

**GAURAV SETH
ADVOCATE
CHAMBER NO. D-319,
KKD COURT COMPLEX
SHAHDARA, DELHI-110032
MOB NO. 9717355900
ENRL. NO. D-865/2000**

Dated 31-7-2018

CERTIFICATE IN REGARD TO THE ENCUMBRANCES (IF ANY) TO THE TITLE OF THE LAND AND THE GROUP HOUSING PROJECT THEREUPON IN COMPLIANCE TO THE U.P. RERA.

This certificate is being issued for the purposes of disclosing the encumbrances, if any, found over the Group Hosing project named as SIKKA KRISH GREENS, launched by promoter M/s NAV GRIH DEVELOPERS PVT. LTD. (hereinafter referred as 'promoter') BUILT ON LAND ADMEASURING 4 ACRES IN KHASRA NO. 284, 285, 286, 288, 290 and 291, situated at VILLAGE JATOLI, TEHSIL SARDHANA, DISTRICT MERRUT, U.P. (hereinafter referred as 'Plot').

DETAILS OF THE IMMOVABLE PROPERTY CONCERNING GROUP HOUSING PROJECT OF THE PROMOTER

The immoveable property in respect of which this certificate is being issued is LAND ADMEASURING 4 ACRES FALLING IN KHASRA NO. 284,285, 286, 288, 290 and 291 OF VILLAGE JATOLI, TEHSIL SARDHANA, DISTRICT MERRUT, U.P. This land / 'plot' belonged to APEX PROPMART PVT. LTD. having registered office at:- A-312, Merrut Mall, Merrut, U.P. vide various Sale Deed executed in the year 2007, 2008, 2009, 2014 respectively. The said owner (Apex Propmart Pvt. Ltd.) has entered into a joint venture with the 'promoter' vide agreement



dated 26-08-2013 whereby the 'promoter' has been given rights to raise Group Housing Project under the Joint Venture Basis wherein the Brand Name of the 'promoter' would remain for the purposes of Sale of the Units being built in the said project.

NAME & ADDRESS OF THE PROMOTER AND DETAILS OF THE TITLE: -

M/s NAV GRIH DEVELOPERS PVT. LTD. HAVING REGISTERED OFFICE AT:- C-60, PREET VIHAR, DELHI 110092.

The immoveable property in respect of which this certificate is being issued is part of land comprising Khasra No. 284,285, 286, 288, 290 and 291 OF VILLAGE JATOLI, TEHSIL SARDHANA, DISTRICT MERRUT, U.P. The Copy of the Joint Venture Agreement is annexed herewith. The land comprising Khasra No. 284,285, 286, 288, 290 and 291 OF VILLAGE JATOLI, TEHSIL SARDHANA, DISTRICT MERRUT, U.P. is a free hold land. The Joint Venture Agreement and the sale deed executed in favour of the Apex Propmart Pvt. Ltd is still valid and in continuation as verified from the documents scrutinized. It has come across that the joint Venture Agreement and the Sale deed of the Khasra Numbers mentioned hereinabove has not been cancelled/revoked till date. The Owner in favour of 'promoter' permits them to raise construction under the Group Housing Scheme. The title in respect of the land/plot vest with Apex Propmart Pvt. Ltd. with whom the promoter is developing/constructing the Group Housing Project as per the terms manifest in the Joint Venture Agreement dated 26.08.2013 is a free hold Land. It is evident from the verification of the various documents that the land in favour of Apex Propmart Pvt. Ltd. Is encumbrance free.

'Promoter' is a company duly registered with R.O.C Delhi.




**DETAILS PERTAINING TO THE MORTGAGE / LIEN /
PLEDGE / LOAN / CREDIT FACILITY AVAILED FOR THE
DEVELOPMENT OF THE RESIDENTIAL PROJECT BY
THE LESSEE.**

'NIL'

Annexures: -

- (I) True copy of Joint Venture agreement between Apex Propmart Pvt. Ltd. And the 'Promoter'.
- (II) Certificate of incorporation of 'Promoter' with ROC



**GAURAV SETH
ADVOCATE**

Note: - This certificate has been drafted / scribed by the undersigned as per the documents provided and declarations made by the promoter. All possible necessary precautions were taken while drafting/scribing the present certificate.