

# SANJAY SINGH

(Advocate)

Ch. No. 64, Fourth Lane, Tehsil Compound, Ghaziabad (U.P.)

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Ref. No. 1

Date : 22-07-2024

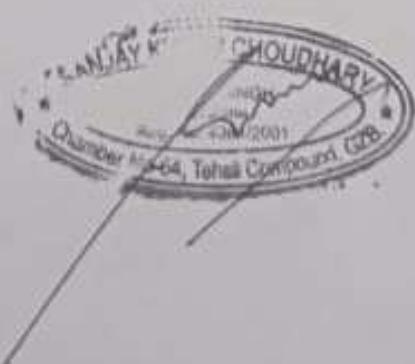
## TO WHOM IT MAY CONCERN NON ENCUMBRANCE CERTIFICATE/TITLE REPORT (SEARCH REPORT)

**SUBJECT :** NON ENCUMBRANCE CERTIFICATE/TITLE  
REPORT IN RESPECT OF A AGGRICULTERLAND, IN  
Khasra No. 500, 502 /737, 500/737U, 500/737D,  
Situated at **Village Aurangabad Gadana, Tehsil**  
**Modinagar District Ghaziabad (U.P.)**

Sir,

I have searched the records available in the Office of  
Sub-Registrar Modinagar vide search receipt No 2202414400894, on dated  
22-07-2024, peiod 18-07-2012 to 18-07-2024 in respect of the aforsaid  
to subjected property, and found as under :-

**OWNER :** **M/S TECHMAN BUILDWELL PVT.**  
**LTD.,** having its registered office at G-1354,  
Chittranjan Park, New Delhi-110019, acting  
through its Authorized Signatory Sh.  
**Kuldeep Srivastava** S/o Late Shri Lal Bihari  
Srivastava



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-2-

1. That the owner purchased the above said property.
2. This is freehold property.
3. That the said property at is free from all types of encumbrances, sale, mortgage, loan, disputes, lien and litigation etc.
4. That the said property is not charged mortgaged in any way or manner whatsoever alienated or encumbered. The property is free from any charge, encumbrance, attachment, liens and lis pendens whatsoever and the owner has an absolute, clear and marketable title thereto.
5. That as per the information provided to me, that the Techman Buildwell Pvt. Ltd has availed Term Loan for completion of the project from Capri Global Capital Limited, having its registered office at 502, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai – 400 013 against creation of mortgage of the project land.

Further the plot no. 50, 52 to 56, 83 to 86 and commercial plot admeasuring total area 1468.58 sq. mt. as mentioned in the sanctioned drawing has been mortgage to Ghaziabad Development Authority, Ghaziabad (GDA) against External Development Charge.

