

**Niraj Tiwari**  
**ADVOCATE**

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**Office Address:**

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U.P. 201308

To,  
**The Hon'ble Chairperson,**  
**Uttar Pradesh Real Estate Regulation Authority,**  
**(UPRERA)**  
Naveen Bhavan, Rajya Niyojan Sansthan,  
Kala Kankar House, Old Hyderabad,  
Lucknow - 226007  
Uttar Pradesh

**Subject:** Non- Encumbrance Certificate for the proposed Residential Project i.e. "GREEN RESERVE" - Tower 1 and 2 situated at Sector 128, Jaypee Greens Wish Town, Noida, Distt. Gautam Buddha Nagar (Uttar Pradesh).

Respected Sir,

1. Reference to captioned Subject matter, the undersigned has read, checked & verified the following details:

- a) Property documents with respect to the land bearing pocket No. B-24A, having area of 12,394 square meter and on pocket No. B-22B, having area of 12,311 square meter aggregating to 24,705 square meters ("**the land**") situated at Sector 128, Jaypee Greens Wish Town, Noida, Distt. Gautam Buddha Nagar, (Uttar Pradesh).

S. No.	Subject matter	Description
1.	The Land/Project	Pocket No. B-24A, having area of 12,394 square meter and on pocket No. B-22B having area of 12,311 square meter aggregating to 24,705, square meter situated at Sector 128, Jaypee Greens Wish Town, Noida, Distt. Gautam Buddha Nagar, (Uttar Pradesh)
2.	Location	Sector 128, Jaypee Greens Wish Town, Noida, Distt. Gautam Buddha Nagar, (Uttar Pradesh)

**Niraj Tiwari & Associates**

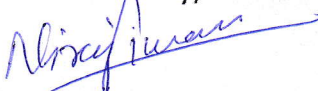
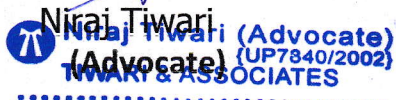
Website - <https://www.tiwarinassociates.com>, E-mail -[nirajtiwari.law@gmail.com](mailto:nirajtiwari.law@gmail.com)

- b) Searches at the portal of Central Registry of Securitisation Asset Reconstruction and Security Interest of India (CERSAI).
  - c) Searches at Ministry of Corporate Affairs (MCA).
- 2. After reading, scrutiny & verification of the details, the said Land is not mortgaged with any financial institution/entity.
  - 3. There are no charges created and/or registered on the aforesaid land, in any of the records.
  - 4. The Land is free for development by Larsen & Toubro Limited.

**CERTIFICATE/REPORT:** I, the undersigned, hereby certify that:

**"There are no encumbrances or charges on the said land".**

Yours sincerely,

  
  
Niraj Tiwari (Advocate)  
(Advocate) (UP7840/2002)  
TIWARI & ASSOCIATES

Date: 22/05/2023

**Note:**

- a) This Certificate is in consensus of the UPRERA Act 2016 & rules made as thereinunder.
- b) The Project is proposed to be developed & constructed in a phased manner.
- c) This Non – encumbrance certificate is issued after verification of Property documents, which were submitted to us.