

SANDHYA SINGH,
(Advocate)
Reg. No. 6616/2008
New Chamber no 1 gate no.3
Civil court Lucknow

Dated: 06.12.2021

Non encumbrance certificate/ Title report regarding

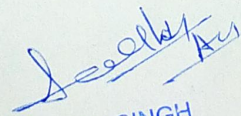
I, Smt. Sandhya Singh Advocate, having an experience of more than 15 years in the field of litigations and being Advocate I have carefully perused the sale deed dated 15.03.2019 executed by Ansal Properties and Infrastructure Limited a company incorporated under the companies Act 1956 having its registered office at 115 Ansal Bhawan 16 Kasturba Gandhi Marg New Delhi 110001 and branch office/local office at 7th floor shopping square 2 Sector D Sushant Golf city Lucknow through Authorized signatory Mr Subhagiya Mishra son of Mr Mahendra Kumar Mishra and Mr Neeraj Jha son of Mr Ram Naresh Jha in favour of True R.R Civil Tech Private Limited company incorporated under the companies Act 1956 having its registered office at first floor Raja Ram Kumar Plaza 75 Hazratganj , Lucknow through its Director Mr Rahul Agarwal son of Mr Sumer Agarwal the said sale deed is duly registered in the office of Sub Registrar Lucknow at Bahi no.01 Jild no.1958 pages no. 73 to 108 at serial no.7470 registered on 15.03.2019 in the office of Sub Registrar Lucknow.

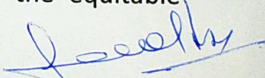
From the perusal of the contents of the said registered sale deed it is clear that the Housing and Urban planning Department, Government of Uttar Pradesh keeping in view the mandates of the national and safe housing policy, announced policy dated 22.11.2003 to be known as Hi Tech Township Policy to promote and facilitate private sector participation in the Development of Hitech Townshi with world class infrastructure and for which it invited proposals for development of Hitech Township in the State

of U.P And whereas the High power committee constituted by the Government of Uttar Pradesh selected M/S Ansal Properties and infra-structures Limited for the development of Hitech Township on Sultanpur Road Lucknow and under the Policy of High power committee constituted by the Government of Uttar Pradesh has selected the Ansal API for development of High Tech Township at Sultanpur Road in Lucknow on the land measuring 3530 sqr acres and the Memorandum understanding to that effect has been signed and executed between Ansal API and LDA has constituted under the provisions of Uttar Pradesh Urban Planning and Development Act 1973 LDA .And the detailed layout plan of Hitech Township has also been approved by the Lucknow Development Authority Lucknow and the land use of the Proposed site conforms to the Development of Hitech township as per the master plan Lucknow 2021 and the seller Ansal Properties and Infra structure have sold the said undivided share of land Tower and admeasuring 986.00 sqr Mt in group Housing Project known as "Celerity meadows Block E" in Sector I situate at Sushant Golf city Sultanpur Road Lucknow for the total sale consideration of Rs 2,13,15,195/- and the said amount has been acknowledged by the seller from the said Purchaser in the presence of the witnesses.

The map is duly sanctioned by the LDA in respect of the said property.

From the perusal of the sale deed, it is clear that the purchaser has good and marketable title pertaining to the said property and the equitable Mortgage can be created in respect of the said property


SANDHYA SINGH
Advocate


Yours Faithfully

(Adv. Sandhya Singh)

Reg. No. 6616/2008

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