



LEGAL ASSOCIATES

Advocates & Solicitors

Reg. No. : 193713

NON-ENCUMBRANCE CERTIFICATE
WITH RESPECT TO

Project namely 'EDEN AT 1' situated at Group Housing Plot No. GH- 2
having proportionate land area admeasuring 8472.47 sq mtr along with rights
of approved FSI over Khasra Number 401, 402, 403, 419 & 420 Situated at
Shalimar One World, Gomti Nagar Extension, Gram- Baghamau, Pargana,
Tehsil & Dist- Lucknow, Uttar Pradesh.

ISSUED BY

CK LEGAL ASSOCIATES

Advocates & Solicitors

D-301, 2nd Floor, Govinda Buiding

A1 Shahnajaf Road, Hazratganj, Lucknow - 226001

HIGHLY CONFIDENTIAL & CLIENT PRIVILEGED

03rd December, 2024

Z. Mishra

PRIVATE AND CONFIDENTIAL

To
One Oak Realtors Private Limited,
5TC/G5/5 5th Floor, Cyber Heights
Vibhuti Khand, Gomtinagar,
Lucknow, Uttar Pradesh 226010
Kind Attention: Mr. Niyazi Mehsar

03rd December, 2024

I. INTRODUCTION

Based on the instructions given to us by One Oak Realtors Private Limited ("Client"), we have issued this certificate ("Certificate") solely on the basis of our review of the documents provided to us in respect of proposed Project namely 'EDEN AT 1' on a Group Housing Plot No. GH- 2 having proportionate land area admeasuring 8472.47 sq mtr along with rights of approved FSI over **Khasra Number 401, 402, 403, 419 & 420** Situated at Shalimar One World, Gomti Nagar Extension, Gram- Baghamau, Pargana, Tehsil & Dist- Lucknow [hereinafter referred to as "**Project**"], listed at Annexure-I of this Certificate ("**Documents**").

II. ASSUMPTIONS AND QUALIFICATIONS

- (i) Our scope, for the purpose of this Certificate, was limited only to the review of the Documents and did not involve (a) any independent investigation with respect to the information contained in the Documents or inquiry into the veracity or authenticity of any fact(s) therein; and (b) any independent searches with respect to any documents/records in respect of the Property, other than the Documents provided to us.
- (ii) We have relied solely on the Documents and the information and the contents set out therein, and have assumed correctness of such information and contents. Our observations in this Certificate are limited to issues and risks arising from a legal perspective in relation to the title of the respective owners to the Property, as analyzed by us from the Documents.
- (iii) Unless otherwise specified under this Certificate, we have not examined issues pertaining to (a) approvals from statutory/ regulatory authorities for construction, development and/ or occupation of the Property; (b) business, taxation, regulatory and financial issues of the present or previous owners of the Property; and (b) local regulations, circulars, notifications, regulations, etc. that the Property may be subject to.
- (iv) The key issues set out in this Certificate are subject to the requisitions raised by us and the same may be updated and modified upon review of the responses that may be provided to our requisitions.


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One Oak Realtors Private Limited
LUCKNOW

- (v) We have relied solely on the Documents to determination the mortgages created upon and the on-going litigations in respect of the Property; and have not independently verified any litigation, encumbrances arising on the Property. Further, we have not conducted any searches in: (a) any court, registry or the office of any authority in relation to any pending or threatened litigation, claim or proceeding arising on or in connection with the Property mentioned herein; and/or (b) the office of the Registrar of Companies or any other statutory authority to determine any encumbrances created/existing with respect to the Property. The Certificate has been drafted on the basis of a review of Documents made available to us in respect of the Property.
- (vi) While all reasonable care has been taken to ensure that the facts stated in this Certificate are accurate and based only on the details and the documents provided to us and perused by us, neither CK Legal Associates, nor any of its advocate, attorney, associate, consultant, staff, employee, etc., shall in any way be responsible for the contents of this Certificate and we take no responsibility/liability for any reliance thereon by a third party. CK Legal Associates, (including its any advocate, attorney, associate, consultant, staff, employee, etc.) will not be liable for any consequential, incidental or punitive loss or expense in any condition or situation whatsoever.

