

**HARIT SHUKLA
ADVOCATE**

**54-55, Shyam Vihar
Behind TATA Motors
Near Lavanya Hospital
Dhawa, Deva Road
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Name of the Owner	Think Buildwell Private Limited (Owner) Narena Infra Pvt. Ltd. (Promoter/Builder)
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 - 226028 +919839128935 haritshukla@lawyer.com
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Ankit Shukla Narena Infra Private Limited.

**NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT – ROHIT ELITE AT
GROUP HOUSING PLOT AS PLOT NO. G.H. - 1/9 ADMEASURING 5252.80 SQ. MTS. SITUATED
AT SECTOR 1, VARDAN KHAND, GOMTI NAGAR EXTENSION, WARD - RAFI AHMAD KIDWAI
NAGAR, 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.

Plot/Survey /Door Patta/ Khata. No	Group Housing Plot as Plot No. G.H. - 1/9 admeasuring 5252.80 sq. mts. situated at Sector 1, Vardan Khand, Gomti Nagar Extension, Ward - Rafi Ahmad Kidwai Nagar, Lucknow
Measurement / Extent of property	Land total admeasuring 5252.80 sq. mts.

Boundaries

East	West	North	South
10 mts. wide green Belt and 30 mts. wide road	C type plots	Plot No.GH-1/08	24 mts. wide Road

Documents made available

1. Copy of the sale deed executed by Smriti Garg nee Smriti Gupta Tehmina in favour of Think Buildwell Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow – II and is recorded in the office of the same in Book No. I, Vol. No. 27314 at pages 305 to 332 at serial no. 722 on 23.01.2024.

2. Copy of the Builder Agreement executed in between Think Buildwell Pvt. Ltd. and Narena Infra Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow – II and is recorded in the office of the same in Bahi No.1, Jild No – 27861 at pages 001-080 at serial no.13101 on 20-12-2024

OPINION

On the basis of the aforesaid documents made available the ownership of Think Buildwell Pvt.

Ltd. is established as under

- a) That one Smriti Garg nee Smriti Gupta was the owner in possession of the said property.
- b) That vide a duly registered sale deed as document no. 722 dated 23-01-2024 Smriti Garg nee Smriti Gupta sold and transferred the said property in favour of Think Buildwell Pvt. Ltd.
- c) That vide a duly registered Builders' Agreement as document no. 13101 dated 20-12-2024 Think Buildwell Pvt. Ltd. has joined hands with Narena Infra Pvt. Ltd. for development, construction and promotion of a group housing complex over the said property.

CONCLUSION

Think Buildwell Pvt. Ltd. is the recorded owner of the said property and Think Buildwell Pvt. Ltd. has joined hands with Narena Infra Pvt. Ltd. for development, construction and promotion of a group housing complex over the said property **and a charge has been created over the said property by way of Equitable Mortgage in favour of Tata Capital Limited.**

Place: Lucknow

Signature of the Advocate

Harit Shukla – Bar Council Registration No. 2167/1995

14-11-2025