

ASHUTOSH SHARMA

ADVOCATE

En. No. – D/2654/1999

Chamber: 566, Western Wing, Tis Hazari Courts, Delhi-110054

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CERTIFICATE OF NON-ENCUMBRANCE

1.1, Ashutosh Sharma, Advocate having more than 10 years experience, has examined the following title deed(s) and other document(s) there Plot no. P-3 & P4 / TS -2A, SECTOR -22D, YEIDA admeasuring 28783.029 sq.mtr. situated at Plot no. P-3 & P4 / TS -2A, SECTOR -22D, YEIDA a Gautam Buddha Nagar, Uttar Pradesh India (for short, "scheduled premise") belonging to STARCITY INFRADEVELOPERS PVT LTD.

- Copy of the Deed of Sub-Lease dated 04.11.2020 is duly executed by and between Yamuna Expressway Industrial Development Authority (YEIDA) and M/s ATS Reality Pvt Ltd. to STARCITY INFRADEVELOPERS PVT LTD.
- Copy of the sanction letter dated 18.09.2024 issued by Yamuna Expressway Industrial Development Authority (YEIDA) to STARCITY INFRADEVELOPERS PVT LTD
- 2. In my opinion, the aforesaid documents or title are valid evidence of right, title and interest. I do not find anything adverse which prevent the title holders of the scheduled premise from registration in RERA since the Flow of title and interest of the scheduled property) in the name of STARCITY INFRADEVELOPERS PVT LTD is non-encumbered, absolute, and clear.

3. further, I have examined the documents in detail, taking into account the other Revenue factors. I do not find anything adverse which prevent the title holders of the scheduled premise from RERA registration.

4. It is to be confirmed that the title document which were herein provided and produced

5. were executed, stamped and registered in accordance with the law. They have the effect of conveying lawful title in favour of STARCITY INFRADEVELOPERS PVT LTD

6. It is further certified that the scheduled premise is not subject matter of any attachment or any proceed of court or of they or any of them is the subject matter of any litigation pending before any court of law.

Yours truly,



Ashutosh Sharma

[Advocate]

Dated -09.10.2024

ASHUTOSH SHARMA

Advocate

En. No.-D/2654/1999

Mob.-7838043334

Ch. No.-566, Western Wing

Tis Hazari Courts, Delhi-54

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