

# कार्यालय उपनिबंधक दादरी दादरी जनपद गौतम बुद्ध नगर

आवेदन संख्या : 2202514900027

प्रमाण संख्या : 22025149000026

## भार मुक्त प्रमाण-पत्र (रजिं मैन्युअल के नियम 328)

श्री- प्रवीण कुमार एडवोकेट पुत्र- तहसील दादरी जिला गौतम बुद्ध नगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - सैक्टर-१२ ग्रेटर नोएडा, वार्ड/परगना- दादरी, आवासीय- गोदरेज प्रोपटीज लिं द्वारा श्री रजत पाठक पुत्र श्री प्रदीप कुमार पाठक निवासी १२२ सै० ०६ चिरंजीव विहार गाजियाबाद उ०प्र०, प्लाट न० जीएच ०१/बी, सी, डी, ई, जे, एण्ड के क्षेत्रफल ३२३५०.०० वर्गमीटर।,।

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं ०२ तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 14/09/2020 से दिनांक 08/01/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 09-01-2025

नोट - १. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढ़े गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा। २. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा। ३. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है। ४. यह प्रमाण-पत्र किसी संपत्ति के स्वतंत्र का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: लोकेश गुप्ता।

मिलान करने वाले निबन्धन लिपिक: उमेश मोहन।

प्रिंट करें

Umesh  
Mohan  
Saxena

उपनिबन्धक दादरी  
गौतम बुद्ध नगर

Digitally signed by  
Umesh Mohan  
Saxena  
Date: 2025.01.09  
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Ref .....

Date **18 FEB 2025**

To  
U.P Real Estate Regulatory Authority  
Naveen Bhawan, Rajya Niyojan Sansthan  
Kalakankar House, Old, Hyderabad, Lucknow

Subject: Non Encumbrance Certificate of Land situated at Plot No. GH-01/B,C,D,E,J & K, measuring 32350 Square Mtrs, situated at Sector 12, Greater Noida, Uttar Pradesh in favour of Godrej Properties Limited.

Respected Sir,

I, Gaurav Sachdeva, hereby certify that I have been actively engaged in the legal profession since 2006, with a specialization in property law, including but not limited to matters pertaining to property transfers, lease deeds, sub-lease deeds, powers of attorney, and sale deeds.

My legal practice is based at C-21 LGF, Malviya Nagar, New Delhi 110017. I have thoroughly examined and reviewed the ownership and title of the property associated with the project outlined below.

<u>S.No</u>	<u>Subject</u>	<u>Details</u>
1.	<i>Property Holder</i>	<i>Godrej Properties Limited Reg. Office at Godrej One, 5<sup>th</sup> Floor, Pirojshanagar, Eastern Express Highway, Mumbai</i>
2.	<i>Area</i>	<i>32350 Square Mtrs</i>
3.	<i>Location</i>	<i>Plot No. GH-01/B,C,D,E,J &amp; K, situated at Sector 12, Greater Noida, Uttar Pradesh</i>
4.	<i>Boundaries</i>	<i>NORTH: AS PER SITE SOUTH: AS PER SITE EAST: AS PER SITE WEST: AS PER SITE</i>

Ref .....

Date .....

I hereby clarify that the above mentioned Property has been purchased by Godrej Properties Limited vide Lease Deed dated 04<sup>th</sup> November, 2024 duly registered in the office of the Sub Registrar, Noida, Uttar Pradesh in Additional Book No.I, Volume No. 29336 on pages 395 to 424 and Serial No. 59003 on 04<sup>th</sup> November, 2024.

I further clarify that I have seen and verified the NON-ENCUMBRANCE CERTIFICATE issued from the Sub Registrar-I, Noida vide Application No. 2202514900027 and Certificate No. 22025149000026 dated 09.01.2025.

It is further confirmed that there are no encumbrances on the subject property, and it is free and clear for development. I hereby affirm that the information provided herein is true, accurate, and complete to the best of my knowledge and belief.

Regards



Gaurav Sachdeva  
Advocate

**GAURAV SACHDEVA**  
ADVOCATE  
ENRL. No.-D/566/06  
C-21, Malviya Nagar  
New Delhi-110017

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED  
BY THE MANAGEMENT COMMITTEE OF THE BOARD  
OF DIRECTORS OF GODREJ PROPERTIES LIMITED AT  
ITS MEETING HELD ON JANUARY 06, 2025**

**“RESOLVED THAT** in supersession to the resolution passed by the Management Committee of the Board of Directors of the Company at its meeting held on September 26, 2024 (without prejudice to any action taken by virtue of said resolution), Mr. Ankur Aggarwal, Mr. Mohit Kumar, Mr. Rajat Pathak and Mr. Ranjit Bhambhu (hereinafter referred to as “Authorised Signatories”), be and are hereby severally authorized to sign and submit to Greater Noida Industrial Development Authority, Ministry of Environment and Forest and Climate Change, Uttar Pradesh Pollution Control Board, Uttar Pradesh Power Corporation Limited, Noida Power Company Limited, Uttar Pradesh Forest Service, Uttar Pradesh Fire Service, Noida Metro Rail Corporation, Dedicated Freight Corridor Corporation of India Limited, State Environment Assessment Committee and Airport Authority of India, Real Estate Regulatory Authority, Labour Department, District Magistrate Office, Deputy Commissioner Office, Tehsildar Office, Assistant Commissioner Office, Sub-Registrar’s Office, Assistant Director Land Record (ADLR) and any other statutory body and Government authority concerned for obtaining approvals, clearances, sanctions as may be required in connection with the proposed development of group housing project on Plot no. GH-01/B,C,D, E,J&K situated at Sector 12, Greater Noida, Utter Pradesh and to pay such fees, charges, deposits that may be payable in respect thereof and to make all necessary applications, documents, declarations, affidavits, correspondence etc., to appear before the Government, Local or Statutory bodies or authorities concerned and do any other acts, deeds, actions, writings and things that may be necessary to give effect to this resolution.

**RESOLVED FURTHER THAT** the authority conferred by this resolution will be valid and subsisting till the above Authorised Signatories are in the employment of Godrej Properties Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the Board of Directors or its Committee or the date on which any of the Authorised Signatories ceases to be in employment of Godrej Properties Limited or any of its affiliate companies/entities.”

Certified to be true  
For Godrej Properties Limited

  
Ashish Karyekar  
Company Secretary

Date of Issue: January 20, 2025

