

INDIAN LAW PARTNERS

ADVOCATES AND CONSULTANTS

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29th July, 2017

Plus Projects Pvt. Ltd.

555/558, WEST GURU ANGAD NAGAR,

Delhi - 110092

Sub: Non Encumbrance Certificate in respect of Commercial Complex comprised in:

Land admeasuring 0.92 Acres covered under License No.103 of 2008 dated 15.05.2008

Rect. No. 1//Killa No. 17/3 (min), 18/3(min), 22(min), 23, 24/1, 24/2, admeasuring 0.92, entire land is Situated in sector 62 in the revenue estate of Village Nangli Umarpur, Tehsil & District Gurgaon, Haryana

Dear Sir,

We have been provided with the copies of the following documents in order to check whether the subject land is having any encumbrances or not:

1. Sale Deed dated 27.03.1996.
2. Sale Deed Bearing No. 18511 dated 15.02.1996.



3. Land Records.
4. License bearing No. 103 of 2008 and its renewal memo.
5. Collaboration Agreement dated 25.10.2012.
6. Copy of the certificate issued by Balvinder Uppal, provided to us on
29.07.2017

We have gone through the aforesaid documents and following are our observations:

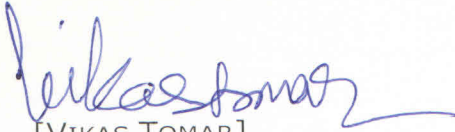
1. That the registered owner of the subject land is Sh. Balvinder Uppal. The subject land is licensed land i.e. licence bearing no.108 of 2008 has been issued by the Director General, Town & Country Planning, Haryana, Chandigarh over the subject land for setting up of Commercial Colony.
2. The Owner Sh. Balvinder Uppal, had executed a collaboration agreement dated 25.10.2012, duly registered with the office of Sub-Registrar, vide Regd. No. 17917, dated 25.10.2012 in favour of Plus Projects Pvt. Ltd., wherein it has been authorized to develop the Commercial Complex.

I have checked and perused the Land record and on the basis of the record received & perused including, the copy of the letter received from Balvinder Uppal, I can say that I did not find any prior registered mortgage or registered charge over the said land and as such it has

Vikas Kumar

been ascertained that there is no registered encumbrances nor an adverse entry over the property in favour of any person in the land records. On the basis of the copies of the record provided and perused, it can be said that the property, as such is free from all sorts of encumbrances, charges, liens etc. and the property under reference hold a good, clear and marketable title.

FOR **INDIAN LAW PARTNERS**



[VIKAS TOMAR]

ADVOCATE

ENRL. No. D/738/2005