



PRADEEP GUPTA
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Date.....

Date:- 17/02/2023

NON- ENCUMBERANCE CERTIFICATE

Dear Sir,

I, Pradeep Kumar, Advocate, on the basis of the documents produced before me which have been verified by me and on the basis of inspection of land records, do hereby certify:

- A. That Mr. Deepak Gambhir S/o Padam Chand Gambhir having his office at 117, Shreshtha Vihar, Delhi-110092 has been allotted immovable property bearing No. C-3, admeasuring 5994.08 sq. mtrs, situated at Koyal Enclave, Tehsil & District Ghaziabad, (U.P.) (hereinafter "Scheduled Property") by Ghaziabad Development Authority through auction dated 29.10.2021 vide allotment letter no. 1827/व्यव०अनु०/2021 dated 25.11.2021 and he is in possession of the said immovable property vide possession transfer letter dated 07.06.2022.
- B. That Mr. Deepak Gambhir has entered into a Consortium Agreement dated 04.03.2022 with M/s Oxy Heightz Infra LLP which has been registered vide book no. 4 volume no. 1748 at page 141 to 220 at serial no. 1420 on 04.03.2022 vide which M/s Oxy Heightz Infra LLP has been appointed as Lead Consortium Partner with rights to develop, construct, market, sell and to do all ancillary and incidental activities for development and promotion of the commercial project namely "OXY HI STREET" on the Scheduled Property.
- C. That as per inspection of land records, the Scheduled Property is free from all kinds of encumbrances.

Enclosed:-

1. Original Certificate of Search (Rule 827) bearing No. 10/2023 Dated 10-02-2023.
2. Original Receipt No. 2023138003079 Dated 10-02-2023.

PRADEEP GUPTA

Advocate & Legal Advisors

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भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

निवास संख्या सदर तृतीय

गाजियाबाद

क्रम संख्या 2023138003079

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 10/02/2023

प्रस्तुतकर्ता या प्रार्थी का नाम प्रदीप गुप्ता एड

लेख का प्रकार: भार प्रमाण 2011 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 10/02/2023

दिनांक जब लेख प्रतिलिपि या तलाश 10/02/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

योलय उप निवासक (तृतीय)
गाजियाबाद

FORM NO-29
(RULE 827)
CERTIFICATE OF SEARCH

CERTIFICATE NO.....
APPLICATION NO..... 10/2023

Shri..... गद्य पुराण देवांक....., Ghaziabad have applied to me for a Certificate given particulars of registered Sale and encumbrances, if any, respect the under mentioned property.

लॉन्ग नंबर C-3 वर्ग अवृत्ति - 5994.00 रुपये रुपये अवृत्ति
5-एकड़ नंबर जीवनी अवृत्ति, अमृत-गढ़ - 45 रुपये रुपये रुपये
8145 गोदान/GH-3A अवृत्ति - 8145 गोदान/GH-2 अवृत्ति - 24 रुपये
रुपये 1

I have certify that Search has been made in book No I and in the annexed relating to have to from the Year..... 2011..... to the year..... 10.1.2022..... for facts and encumbrances appear to:

| NO | (a) Description of the property given in the document | DATE | Tenure & value of document | Name of the parties Execution Chimed | Reference NO Year |
|--------------|---|-------------|----------------------------|---|-------------------|
| <u>34086</u> | <u>प्लॉट नं 813612</u> | <u>2001</u> | <u>माला</u> | <u>ये दस्तावेज नहीं दिए गए</u> | |

Prerared by:

(Signature)
(DESIGNATION)

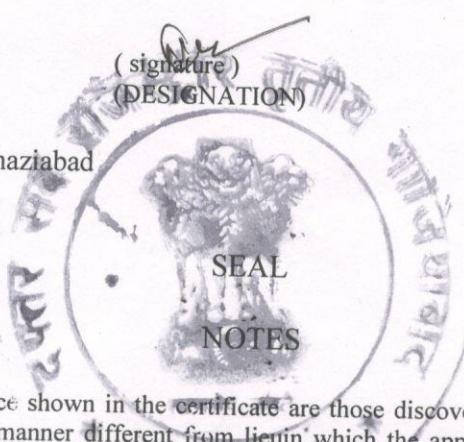
search made and Certificate

Examined by

Om
**SIGNATURE OF
REGISTRAR**

OFFICE:- Sub-Registrar-III Ghaziabad

DATE:- 10.1.2023



1. The acts and encumbrance shown in the certificate are those discovered with reference to the described in requested documents in manner different from lieuin which the applicants has described these transaction evidenced by such documents will not be included in the certificate.
2. The require search has been made as carefully as possible by office but the department will not in pay account here is self responsible for arrears in the result of the safes embodied in the certificate.
3. This certificate does not include documents if any which has been presented but have not been registered up to date.