

MUKESH KUMAR SHARMA ADVOCATE

Off: H-168/4, Sub-Registrar Campus, Gamma-II, Greater Noida, Distt. G.B.Nagar, U.P.

Dated 10-10-2022

NON-ENCUMBRANCES CERTIFICATE
(SEARCH REPORT)

As per instruction of my client, I have inspected and examination of the registration record from the office of Sub-Registrar, Sadar, Greater Noida, at **Distt. Gautam Budh Nagar, U.P.** for a period of last 12 years commencing w.ef. **2011 to 2022** in respect of property i.e. House constructed on plot/land measuring **3153 Sq.Mtrs.** situated in **Plot No.-Plot No.-LS-02, Sector-P4, Greater Noida, Distt. G.B. Nagar, U.P.** within the revenue estate-**Greater Noida, Distt. Gautam Budh Nagar, U.P.** belongs to **M/S PRO INFRAREAL PRIVATE LIMITED, (PAN NO.AAHCP1083A)** a company incorporated under the provisions of the Indian Companies Act, 1956 and having its registered office at **R-10-A, Green Park Extension South West Delhi-110016** owner in possession of the property and the same is registered in the office of Sub Registrar, Sadar, Greater Noida, **Gautam Budh Nagar on Bahi No.-1, Jild No.-41092 Pages-297 to 346, Document No.-11735** on dated **27-05-2022**, in question to be mortgaged. The Registration No.-**11735** is also sanctioned in respect of the property in question in favour of **Builder/Developer/Owner M/S PRO INFRAREAL PRIVATE LIMITED, (PAN NO.AAHCP1083A),** And the proposed/present owner of Commercial plot, which is free from all sorts of encumbrances such as sale, gift, lien, dispute, litigation, injunction, loan, mortgage and decree of any court of law and the said property situated in the **GNIDA, Greater Noida, Distt. Gautam Budh Nagar, U.P.** has marketable value as per record. The above said property can be treated as security for getting loan from any financial institution.

The said Commercial plot of Land is free from all sorts of encumbrances and Urban & Ceiling Act does not applicable on the said Commercial Plot of Land and the Non-Agriculture Permission is also not required due to said Land has been allotted by Greater Noida Industrial Development Authority to the Company.

Mukesh Kumar Sharma

B.Com, L.L.B., (Advocate)

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Reg. No.-17353/1999

Mob:9810264746

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AND WHEREAS THEREAFTER Greater Noida Industrial Development Authority (as Lessor) executed a Lease Deed in respect of the above said Commercial Plot of Land bearing No.- Plot No.-Plot No.-LS-02, Sector-P4, Greater Noida, Distt. G.B. Nagar, U.P., Area measuring-3153 Mtrs., in favour of M/S PRO INFRAREAL PRIVATE LIMITED, (PAN NO.AAHCP1083A), vide Lease Bahi No.-1, Jild No.-41092 Pages-297 to 346, Document No.-11735 on dated 27-05-2022, duly registered in the office of Sub Registrar, Sadar, Greater Noida, Gautam Budh Nagar, U.P. That there is only one lease deed dated 27-05-2022 registered at sub-registrar office, Sadar, Greater Noida in favor of M/s OASIS REALTECH PVT. LTD.,for the last 12 years.

In view of the above, I am the opinion that M/S PRO INFRAREAL PRIVATE LIMITED has a valid title and is competent to sell the property.

The copy of receipt of the search bearing Receipt No.-2022145057875, Office of Sub-Registrar-Sadar, Distt. G.B. Nagar, U.P. enclosed herewith dated 10-10-2022.

Place: Greater Noida

Date-10-10-2022

Mukesh Kumar Sharma


(Mukesh Kumar Sharma)
Advocate

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर ग्रेटर नोएडा
गोतम बुद्ध नगर

क्रम संख्या 2022145057875

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 10/10/2022

प्रस्तुतकर्ता या प्रार्थी का नाम मुकेश कुमार शर्मा एड

लेख का प्रकार: मुआयना 2011 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुह्तार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

शुल्क वसूल करने का दिनांक

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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10/10/2022

10/10/2022