

**SARVESH KUMAR GUPTA**

Mobile : 9839011727

Advocate

Collectorate Court, Lucknow

Legal Advisor:-  
Sahara India, Lucknow Retainer  
Arohi Group Of Companies,  
Unitech Limited, Paarth Infrabuild,  
OMAXE Limited  
Ref No-

Residence:  
L-S-2/37-38, Sector-C,  
Jankipuram,  
Lucknow.(226021)  
PAN:-AHFP67530F  
E-mail:  
lawyer.skgupta@gmail.com  
Date: 06-07-2017

**TO WHOM IT MAY CONCERN**

**Sub.: Non - Encumbrance Certificate / Legal opinion in respect of property bearing plot No's TC-G 8/8 measuring 19717.72Sq.Meter &TC-G 9/9 measuring 18704.68Sq. Meter Total measuring 38422.40 Sq. Meter situated at Vibhuti Khand, Gomti Nagar, Lucknow**

Dear sir,

You have requested for legal verification of the property. I have examined the documents provided by you regarding the property given below, After the perusal of the records and documents provided by you, I certify as under :-

1. That the above property is in the name of **M/s Parsvnath Developers Ltd.** Having its registered and Corporate office at 6<sup>th</sup> Floor "Arunachal Building, 19, Barakhamba Road New Delhi 110001. The said property is the purchased by said **M/s Parsvnath Developers Ltd.**, from **Lucknow Development Authority( LDA )**, Lucknow Vide Two separate registered Sale Deeds Which are duly registered in the office of sub registrar II, Lucknow respectively in Bahi No- I, Jild No-16210 Pages 1 to 24 at Serial No-20963 Dated-10-12-2014. and in Bahi No- I, Jild No-16209 Pages 351 to 374 at Serial No-20960 Dated-10-12-2014, **M/s Parsvnath Developers Ltd** has purchased above mehtioned property from LDA vide before mentioned sale deeds, Hence the said **M/s Parsvnath Developers Ltd.** is the absolute owner, of the said property.
2. That there after the said **M/s Parsvnath Developers Ltd.** constructed the group housing Complex/project as Developers/ Builder in the name and style of "**PARSVNATH PLANET**" after duly approval of lay out & plans vide Permit No's 22370 dated 3-7-2006 & No.36326 dated 9-5-2014 from competent authority i.e. LDA.
3. That I have perused the documents referred to above carefully and found the same to be legal and valid. It shows a complete title upon the above named **M/s Parsvnath Developers Ltd.**
4. That I have also inspected the relevant records available in the office of Sub-Registrar-Lucknow, for the period from 2006-2017 i.e. for 12 years and found that no encumbrance has been created during this period in the area so purchased neither the said property has



ever been transferred by **M/s Parsvnath Developers Ltd.** At present there is no litigation in any court of law, regarding the title of the said property.

5. That **M/s Parsvnath Developers Ltd.** has got executed the sale deeds of their project "Parsvnath Planet, only the unit constructed over the said land to their respective purchasers/ allottee.
6. That as such now, I in the capacity of an Advocate do hereby certify that the above said property is free from all encumbrances and the title of the above named **M/s Parsvnath Developers Ltd.** as above, are clear and marketable.

Thanking You,  
Yours Faithfully,



**SARVESH KUMAR GUPTA**  
Advocate



(भाग-1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

क्रम संख्या

24

लेख पत्र या प्रार्थना पत्र प्रस्तुत करने का दिनांक.....

प्रस्तुतकर्ता या प्रार्थी का नाम..... 04/11/17

लेख्य का प्रकार..... जायसत शाय

प्रतिफल की धनराशि.....

1. रजिस्ट्रीकरण शुल्क.....

2. प्रतिलिपिकरण शुल्क.....

3. निरीक्षण या तलाश शुल्क..... 206117

4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क.....

5. कमीशन शुल्क.....

6. विविध..... 1000

7. यांत्रिक पता..... 110

1 से 6 तक का योग.....

शुल्क वसूल करने का दिनांक..... 4/11/17

दिनांक, जब लेख्य प्रतिलिपि या तलाशनामा पत्र

वापस करने के लिए तैयार किया.....

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर.....



(भाग-1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रक्खा जाने वाला)

म

क्रम संख्या 70

लेख पत्र या प्रार्थना पत्र प्रस्तुत करने का दिनांक 4/11/13

प्रस्तुतकर्ता या प्रार्थी का नाम 24/11/13

लेख्य का प्रकार प्रमेल प्रमेल

प्रतिफल की घनराशि 114

1. रजिस्ट्रीकरण शुल्क 114

2. प्रतिलिपिकरण शुल्क 200/11/13

3. निरीक्षण या तलाश शुल्क

4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क

5. कमीशन शुल्क 114

6. विविध

7. यांत्रिक पत्र 114

1 से 6 तक का योग

शुल्क वसूल करने का दिनांक 4/11/13

दिनांक, जब लेख्य प्रतिलिपि या तलाशनामा

वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर