



Government of Uttar Pradesh



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Certificate No.	: IN-UP51566441150229U
Certificate Issued Date	: 25-Jul-2022 03:44 PM
Account Reference	: NEWIMPACC (SV)/ up14176204/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1417620495327239419895U
Purchased by	: ELDECO HOUSING AND INDUSTRIES LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ELDECO HOUSING AND INDUSTRIES LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ELDECO HOUSING AND INDUSTRIES LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

सत्यमेव जयते



007

Please write or type below this line

IN-UP51566441150229U

UNDERTAKING

This is to certify that Eldeco Housing & Industries Limited having its Registered Office at Eldeco Corporate Chamber-1, 2nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow – 226010, has not availed any type of loan either secured or unsecured against the land of the Project namely **“Eldeco Latitude-27 at Eldeco City, IIM Road, Lucknow (Project)**. The land of the above mentioned project is free from all sorts of encumbrances as on date.

Dated :21/01/2023

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



बार कौंसिल आफ उत्तर प्रदेश



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१
की धारा २२ (१) के अंतर्गत प्रदत्त

क्रमांक उत्तर प्रदेश २१६६ सन् १९९५

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती हरिद शुक्ल

आत्मज/आत्मजा/पत्नी श्री चन्द्र प्रकाश शुक्ल

जिला लखनऊ आज की तिथि से उत्तर प्रदेश बार कौंसिल के अन्तर्गत ऐडवोकेट स्वीकृत किए गए तथा उनका नाम ऐडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार कौंसिल द्वारा अनुरक्षित ऐडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक १६ फरवरी १९९५ को बार कौंसिल द्वारा मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

(मुन्ना चतुर्वेदी)

कार्यवाहक सचिव

बार कौंसिल आफ उत्तर प्रदेश

इस प्रमाण-पत्र के अंतर्गत मुद्रांक शुल्क

रु० रु० २२-/- का मुद्रांक-पत्र एतत्सह संलग्न है।

**HARIT SHUKLA
ADVOCATE**

**54-55, Shyam Vihar
Behind TATA Motors
Near Lavanya Hospital
Dhawa, Deva Road
Lucknow -19
+919839128935
haritshukla@lawyer.com**

Name of the Owner	Eldeco City Pvt. Ltd. I am further given to understand that vide order passed by the NCLT, Allahabad, Eldeco City Pvt. Ltd has amalgamated and merged with Eldeco Housing Industries Ltd.
Name of the Advocate Address Tel. No. (Office, Mobile, Residence) Email ID Fax No.	Harit Shukla 54-55, Shyam Vihar Behind Tata Motors, Near Lavanya Hospital Dhawa, Deva Road Lucknow - 226019 +919839128935 haritshukla@lawyer.com
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Ashish Singh Eldeco Housing and Industries Ltd.

NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT - LATITUDE 27 -

ELDECO CITY, IIM ROAD, LUCKNOW

3. Full / correct description of the property:



Full description of property to be certified as non-encumbered containing details such as total area of plotetc.

Survey /Door Patta/ Khata.No	Pieces or parcels of land as Khasra number/s 314, 316 and 319 each admeasuring 0.023, 0.027 and 0.121 Hectares respectively at village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring $0.023 + 0.027 + 0.121$ Hectares = 0.171 Hectares

Boundaries

Khasra number	East	West	North	South
314	Land of Khasra no. 329	Land of Khasra no. 305	Land of Khasra no. 315 and 317	Land of Khasra no. 313 and 312
316	Land of Khasra no. 317	Land of Khasra no. 239	Land of Khasra no. 239, 240 and 241	Land of Khasra no. 305 and 315
319	Land of Khasra no. 329, 330 and 357	Land of Khasra no. 317	Land of Khasra no. 358	Land of Khasra no. 313

Documents made available

1. Copy of the lease deed executed by the office of the Lucknow Development Authority, Lucknow (hereinafter referred to as the L.D.A in favour of Eldeco City Pvt. Ltd. in respect to the said property.



The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 22 at pages 155-350 at serial no. 01 on 28-06-2012.

2. Copy of the correction deed executed by the office of the L.D.A. in respect to the typographical errors in the lease deed dated 28-06-2012 in favour of Eldeco City Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 22 at pages 355-360 at serial no. 01 on 08-01-2014.

3. Khetauni as available on the website upbhulekh.gov.in for the Fasli years 1426-1431 for land as Khasra number/s 314, 316 and 319 at village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow wherein the name of L.D.A. has been recorded as the Bhumidhar with transferable rights.

OPINION

On the basis of the aforesaid documents made available the ownership of Eldeco City Pvt. Ltd. now amalgamated and merged with Eldeco Housing Industries Ltd. is established as under

- a) That L.D.A is the recorded Bhumidhar with transferable rights of the said property.
- b) That vide a duly registered lease deed dated 28-06-2012 the said property has been granted on lease in favour of Eldeco City Pvt. Ltd. for a period of 30 years commencing from 27-06-2012 with a right of renewal of 2 more terms of 30 years each.



- c) That due to a typographical error in the aforesaid lease deed a correction deed was registered on 08-01-2014 whereby the error was rectified.

CONCLUSION

L.D.A. is the current owner of the said property and the said property been granted on lease in favour of Eldeco City Pvt. Ltd. now amalgamated and merged with Eldeco Housing Industries Ltd. by the L.D.A. commencing from 27-06-2012 with a right of renewal of 2 ore terms of 30 years each and Eldeco City Pvt. Ltd. now amalgamated and merged with Eldeco Housing Industries Ltd.enjoys a clear and legal title over the lease hold rights of the said property and the same is free from all sorts of encumbrances, liens and charges of any nature whatsoever.

Place: Lucknow

Signature of the Advocate

Harit Shukla

Harit Shukla

19-01-2023



**HARIT SHUKLA
ADVOCATE**

**54-55, Shyam Vihar
Behind TATA Motors
Near Lavanya Hospital
Dhawa, Deva Road
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Name of the Owner	Eldeco City Pvt. Ltd. I am further given to understand that vide order passed by the NCLT, Allahabad, Eldeco City Pvt. Ltd has amalgamated and merged with Eldeco Housing Industries Ltd.
Name of the Advocate Address Tel. No. (Office, Mobile, Residence) Email ID Fax No.	Harit Shukla 54-55, Shyam Vihar Behind Tata Motors, Near Lavanya Hospital Dhawa, Deva Road Lucknow - 226019 +919839128935 haritshukla@lawyer.com
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Ashish Singh Eldeco Housing and Industries Ltd.

NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT - LATITUDE 27 -

ELDECO CITY, IIM ROAD, LUCKNOW

3. Full / correct description of the property:



Full description of property to be certified as non-encumbered containing details such as total area of plotetc.

Survey /Door Patta/ Khata.No	Pieces or parcels of land as Khasra number/s 329 Ka Min i.e. 329 (P) admeasuring 0.1770 Hectaresrespectively at village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1770Hectares

Boundaries

Khasra number	East	West	North	South
329 Ka Min i.e. 329 (P)	Remaining land of Khasra no. 329	Chuk road and then land of Khasra no. 317	Land of Khasra no. 330 and 331	Chuk road and then land of Khasra no. 327 and 328

Documents made available

1. Copy of the sale deed executed by the office of the Lucknow Development Authority, Lucknow (hereinafter referred to as the L.D.Ain favour of Eldeco City Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 22at pages361-398at serial no. 02 on 11-07-2014.



2. Khetauni as available on the website upbhulekh.gov.in for the Fasli years 1426-1431 for land as Khasra number/s 329 Ka Min at village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow wherein the name of L.D.A. has been recorded as the Bhumidhar with transferable rights.

OPINION

On the basis of the aforesaid documents made available the ownership of Eldeco City Pvt. Ltd. now amalgamated and merged with Eldeco Housing Industries Ltd. is established as under

- a) That L.D.A is the recorded Bhumidhar with transferable rights of the said property.
- b) That vide a duly registered lease deed dated 08-01-2014 the said property was sold and transferred by L.D.A. in favour of Eldeco City Pvt. Ltd.

CONCLUSION

Eldeco City Pvt. Ltd. now amalgamated and merged with Eldeco Housing Industries Ltd. is the current owner in possession of the said property and the said property is free from all sorts of encumbrances, liens and charges of any nature whatsoever.

Place: Lucknow

Signature of the Advocate

Harit Shukla

19-01-2023



**HARIT SHUKLA
ADVOCATE**

**54-55, Shyam Vihar
Behind TATA Motors
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Name of the Owner	Artistry Construction Pvt. Ltd.
Name of the Advocate	Harit Shukla
Address	54-55, Shyam Vihar
Tel. No. (Office, Mobile, Residence)	Behind Tata Motors, Near Lavanya Hospital Dhawa, Deva Road
Email ID	Lucknow - 226019
Fax No.	+919839128935 haritshukla@lawyer.com
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Ashish Singh Eldeco Housing and Industries Ltd.

NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT – LATITUDE 27 –

ELDECO CITY, IIM ROAD, LUCKNOW

3. Full / correct description of the property:

Full description of property to be certified as non-encumbered containing details such as total area of plot etc.

Survey /Door	Pieces or parcels of land as Khasra number/s 331 Khaad measuring
Patta/ Khata.No	0.1390 Hectares at village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow (referred to as the said Property in the present report)



Measurement / Extent of property	Land total admeasuring 0.1390 Hectares
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Boundaries

Khasra number	East	West	North	South
331 Kha	Land of Khasra no. 331 part	Land of Khasra no. 340	Land of Khasra no. 340 and 343	Land of Khasra no. 329

Documents made available

1. Copy of the sale deed executed by Shamsuddin, Hafeezuddin, Faqrudin, Samauddin and Badruddinin favour of Artistry Constructions Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 6794 at pages 351-400 at serial no. 7082 on 26-07-2007.

2. Khetauni as available on the website upbhulekh.gov.in for the Fasli years 1426-1431 for land as Khasra number/s 331 Kha at village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow wherein the name of Artistry Constructions Pvt. Ltd. has been recorded as the Bhumidhar with transferable rights.

OPINION

On the basis of the aforesaid documents made available the ownership of Artistry Constructions Pvt. Ltd. is established as under



a) That Artistry Constructions Pvt. Ltd is the recorded Bhumidhar with transferable rights of the said property.

b) That earlier vide a duly registered sale deed dated 26-07-2007 Artistry Constructions Pvt. Ltd. had purchased the said property from Shamsuddin, Hafeezuddin, Faqrudin, Samauddin and Badruddin.

CONCLUSION

Artistry Constructions Pvt. Ltd. is the current owner in possession of the said property and the said property is free from all sorts of encumbrances, liens and charges of any nature whatsoever.

Place: Lucknow

Signature of the Advocate

Harit Shukla

Harit Shukla

19-01-2023



**HARIT SHUKLA
ADVOCATE**

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Name of the Owner	Utsav Constructions Pvt. Ltd.
Name of the Advocate	Harit Shukla
Address	54-55, Shyam Vihar
Tel. No. (Office, Mobile, Residence)	Behind Tata Motors, Near Lavanya Hospital Dhawa, Deva Road
Email ID	Lucknow - 226019
Fax No.	+919839128935 haritshukla@lawyer.com
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Ashish Singh Eldeco Housing and Industries Ltd.

**NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT - LATITUDE 27 -
ELDECO CITY, IIM ROAD, LUCKNOW**

3. Full / correct description of the property:

Full description of property to be certified as non-encumbered containing details such as total area of plot etc.

