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Date : 24-01-2020

NON-ENCUMBRANCES CERTIFICATE

I have inspected the Index record as available in the office of Sub-Registrar, Raipur (C.G.) relating to property All that piece and parcel of Land bearing Kh. No. 158/1-3, Area 0.067 Hectare Land, situated Mouza Village- Kota (1+2), P.H. No.- 107/51, RIC- Raipur-1, Tehsil and Distt.- Raipur (C.G.) owned by Avinash Developers Pvt. Ltd. through Director Shri Anand Singhania S/o Shri Santosh Singhania, R/o Mohba Bazar, Raipur (C.G.).

It is submitted that the above said property was purchased as per list by virtue of Reg. Sale Deed which is duly registered in the office of Sub- Registrar, Raipur (C.G.) dated 20.10.2006 Vide Book No.-A-1, Volume No.- 35033, Pages 68 to 80 Serial No.- 3093.

After making necessary search, it is submitted that no prior mortgage/charges/ encumbrance. Whatsoever as could be seen in records of revenue department from the period from 2001-02 to 2018-19, pertaining to the immovable property is covered by above said title deeds I can say that the property is free from all encumbrance.

I hereby certify that Avinash Developers Pvt. Ltd. through Director Shri Anand Singhania S/o Shri Santosh Singhania, R/o Mohba Bazar, Raipur (C.G.). does have an absolute, clear and marketable over the scheduled property and is free from all kinds of encumbrance, charges, liabilities, liens, attachment and lisp enders of any kind and the said property does have an absolutely clear, free and marketable title on which valid equitable mortgage can be created.

Date : 24-01-2020

Place: Raipur (C.G.)

Neeraj Satyawani
(Advocate)

Shyam Square, Pandri, Raipur
Mo: 9300443482, 8251036776
(Neeraj Satyawani)
Advocate

Page 1 of 1

M/s AVINASH DEVELOPERS PVT. LTD.

Director



249

Date : 01-02-2020

NON-ENCUMBRANCES CERTIFICATE

I have inspected the Index record as available in the office of Sub-Registrar, Raipur (C.G.) relating to property All that piece and parcel of Land bearing Kh. No. 159,162/1, Area 0.145 Hectare Land, situated Mouza Village- Kota (1+2), P.H. No.- 107/51, RIC- Raipur-1, Tehsil and Distt.- Raipur (C.G.) owned by Avinash Developers Pvt. Ltd. through Director Shri Priyank Singhania S/o Shri Ashok Singhania, R/o Avinash House, Maruti Business Park, G.E. Road, Raipur (C.G.).

It is submitted that the above said property was Exchange as per list by virtue of Reg. Exchange Deed which is duly registered in the office of Sub- Registrar, Raipur (C.G.) dated 28.08.2017 Vide Book No.-A-1, Volume No.- 73048, Pages 331 to 350 Serial No.- 2580.

After making necessary search, it is submitted that no prior mortgage/charges/ encumbrance. Whatsoever as could be seen in records of revenue department from the period from 2001-02 to 2018-19, pertaining to the immovable property is covered by above said title deeds I can say that the property is free from all encumbrance.

I hereby certify that Avinash Developers Pvt. Ltd. through Director Shri Priyank Singhania S/o Shri Ashok Singhania, R/o Avinash House, Maruti Business Park, G.E. Road, Raipur (C.G.) does have an absolute, clear and marketable over the scheduled property and is free from all kinds of encumbrance, charges, liabilities, liens, attachment and lisp enders of any kind and the said property does have an absolutely clear, free and marketable title on which valid equitable mortgage can be created.

Date : 01-02-2020

Place: Raipur (C.G.)

Neeraj Satyawani
(Advocate)
Shyam Square, Pandri, Raipur
Mo: 9300443482, 8251036776
(Neeraj Satyawani)
Advocate



Date : 24-01-2020

NON-ENCUMBRANCES CERTIFICATE

I have inspected the Index record as available in the office of Sub-Registrar, Raipur (C.G.) relating to property All that piece and parcel of Land bearing Kh. No. 160/1, Area 0.068 Hectare Land, situated Mouza Village- Kota (1+2), P.H. No.- 107/51, RIC- Raipur-1, Tehsil and Distt.- Raipur (C.G.) owned by Avinash Developers Pvt. Ltd. through Director Shri Anand Singhania S/o Shri Santosh Singhania, R/o Mohba Bazar, Raipur (C.G.).