III. CERTIFICATE

Description of the said Property
Group Housing Plot No. GH- 2 having proportionate land area admeasuring 8472.47 sq mtr along with rights of approved FSI over Khasra Number 401, 402, 403, 419 & 420 Situated at Shalimar One World, Gomti Nagar Extension, Gram- Baghamau, Pargana, Tehsil & Dist- Lucknow.
FLOW OF TITLE
<ul style="list-style-type: none"> ➤ One Oak Realtors Private Limited (herein "Promoter") is seized and possessed of Group Housing Plot No.GH- 2 having proportionate land area admeasuring 8472.47 sq mtr along with rights of approved FSI over Khasra Number 401, 402, 403, 419 & 420 Situated at Shalimar One World, Gomti Nagar Extension, Gram- Baghamau, Pargana, Tehsil & Dist- Lucknow (herein "Total Land"). ➤ The Total Land is approved by Lucknow Development Authority ("LDA") for developing a residential township (herein "Township") which has named by the Promoter as "EDEN AT 1". ➤ The Township is being developed in the planned and phased manner and is consisting of plotted development, independent built-up villas, commercial spaces, independent floors, schools, parks, club, utilities, common services and facilities etc. therein. ➤ The Promoter is developing different projects in the township which are already registered under RERA. ➤ The Promoter is now developing residential building on land admeasuring 8472.47sq. mtr. Forming part and parcel of Township/ Total Land ("Project Land") under the name



of "Eden at I" (herein "**Project**").

- The Total Land/ Project Land is owned by various persons and these persons have entered into a Consortium Agreement & Amendment to Consortium Agreement with the Promoter in respect of the Total Land, whereby the Promoter being a lead member is entitled to develop, market, sell the saleable area in the Township/Project. The details of the Sale deed(s) and Consortium Agreement and Amendment to Consortium Agreement are attached herewith as **Annexure I**.

POSSESSION

As per documents provided and perused by us, possession of said Property appears to be with One Oak Realtors Private Limited.

PUBLIC ACTIVITY

As per documents provided and perused it appears that said Property does not relate to any public activity/ Trust Land/ Govt. Land/ Road.

CONFIRM

- a) Is there any mortgage/s or other encumbrances that have been created against the property? If yes, kindly provide all the relevant information.
We have been informed that there is no charge or mortgage.
- b) Details and copies of agreements entered or Power of Attorney given with respect to the property, if any.
We have been informed no such documents have been executed.
- c) Whether the Property is subject matter to any dispute before any court of law or tribunal in India? If yes, kindly provide all the relevant information.
We have been informed that there are no dispute and Lis-pendence.

CONCLUSION

On perusal of documents shared in relation to the said Property, we are of the view that One Oak Realtors Private Limited has valid and subsisting title over the said Property on the basis of Sale deed in its favour.

Trust the above is of assistance to you, if you have any further clarifications, please feel free to revert.

