

Ashwinder Singh Bhangu
Advocate
Punjab and Haryana High Court

Enrolment No. P/636/2002

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Panchkula
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Dated:26-04-2022

NON-ENCUMBRANCE CERTIFICATE

The Undersigned is a Practicing Advocate at Chandigarh for the last more than 20 years and is Enrolled with Punjab and Haryana Bar Council Chandigarh vide Enrolment no. P/636/2002

I have inspected the records of the property of Group Housing Site No. 2, Sector-88, SAS Nagar, Mohali, Punjab admeasuring 26369.10 sq. mtrs. (Approx. 6.5 Acres), in the office of GMADA and in the office of sub-registrar, Mohali, which is duly allotted in favour of Horizon Infrastructure and Developers LLP, a limited liability firm duly registered.

1. The allottee M/s Horizon Infrastructure and Developers LLP is registered partnership firm vide registration no. AAU-8302 having its registered office at House No.1957, Phase-10, SAS Nagar, Mohali, Punjab consisting of 2 partners, namely:
 - a. Sh. Gaurav Goyal S/o Sh. Shiv Kumar Goyal R/o House no. 1957, Phase-10, SAS Nagar, Mohali, Punjab aged 38 years (Partner 33% Share).
 - b. Smt. Shipra Goyal W/o Sh. Gaurav Goyal R/o House no. 1957, Phase-10, SAS Nagar, Mohali, Punjab aged 35 years (Partner 67% Share).

The purpose and business this firm is of Real Estate and Builders and Promoters, acquiring, sale purchase of land and building townships, flats construction and contractors work etc. and sharing profit and loss as per their above-mentioned respective shares of each partner.

2. That this firm is being in the business of Real Estate etc. has been allotted a Group housing site no. 2, Sector-88, SAS Nagar, Mohali, Punjab Vide allotment letter no. 80645, dated 18-08-2021 on free hold basis.
3. That the land measuring in this Group housing site no. 2, Sector-88, SAS Nagar, Mohali, Punjab is 26369.10 sq. mtrs. (Approx. 6.5 Acres) for a sale consideration of auction price of Rs. 111,03,76,432/- (Rupees

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One Hundred and Eleven Crore Three Lakh Seventy-Six Thousand Four Hundred and Thirty-Two Only).

4. That the possession and title of the property in question clear and marketable.
5. That there is not any share involved of any minor.
6. That the property is free from all sort of registered encumbrances.
7. That since the property is allotted by GMADA and as on date there is not any notification issued by any authority or State/ Centre Government under Land Acquisition Act.
8. That the property does not fall under Urban Land Ceiling Act.

The title of the property is free from all sorts of encumbrances, except the dues which are to be paid to the GMADA and the title of the property allotted in favour M/s Horizon Infrastructure and Developers LLP is clear and marketable.

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