

UPENDRA KUMAR

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Ref:-

Date:-01.07.2023

NON-ENCUMBRANCES CERTIFICATE

A RESIDENTIAL project "Landcraft Metro Homes" part area 0.9178 hect. Developed by Promoter /Developer "RS Landcraft LLP", situated at Khasra No. 613M, 614M, 615M, Village Basantpur Saithli, Tehsil Modi Nagar, District Ghaziabad, U.P. .

Property Details & Owner Details:-

Khasra no 613M area 1.367 hect, 614M area 0.8305 hect. 615M area 1.4749 hect. Village Basantpur Saithli Tehsil Modi Nagar, District Ghaziabad, Shri Sonu Gupta, S/o Shri Dhanesh Chand Gupta: (ii) Shri Saurabh Gupta, S/o Shri Dhanesh Chand Gupta; (iii) Smt. Seema Rani, W/o Shri Dhanesh Chand Gupta, all residents of IIF-60, Nehru Nagar, Ghaziabad are the Land Owners and "RS Landcraft LLP" is a promoter/ Developer of the Above project.

I Upendra Kumar, Advocate have caused necessary search on dated 23.06.2023 in the office of the Sub Registrar Office, Modi Nagar, District Ghaziabad for the durations from 2003 to 2021 and have examined. Copy of search report 23.06.2023 attached herewith.

All relevant revenue records and documents with respect to the aforesaid property and after due Consideration certify.

1. A registered Sale deed Bhai No 1 Jild No. 845, Page No 683 to 690, S. No. 2069 dated 02.04.2003.
2. A registered Sale deed Bhai No 1 Jild No. 630, Page No 555 to 560, S. No. 543 dated 14.01.2003.
3. A registered Sale deed Bhai No 1 Jild No. 4246, Page No 349 to 454, S. No. 1213 dated 27.01.2011.
4. A registered Sale deed Bhai No 1 Jild No. 3929, Page No 357 to 444, S. No. 9037 dated 29.07.2010.
5. A registered Sale deed Bhai No 1 Jild No. 4656, Page No 279 to 294, S. No. 1517 dated 03.08.2011.
6. That a registered Development Agreement executed between the Land owner and Developer for develop the residential project, in Sub registrar office Thesil Modi Nagar, District Ghaziabad on Bhai No 1 Jild No. 9302, Page No 85 to 214, S. No. 5979, dated 13.07.2017.

I hereby certify that:-

1. The said land free from all sorts of encumbrances, charges, liabilities, attachment of any kind What so ever and the title of the said land is absolutely clear, free and marketable.
2. The said land is no effected by Urban Land Ceiling Act and Tenancy Laws Act etc and there is No need to get NOC certificate for the propose sale of this land.
3. That there is no impediment for creating the mortgage nor there is any restriction by Urban Land (Ceilings Regulations) Act 1976.

It is, certified that Shri Sonu Gupta, S/o Shri Dhanesh Chand Gupta and Shri Saurabh Gupta, S/o Shri Dhanesh Chand Gupta and Smt. Seema Rani, W/o Shri Dhanesh Chand Gupta, all residents of IIF-60, Nehru Nagar, Ghaziabad are the Land Owners and "RS Landcraft LLP" is a promoter/ Developer of the above project, and the owner of the property mentioned having valid and marketable title in the above land.

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