Yours faithfully,

For CK Legal Associates

Mandeep Kumar Mishra
Advocate

Reg No.UP1295/2004

ANNEXURE -I
DETAILS OF SALE DEEDS OF TOTAL PROJECT LAND

1. Registered Sale deed dated 06.03.2013 executed by Shri Rameshwar, Shri Ram Khelawan and Shri Ram Prasad all s/o Shri Chheda in favour of M/s Titanium Reality Projects Private Limited duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 13668 on pages 133/174 as serial no. 3329.
2. Registered Sale deed dated 07.01.2013 executed by Shri Chotelal and Shri Tulsiram all s/o Shri Mahaveer in favour of M/s Saraswati Infotech Private Limited duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 13444 on pages 125/142 as serial no. 221.
3. Registered Sale deed dated 02.05.2013 executed by Shri Phoolchandra & Shri Ramchandra both s/o Late Mithailal, Smt Ramwati w/o Late Mithailal, Shri Sanjay & Shri Jeetu both s/o Late Ram Kunware in favour of M/s Titanium Realty Projects Private Limited duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 13901 on pages 251/278 as serial no. 6567.
4. Registered Sale deed dated 30.08.2006 executed by Shri Badri Prasad, Shri Gareebe Lal, Shri Ram Saneshi & Shri Nanhe Prasad all s/o Shri Chandrika in favour of M/s Hari Ganga Farms Private Limited duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 6005 on pages 229/274 as serial no. 8073.
5. Registered Sale deed dated 04.08.2006 executed by Shri Molhe s/o Shri Mohkam in favour of Shri Ayodhya Prasad s/o Shri Ram Jeewan duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 as serial no. 7263.
6. Registered Sale deed dated 23.02.2011 executed by Shri Ayodhya Prasad s/o Shri Ram Jeewan in favour of Shri Ram Khelawan s/o Shri Shivcharan duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 10666 on pages 179/272 as serial no. 2444.
7. Registered Sale deed dated 03.09.2011 executed by Shri Ram Khelawan s/o Shri Shivcharan in favour of M/s Titanium Buildwell Private Limited duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 11346 on pages 119/190 as serial no. 11680.
8. Registered Sale Deed dated 18.02.2016 executed by M/s A.N.S. Developers Private Limited in favour of M/s M Tech Developers Corporation duly registered in the office of Sub-Registrar-II, Lucknow Vide Book No. 1, Zild No.17946 on pages 01/56 as Serial No. 2588.
9. Registered Sale Deed dated 17.10.2023 executed by M/s M Tech Developers Corporation in favour of M/s One Oak Realtors Private Limited duly registered in the office of Sub-Registrar-II, Lucknow Vide Book No. 1, Zild No.27133 on pages 79/116 as Serial No. 9785.

DETAILS OF SALE DEEDS OF PROJECT LAND

1. Registered Sale Deed dated 18.02.2016 executed by M/s A.N.S. Developers Private Limited in favour of M/s M Tech Developers Corporation duly registered in the office of Sub-Registrar-II, Lucknow Vide Book No. 1, Zild No.17946 on pages 01/56 as Serial No. 2588.
2. Registered Sale Deed dated 17.10.2023 executed by M/s M Tech Developers Corporation in favour of M/s One Oak Realtors Private Limited duly registered in the office of Sub-Registrar-II, Lucknow Vide Book No. 1, Zild No.27133 on pages 79/116 as Serial No. 9785.



कार्यालय उपनिबंधक सदर द्वितीय लखनऊ जनपद लखनऊ

आवेदन संख्या :2202422805360

प्रमाण संख्या :22024228005083

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- महशर नेयाज़ी पुत्र- नेयाज़ अहमद तहसील लखनऊ जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - बाघा मऊ, वार्ड/परगना- लखनऊ, आवासीय- वन ओक रेअल्टोर्स प्राइवेट लिमिटेड द्वारा अधिकृत महशर नेयाज़ी पुत्र नेयाज़ अहमद , प्लॉट स-जी एच-2 अनुपातिक लैंड एरिया-8472.47 वर्गमीटर खसरा स-401 402 403 419 व 420 प्रोजेक्ट नाम-ईडन ए टी 1 शालीमार वन वर्ल्ड गोमती नगर विस्तार ,

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 02/12/2012 से दिनांक 02/12/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :03-12-2024

- नोट - 1.इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर डूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: नमिता श्रीवासतव।
मिलान करने वाले निबन्धन लिपिक : राजेश कुमार यादव।

Prabhash Singh

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Date: 2024.12.03 18:05:37 +05'30'

उपनिबन्धक सदर द्वितीय
लखनऊ

प्रिंट करें