

**SANDHYA SINGH,**  
(Advocate)  
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Address for Communicating & Chamber  
New Chamber no 1 gate no.3  
Civil court Lucknow

Dated :- 28-06-2022

**Non encumbrance certificate/ Title report**

I, Smt. Sandhya Singh Advocate, having an experience of more than 10 years in the field of litigations and being Advocate I have carefully perused the project sanctioned by Kanpur Development Authority in favor of M/s Grace Land Developers Pvt. Ltd. (Grace City 2) Kanpur. Property situated at Khasra no- 1195 ,1197, 1198, 1200 area 5836 Sqmt. 1201 1203 1205 Village- Mehaban singh ka purva.

From the perusal of the contents of the property approved by Kanpur Development Authority under Permit no. GroupHousing/02189/KDA/BP/20-21/0864/12012022 Dated 02.03.2022 From the description of the sale deed of said project M/s Grace Land Developers Pvt. Ltd. purchased the said land from the sellers as per **annexure-A**, it is clear that the purchaser has legal and marketable, title pertaining to the said property and the equitable Mortgage can be created in respect of the said property.

On the basis of provided document, I am certifying that the said property is free from all encumbrances, such as mortgage, gift, sale, agreement to sell, lien, court attachment etc., the title of the above said property of M/s Grace Land Developers Pvt. Ltd., who is owner of the said property is clear and marketable.

Yours Faithfully

  
SANDHYA SINGH  
Advocate

Reg. No. 6616/2008

## Annexure-A

Area Chart									
Sr. no.	Seller	Purchaser	Khasra/Plot No.	Area		Page No.	Deed No.	Registry No.	Reg. Date
				in Hactare	In Sqmt.				
1	Tez Narayan Singh	M/s Grace Land Pvt. Ltd.	1203,1195, 1197, 1198 1199, 1201, 1204, 1200,1205	0.2660	2660.00	11,12,13	Deed 1	7109	17-07-2014
2	Anoop singh			0.2460	2460.00				
3	Naresh Khurana			0.9120	9120.00				
4	Tez Narayan Singh			0.031	310.00				
5	Anoop singh			0.092	920.00				
6	Naresh Khurana			0.5080	5080.00				
				0.2530	2530.00				
				0.4610	4610.00				
				0.1230	1230.00				
1	Chandr Pal	M/s Grace Land Pvt. Ltd.	1202,	0.2013	2013.00	3,4,5,21	Deed 3	8042	07-08-2014
2	Chatr Pal								
3	Vijay Pal								
4	Dharmendra								
1	Tez Narayan Singh	M/s Grace Land Pvt. Ltd.	1201	0.2530	2530.00	3,18	Deed 4	7108	17-07-2014
2	Anoop singh								
<b>Total Area</b>				-	33463.0	Sqmt.			
<b>Land Area on sanctioned map</b>				-	5836.2	Sqmt.			



*Sandhya Singh*  
SANDHYA SINGH  
Advocate

LAWYER