It is submitted that the above said property was purchased as per list by virtue of Reg. Sale Deed which is duly registered in the office of Sub- Registrar, Raipur (C.G.) dated 20.06.2005 Vide Book No.-A-1, Volume No.- 31779, Pages 87 to 93 Serial No.- 3241.

After making necessary search, it is submitted that no prior mortgage/charges/ encumbrance. Whatsoever as could be seen in records of revenue department from the period from 2001-02 to 2018-19, pertaining to the immovable property is covered by above said title deeds I can say that the property is free from all encumbrance.

I hereby certify that Avinash Developers Pvt. Ltd. through Director Shri Anand Singhania S/o Shri Santosh Singhania, R/o Mohba Bazar, Raipur (C.G.). does have an absolute, clear and marketable over the scheduled property and is free from all kinds of encumbrance, charges, liabilities, liens, attachment and lisp enders of any kind and the said property does have an absolutely clear, free and marketable title on which valid equitable mortgage can be created.

Date : 24-01-2020

Place: Raipur (C.G.)

Neeraj Satyawani
(Advocate)
Shyam Square, Pandri, Raipur
Mo. (Neeraj Satyawani) 82510-36776
Advocate



Date : 24-01-2020

NON-ENCUMBRANCES CERTIFICATE

I have inspected the Index record as available in the office of Sub-Registrar, Raipur (C.G.) relating to property All that piece and parcel of Land bearing Kh. No. 172/4 (173/4) Area 0.203 Hectare and Kh. No. 174/4 (175/4) Area 0.070 Hectare Total Area 0.273 Hectare Land, situated Mouza Village- Kota (1+2), P.H. No.- 107/51, RIC- Raipur-1, Tehsil and Distt.- Raipur (C.G.) owned by Avinash Developers Pvt. Ltd. through Director Shri Anand Singhania S/o Shri Santosh Singhania, R/o Mohba Bazar, Raipur (C.G.).

It is submitted that the above said property was purchased as per list by virtue of Reg. Exchange Deed which is duly registered in the office of Sub- Registrar, Raipur (C.G.) dated 17.10.2006 Vide Book No.-A-1, Serial No.- 3093.

After making necessary search, it is submitted that no prior mortgage/charges/ encumbrance. Whatsoever as could be seen in records of revenue department from the period from 2001-02 to 2018-19, pertaining to the immovable property is covered by above said title deeds I can say that the property is free from all encumbrance.

I hereby certify that Avinash Developers Pvt. Ltd. through Director Shri Anand Singhania S/o Shri Santosh Singhania, R/o Mohba Bazar, Raipur (C.G.). does have an absolute, clear and marketable over the scheduled property and is free from all kinds of encumbrance, charges, liabilities, liens, attachment and lisp enders of any kind and the said property does have an absolutely clear, free and marketable title on which valid equitable mortgage can be created.

Date : 24-01-2020

Place: Raipur (C.G.)

Neeraj Satyawani
(Advocate)
Shyam Square, Pandri, Raipur
Mo: 9300443482, 8251036776
(Neeraj Satyawani)
Advocate



Date : 24-01-2020

NON-ENCUMBRANCES CERTIFICATE

I have inspected the Index record as available in the office of Sub-Registrar, Raipur (C.G.) relating to property All that piece and parcel of Land bearing Kh. No. 163/2-3, 168/2-3, 169/2-3 Area 0.073 Hectare Land, situated Mouza Village- Kota (1+2), P.H. No.- 107/51, RIC- Raipur-1, Tehsil and Distt.- Raipur (C.G.) owned by Avinash Developers Pvt. Ltd. through Director Shri Anand Singhania S/o Shri Santosh Singhania, R/o Mohba Bazar, Raipur (C.G.).

It is submitted that the above said property was purchased as per list by virtue of Reg. Sale Deed which is duly registered in the office of Sub- Registrar, Raipur (C.G.) dated 31.03.2001 Vide Book No.-A-1, Volume No.- 25464, Pages 64 to 71 Serial No.- 5936.

After making necessary search, it is submitted that no prior mortgage/charges/ encumbrance. Whatsoever as could be seen in records of revenue department from the period from 2001-02 to 2018-19, pertaining to the immovable property is covered by above said title deeds I can say that the property is free from all encumbrance.