Survey /Door	Pieces or parcels of land as Khasra number/s 330 admeasuring 0.274
Patta/ Khata.No	Hectares respectively at village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow (referred to as the said Property in the present



	report)
Measurement / Extent of property	Land total admeasuring 0.274 Hectares

Boundaries

Khasra number	East	West	North	South
330	Land of Khasra no. 331 and 343	Chuk road and then land of Khasra no. 317	Land of Khasra no. 357	Nali and land of Khasra no. 329

Documents made available

1. Copy of the sale deed executed by AleemunNishanin favour of Utsav Constructions Pvt. Ltd.in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 8257at pages001-044at serial no. 515 on 19-01-2009

2. Khetauni as available on the website upbhulekh.gov.in for the Fasli years 1426-1431 for land as Khasra number/s 330at village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow wherein the name of Utsav Construction Pvt. Ltd.has been recorded as the Bhumidhar with transferable rights.

OPINION

On the basis of the aforesaid documents made available the ownership of Utsav Construction Pvt. Ltd.is established as under



a) That Utsav Constructions Pvt. Ltd is the recorded Bhumidhar with transferable rights of the said property.

b) That earlier vide a duly registered sale deed dated 19-02-2009 Utsav Constructions Pvt. Ltd. had purchased the said property from Aleemun Nishan

CONCLUSION

Utsav Constructions Pvt. Ltd. is the current owner in possession of the said property and the said property is free from all sorts of encumbrances, liens and charges of any nature whatsoever.

Place: Lucknow

Signature of the Advocate

Harit Shukla

Harit Shukla

19-01-2023



**HARIT SHUKLA
ADVOCATE**

**54-55, Shyam Vihar
Behind TATA Motors
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Name of the Owner	Frozen Construction Pvt. Ltd.
Name of the Advocate	Harit Shukla
Address	54-55, Shyam Vihar
Tel. No. (Office, Mobile, Residence)	Behind Tata Motors, Near Lavanya Hospital Dhawa, Deva Road
Email ID	Lucknow - 226019
Fax No.	+919839128935 haritshukla@lawyer.com
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Ashish Singh Eldeco Housing and Industries Ltd.

NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT - LATITUDE 27 -

ELDECO CITY, IIM ROAD, LUCKNOW

3. Full / correct description of the property:

Full description of property to be certified as non-encumbered containing details such as total area of plot etc.

Survey /Door	Pieces or parcels of land as Khasra number/s 315admeasuring 0.764
Patta/ Khata.No	Hectaresat village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow (referred to as the said Property in the present report)



- a) That Frozen Construction Pvt. Ltd is the recorded Bhumidhar with transferable rights of the said property.
- b) That earlier vide a duly registered sale deed dated 19-09-2006 Frozen Construction Pvt. Ltd. had purchased the said property from Rasheed Beg and Naseem Beg.

CONCLUSION

Frozen Construction Pvt. Ltd. is the current owner in possession of the said property and the said property is free from all sorts of encumbrances, liens and charges of any nature whatsoever.

Place: Lucknow

Signature of the Advocate

Harit Shukla

Harit Shukla

19-01-2023



**HARIT SHUKLA
ADVOCATE**

**54-55, Shyam Vihar
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Name of the Owner	Erudite Construction Pvt. Ltd.
Name of the Advocate	Harit Shukla
Address	54-55, Shyam Vihar
Tel. No. (Office, Mobile, Residence)	Behind Tata Motors, Near Lavanya Hospital Dhawa, Deva Road
Email ID	Lucknow - 226019
Fax No.	+919839128935 haritshukla@lawyer.com
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Ashish Singh Eldeco Housing and Industries Ltd.

NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT – LATITUDE 27–

ELDECO CITY, IIM ROAD, LUCKNOW

3. Full / correct description of the property:

Full description of property to be certified as non-encumbered containing details such as total area of plot etc.

