

HARIT SHUKLA  
ADVOCATE

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Name of the Owner	THINK BUILDWELL PRIVATE LIMITED (OWNER) NARENA INFRA PVT. LTD. (PROMOTER/BUILDER)
Name of the Advocate	Harit Shukla
Address	54-55, Shyam Vihar
Tel. No. (Office, Mobile, Residence)	Behind Tata Motors, Near Lavanya Hospital Dhawa, Deva Road
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Fax No.	+919839128935 <a href="mailto:haritshukla@lawyer.com">haritshukla@lawyer.com</a>
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Ankit Shukla NARENA INFRA PRIVATE LIMITED.

**NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT – ROHIT GALAXY**

**AT GROUP HOUSING PLOT AS PLOT NO. G.H. 1/27 ADMEASURING 4484.00 SQ. MTS.**

**SITUATED AT SECTOR 1, VARDAN KHAND, GOMTI NAGAR EXTENSION, WARD - RAFI AHMAD**

**KIDWAI NAGAR, LUCKNOW**

3. Full / correct description of the property:

Full description of property to be certified as non-encumbered containing details such as total area of plot etc.



Plot/Survey /Door	Group Housing Plot as Plot No. G.H. - 1/27 admeasuring 4484.00 sq. mts. situated at Sector 1, Vardan Khand, Gomti Nagar Extension, Ward
Patta/ Khata. No	- Rafi Ahmad Kidwai Nagar, Lucknow
Measurement / Extent of property	Land total admeasuring 4484.00 sq. mts.

**Boundaries**

East	West	North	South
B Type Plot	Green Belt and 30 mts. wide road	Plot No.GH-1/28	24 mts. wide Road

**Documents made available**

1. Copy of the sale deed executed by Tehmina Punvani for self and as lawful attorney of Zinat Imam (2) Ayesha Punvani and (3) Ameira Punvani in favour of Think Buildwell Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow – II and is recorded in the office of the same in Bahi No.1, Jild No - 26094 at pages – 001-026 at serial no. No. 9457 on 25-05-2022.

2. Copy of the Builder Agreement executed in between Think Buildwell Pvt. Ltd. and Narena Infra Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow – II and is recorded in the office of the same in Bahi No.1, Jild No – 26599 at pages -205-280 at serial no. No. 20208 on 10-11-2022




## OPINION

On the basis of the aforesaid documents made available the ownership of Think Buildwell Pvt. Ltd. is established as under

- a) That one 1). Tehmina Punvani 2). Zinat Imam (3) Ayesha Punvani and (4) Ameira Punvani were the ones in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 25-05-2022 Tehmina Punvani for self and as lawful attorney of Zinat Imam (2) Ayesha Punvani and (3) Ameira Punvani sold and transferred the said property in favour of Think Buildwell Pvt. Ltd.
- c) That vide a duly registered Builders' Agreement dated 10-11-2022 Think Buildwell Pvt. Ltd. joined hands with Narena Infra Pvt. Ltd. for development, construction and promotion of a group housing complex over the said property.

## CONCLUSION

Think Buildwell Pvt. Ltd. is the recorded owner of the said property and Think Buildwell Pvt. Ltd. has joined hands with Narena Infra Pvt. Ltd. for development, construction and promotion of a group housing complex over the said property is free from all sorts of encumbrances, liens and charges of any nature whatsoever.

Place: Lucknow

Signature of the Advocate

  
Harit Shukla

03-02-2023

