobile No. : 93135 21769,
E-mail : lawyer.neeraj@gmail.com

Ref. No. NEC/ADPL/2022

Dated: 31.03.2022

NON ENCUMBERANCE CERTIFICATE

PROPERTY DETAILS: Khasra No. 1226 & 1227 (Min.) area admeasuring 11608 Sq. Mtrs., situated in the Revenue Estate of Village- Noor Nagar, Tehsil & District Ghaziabad, Uttar Pradesh.

Ownership Details : M/s. Ascent Developwell Private Limited 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 “Laxmi Villas”, part area admeasuring 11608 Sq. Mtrs. to be developed by Promoter/Developer “M/s. Ascent Developwell Pvt. Ltd.” situated at Khasra No. 1226 & 1227 (Min.), in the Revenue Estate of Village- Noor Nagar, Tehsil & District Ghaziabad, Uttar Pradesh.

I, Neeraj Kumar, Advocate have inspected the necessary records in the office of the Sub-Registrar-II, Ghaziabad for the period of 2010 to 31/03/2022 and have examined all the revenue records and documents pertaining to the aforesaid property and after due inspection and examination, I found that M/s. Ascent Developwell Private Limited has purchased the aforesaid land from M/s. Manmohan Buildtech Pvt. Ltd., A-15, West Nizamuddin, New Delhi, vide Sale Deed No. 11029, Book No.-1, Volume No. 6192 at Pages 211 to 838 duly registered with the Sub-Registrar-II, Ghaziabad on 29/08/2012.

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

1. That M/s. Ascent Developwell Private Limited 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 Tenancy 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 M/s. Ascent Developwell Private Limited is the promoter/developer of the said project and the owner of the property as mentioned above having a valid and marketable title in the aforesaid land.


NEERAJ KUMAR
(ADVOCATE)
(Regn. No. D-156/2004)


NEERAJ KUMAR
Advocate & Legal Consultant
B-1342, G.D. Colony Mayur Vihar-III
Delhi-110096, India
Mob-9313521769
E-mail : lawyer.neeraj@gmail.com