Survey /Door	Pieces or parcels of land as Khasra number/s 239 and 317 each
Patta/ Khata.No	admeasuring 0.528 and 0.6890 Hectares respectively at village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow (referred to



	as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 1.217 Hectares

Boundaries

Khasra number	East	West	North	South
Combined Boundaries of 239 and 361	Nali and thereafter land of Khasra no. 359 and 317	½ part of land of Khasra no. 239 and then land of Khasra no. 240	Chuk road and then land of Khasra no. 235 and 236	Nali and thereafter land of Khasra no. 315
317	Chuk road and then land of Khasra no. 329, 330 and 357	½ part of land of Khasra no. 317 and then Nali and thereafter land of Khasra no. 239 and 315	Land of Khasra no. 359 and 360	Land of Khasra no. 314 and 313

Documents made available

1. Copy of the sale deed executed by Nafees Beg, Sarwar Jahan and Suraiyyain favour of Erudite Constructions Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 7389 at pages 323-382 at serial no. 3296 on 03-04-2008



2. Khetauni as available on the website upbhulekh.gov.in for the Fasli years 1426-1431 for land as Khasra number/s 239 and 317 at village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow wherein the name of Erudite Constructions Pvt. Ltd. has been recorded as the Bhumidhar with transferable rights.

OPINION

On the basis of the aforesaid documents made available the ownership of Erudite Constructions Pvt. Ltd. is established as under

- a) That Erudite Constructions Pvt. Ltd. is the recorded Bhumidhar with transferable rights of the said property.
- b) That earlier vide a duly registered sale deed dated 03-04-2008 Erudite Constructions Pvt. Ltd. had purchased the said property from Nafees Beg, Sarwar Jahan and Suraiyya

CONCLUSION

Erudite Constructions Pvt. Ltd. is the current owner in possession of the said property and the said property is free from all sorts of encumbrances, liens and charges of any nature whatsoever.

Place: Lucknow

Signature of the Advocate

Harit Shukla

Harit Shukla

19-01-2023



**HARIT SHUKLA
ADVOCATE**

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Behind TATA Motors
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Name of the Owner	Horizon Infracon Pvt. Ltd.
Name of the Advocate	Harit Shukla
Address	54-55, Shyam Vihar
Tel. No. (Office, Mobile, Residence)	Behind Tata Motors, Near Lavanya Hospital Dhawa, Deva Road
Email ID	Lucknow - 226019
Fax No.	+919839128935 <u>haritshukla@lawyer.com</u>
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Ashish Singh Eldeco Housing and Industries Ltd.

NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT – LATITUDE 27--

ELDECO CITY, IIM ROAD, LUCKNOW

3. Full / correct description of the property:

Full description of property to be certified as non-encumbered containing details such as total area of plot etc.

Survey /Door	Pieces or parcels of land as Khasra number/s 313 Saad measuring
Patta/ Khata.No	1.1650 Hectares respectively at village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow (referred to as the said Property in the



	present report)
Measurement / Extent of property	Land total admeasuring 1.1650 Hectares

Boundaries

Khasra number	East	West	North	South
313	Chuk road and then land of Khasra no. 328, 320, 321, 318 and 325	Part of land of Khasra no. 313, 312, 309, 308, 306, 307 and 305	Land of Khasra no. 314, 315 and 316	IIM Road

Documents made available

1. Copy of the sale deed executed by Surya Season Foods Pvt. Ltd. in favour of Horizon Infracon Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 5965 at pages 317-592 at serial no. 7512 on 14-08-2006.

2. Khetauni as available on the website upbhulekh.gov.in for the Fasli years 1426-1431 for land as Khasra number/s 313 Saat village Mutakkipur, Pargana Mahona, Tehsil and District Lucknow wherein the name of Horizon Infracon Pvt. Ltd. has been recorded as the Bhumidhar with transferable rights.

OPINION

On the basis of the aforesaid documents made available the ownership of Horizon Infracon Pvt.



Ltd. is established as under

- a) That Horizon Infracon Pvt. Ltd. is the recorded Bhumidhar with transferable rights of the said property.
- b) That earlier vide a duly registered sale deed dated 14-08-2006 Horizon Infracon Pvt. Ltd. had purchased the said property from Surya Season Foods Pvt. Ltd.

CONCLUSION

Horizon Infracon Pvt. Ltd. is the current owner in possession of the said property and the said property is free from all sorts of encumbrances, liens and charges of any nature whatsoever.

Place: Lucknow

Signature of the Advocate

Harit Shukla

Harit Shukla

19-01-2023

