

Sandhya Singh , Advocate

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New Chamber No 1 Gate No.3,
Civil Court Lucknow
Mob. No: 8429154397

Ref. No.....

Dated:. 02.06.2021

To whom it may concern

Sub : Non encumbrance certificate /title report

Sir,

This is to certify that True friend Agro Private Limited Having its office at 96 Second floor DSC Lane II Batla House OKhla New Delhi through its Director Sri Nayyar Siddiqui son of Late Mohammad Zubair Siddiqui R/o Ashoka Gas Godown Singhariya Kuraghat Gorakhpur U.P. is the intending purchaser in respect of the plot no.TC/46-V-III Vibhuti Khand Gomti Nagar Lucknow having an area 1664.75 sqr mt as the said intending purchaser has entered into the registered agreement with the LDA after duly allotting the said plot to the said intending purchaser.

Whereas the said plot was owned and possessed by the Lucknow Development Authority Lucknow and the said plot was auctioned and disposed off by the L.D.A by making the publication for the daily news paper Daily news Swatantra Chetna ,Hindustan ,Times Nation on 23.6.2016 fixing the date of auction on dated 6.10.2016 in which the intending purchaser has participated in the said auction ,and being Highest bidder of Rs 67000/- per sqr mt the said plot was allotted to the intending purchaser vide letter dated 15.9.2017 In pursuance of the said allotment the intending purchaser has deposited the sum of Rs 4,32,77,100/- And after the allotment of the said commercial plot in favour of True friend Agro Private Limited the registered agreement to sell executed by the LDA in favour of the said intending purchaser for the said property dated 7.3.2020 duly registered in the office of Sub Registrar Lucknow at Registration no.4059 dated 7.3.2020 at Bahi no.1 in the office of Sub Registrar II Lucknow From the perusal of the contents of the said registered agreement to sell it is clear that the LDA has executed the agreement in favour of the said intending purchaser and subject to the


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conditions that the party i.e True friend Agro Private Limited has to pay the amount as per the schedule of payment mentioned in the agreement to sell executed in between the parties i.e total sale consideration of Rs 11,15,38,260/- and free hold charges Rs 1,33,86,600/- total Rs 12,49,86,600/- and out of the said amount the intending purchaser has already deposited the sum of Rs 4,32,77,100/- and after the payment of the entire sale consideration as mentioned in the agreement, the LDA will execute the sale deed in favour of intending purchaser.

On the basis of document provided to me I have also perused the record of Sub Registrar Lucknow and inspected the relevant record of Sub Registrar, Lucknow for the period from to in respect of the said property and found that the said document is duly registered in the office of Sub Registrar II Lucknow on 7.3.2020 and the said document is registered at Bahi no.1 at serial no.4959 dated 07.03.2020.

In this manner 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 **True friend Agro Private Limited** who is the tending purchaser of the said property which is clear and market able.

The said property is bounded as below

North	:	Road for Akashwani and Akashwani
South	:	Ram Manohar Lohiya Hospital
East	:	Ram Manohar Lohiya Hospital
West	:	24 mt wide road

Lucknow


SANDHYA SINGH
Advocate

Yours Faithfully



(Sandhya Singh)
Advocate