I hereby certify that Avinash Developers Pvt. Ltd. through Director Shri Anand Singhania S/o Shri Santosh Singhania, R/o Mohba Bazar, Raipur (C.G.). does have an absolute, clear and marketable over the scheduled property and is free from all kinds of encumbrance, charges, liabilities, liens, attachment and lisp enders of any kind and the said property does have an absolutely clear, free and marketable title on which valid equitable mortgage can be created.

Date : 24-01-2020

Place: Raipur (C.G.)

Neeraj Satyawani
(Advocate)
Shyam Square, Pandri, Raipur
Mo: 93004-43482, 82510-36776
(Neeraj Satyawani)
Advocate



Date : 24-01-2020

NON-ENCUMBRANCES CERTIFICATE

I have inspected the Index record as available in the office of Sub-Registrar, Raipur (C.G.) relating to property All that piece and parcel of Land bearing Kh. No. 162/2, Area 0.170 Hectare Land, situated Mouza Village- Kota (1+2), P.H. No.- 107/51, RIC- Raipur-1, Tehsil and Distt.- Raipur (C.G.) owned by Avinash Developers Pvt. Ltd. through Director Shri Anand Singhania S/o Shri Santosh Singhania, R/o Mohba Bazar, Raipur (C.G.).

It is submitted that the above said property was purchased as per list by virtue of Reg. Sale Deed which is duly registered in the office of Sub- Registrar, Raipur (C.G.) dated 08.05.2000 Vide Book No.-A-1, Volume No.- 24032, Pages 66 to 76 Serial No.- 2816.

After making necessary search, it is submitted that no prior mortgage/charges/ encumbrance. Whatsoever as could be seen in records of revenue department from the period from 2001-02 to 2018-19, pertaining to the immovable property is covered by above said title deeds I can say that the property is free from all encumbrance.

I hereby certify that Avinash Developers Pvt. Ltd. through Director Shri Anand Singhania S/o Shri Santosh Singhania, R/o Mohba Bazar, Raipur (C.G.). does have an absolute, clear and marketable over the scheduled property and is free from all kinds of encumbrance, charges, liabilities, liens, attachment and lisp enders of any kind and the said property does have an absolutely clear, free and marketable title on which valid equitable mortgage can be created.

Date : 24-01-2020

Place: Raipur (C.G.)

Neeraj Satyawani

(Advocate)

Shyam Square, Pandri, Raipur

Mo. (Neeraj Satyawani) 82510-36776

Advocate



Date : 01-02-2020

NON-ENCUMBRANCES CERTIFICATE

I have inspected the Index record as available in the office of Sub-Registrar, Raipur (C.G.) relating to property All that piece and parcel of Land bearing Kh. No. 158/2, Area 0.274 Hectare Land, situated Mouza Village- Kota (1+2), P.H. No.- 107/51, RIC- Raipur-1, Tehsil and Distt.- Raipur (C.G.) owned by Avinash Developers Pvt. Ltd. through Director Shri Anand Singhania S/o Shri Santosh Singhania, R/o Mohba Bazar, Raipur (C.G.).

It is submitted that the above said property was purchased as per list by virtue of Reg. Sale Deed which is duly registered in the office of Sub- Registrar, Raipur (C.G.) dated 23.08.2006 Vide Book No.-A-1, Volume No.- 34681, Pages 01 to 10 Serial No.- 3078.

After making necessary search, it is submitted that no prior mortgage/charges/ encumbrance. Whatsoever as could be seen in records of revenue department from the period from 2001-02 to 2018-19, pertaining to the immovable property is covered by above said title deeds I can say that the property is free from all encumbrance.

I hereby certify that Avinash Developers Pvt. Ltd. through Director Shri Anand Singhania S/o Shri Santosh Singhania, R/o Mohba Bazar, Raipur (C.G.). does have an absolute, clear and marketable over the scheduled property and is free from all kinds of encumbrance, charges, liabilities, liens, attachment and lisp enders of any kind and the said property does have an absolutely clear, free and marketable title on which valid equitable mortgage can be created.

Date : 01-02-2020

Place: Raipur (C.G.)

Neeraj Satyawani
(Advocate)

Shyam Square, Pandri, Raipur
Mo: 9300443482, 8251036776
(Neeraj Satyawani)
Advocate

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M/s AVINASH DEVELOPERS PVT. LTD.

Director