

Sanjeev Kumar Tyagi

(LLM)

Advocate

Email Id: adv.skt1978@gmail.com

On Panel

Nagar Palika, Pilkhuwa

Nagar Palika Muradnagar

Nagar Palika, Dadri(GB Nagar)

Distt. Horticulture Officer, Ghaziabad

Hydel Deptt. Ghaziabad

CH. No. 90

Civil Court Compound

Raj Nagar, Ghaziabad

Mob. No. 9868666163

Add. SE-378,

Shastri Nagar,

Near Petrol Pump.

Ghaziabad-201002 (U.P.)

To

Date: 04-09-2024

The Secretary,

Uttar Pradesh Real State Regulatory Authority,

Naveen Bhawan, Rajya Nayan Sansthan,

Kalakankar House, Lucknow U.P.-226007

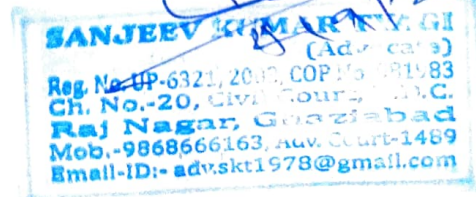
Subject:- Encumbrance certificate of a plot bearing No. 4/BS-02/02 at Siddharth Vihar Yojna, Ghaziabad, Uttar Pradesh Avas Vikas Parishad situated in Ghaziabad, Tehsil and district Ghaziabad, U.P.

Sir,

I am a practicing lawyer with more than 10 years of experience specializing in Civil law and Land-related matters in the Ghaziabad District Court. As per instructions of my client **M/s ENVYRONS INFRASTRUCTURE PVT. LTD.** having its registered office at G-56, Basement, Pushkar Enclave, Paschim Vihar, New Delhi-110063. I have perused the following documents which have been produced by my client before me

1. U.P. Housing Development Board Lease Agreement dated 21.02.2017, executed by Uttar Pradesh Avas and Vikas Parishad in favor of my client **M/s ENVYRONS INFRASTRUCTURE PVT. LTD.**
2. Based on the above-mentioned document and after perusal of the same, I have reached on the following conclusion:

- (i)- That my client **M/s ENVYRONS INFRASTRUCTURE PVT. LTD.** has paid Rs. 22,64,83,904/- (Indian Rupees Twenty Two Crores Sixty Four Lacs Eighty Three thousand Nine hundred and Four only) to the Avas Vikas Parishad against the total consideration amount of Rs. 109,95,79,874/- (Indian Rupees One Hundred & Nine Crores Ninety Five Lacs Seventy Nine thousand Eight hundred and Seventy Four only)



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of above-mentioned property and rest amount of consideration Rs. 87,30,95,970/- (Indian Rupees Eighty Seven Crores Thirty Lacs Ninety Five thousand Nine hundred and Seventy only) will be paid with 9.35% of interest in 10-instalments of 6-months. *(Even as per rescheduling schedule of UPAVP, my client have the option to pay the same balance amount in 16-instalments of 6-months.)*. I am of the opinion that the remaining 79.40% consideration amount of Rs. 87,30,95,970/- (Indian Rupees Eighty Seven Crores Thirty Lacs Ninety Five thousand Nine hundred and Seventy only) is charged on above mentioned property.

As per above, encumbrance certificate is submitted without prejudice.


SANJEEV KUMAR TYAGI
(Advocate)
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Ch. No.-20, Civil Court, D.C.
Raj Nagar, Ghaziabad
Mob.-9868666163, Adv. Court-1489
Email-ID:- adv.skt1978@gmail.com
Yours faithfully

Enclosure:

(1) U.P. Housing Development Board **Lease Agreement** dated 21.02.2017