

MOHD KHALID (Advocate)

Enrolment No. UP18424/99

Chamber No. 66, Sadar Tehsil, Gandhi Nagar, Ghaziabad

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To Whom it May Concern

Non Encumbrance Certificate

Non Encumbrance Certificate about the Land, Concerning Khasra No. 953, Situated Village Noor Nagar Tehsil & Distt. Ghaziabad, Uttar Pradesh, Owner M/s SG Estates Pvt Ltd Through its Director Mr. Gaurav Gupta S/o Sh. Subhash Gupta R/o GF 03, Uppal Plaza, M6, Jasola District Centre, New Delhi -110025.

Dear Sir,

In respect of the aforesaid property I Mohd Khalid Advocate having experience of more than 11 years, I have checked the original documents of this report, and I further certify that.

1. That M/s SG Estates Pvt Ltd Through its Director Sh. Gaurav Gupta S/o Sh. Subhash Gupta is the owner of the aforesaid property.
2. That M/s SG Estates Pvt Ltd Through its Director Sh. Gaurav Gupta S/o Sh. Subhash Gupta is the Complete and absolute owner of the said Property and the same is in his possession.
4. That I have inspected the khatoni of Khasra No. 953, village Noor Nagar, Tehsil & Distt Ghaziabad and other revenue records of Sub-Registrar office-Ghaziabad, and found that there is No encumbrance on this property.
5. That M/s SG Estates Pvt Ltd Through its Director Sh. Gaurav Gupta S/o Sh. Subhash Gupta purchased the said property from M/s Pluto Green city Private Limited Through its Director Mr. Parth Yadav S/o Sh. Divendra Singh Yadav, R/o Village Shahpur bamheta, Tehsil & Distt. Ghaziabad, U.P.
6. That the company has raised construction finance from M/s Aditya Birla Home Finance Ltd. and the land is mortgaged with M/s Aditya Birla Home Finance Ltd. for the project loan. The title is clear and marketable.

Note -This certificate is issued on behalf of provided documents/title deed & records available in the office Sub-Registrar office Ghaziabad, U.P. and company information

Place: Ghaziabad

Dated: 25/09/2023

MOHD KHALID

Advocate

Ch. No. 66, Tehsil Compound Gzb

En. Roll No. UP-18424/99

Mob. No. 9899012516

25/09/2023