

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर पंचम
गाजियाबाद

क्रम संख्या 2025140005388

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 18/03/2025

प्रस्तुतकर्ता या प्रार्थी का नाम अनुज कुमार शर्मा एड

लेख का प्रकार: मुआयना 2013 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

18/03/2025

दिनांक जब लेख प्रतिलिपि या तलाश

18/03/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सदर उपनिबन्धक पंचम
फैसल प्रमाण की



**ANUJ KUMAR SHARMA
ADVOCATE**

Registration No.6509/2008

**Chamber No. 81
Tehsil Compound Ghaziabad
Mob.No. 9810963670**

Ref :-Nil

Dated :- 18.03.2025

NON-ENCUMBRANCE CERTIFICATE

1. Description of Property:

Land admeasuring 11.0319 Hectares or ~27.26 Acres comprised in Khasra Nos. 46 (0.164 Ha), 47 (0.215 Ha), 48 (0.164 Ha), 49 (0.240 Ha) situated at Village Shahbad alias Mitthepur, and Khasra Nos. 1 (0.164 Ha), 2 (0.316 Ha), 3 (0.367 Ha), 4 (0.2478 Ha), 5 (0.911 Ha), 6 (0.158 Ha), 6P (0.146 Ha), 7 (0.5828 Ha), 8 (0.5415 Ha), 16 (0.1530 Ha), 17 (0.544 Ha), 18M (0.182 Ha), 19P (0.103 Ha), 20M (0.148 Ha), 21P (0.1375 Ha) situated at village Akbarpur and Behrampur, Khasra Nos. 126 (0.1441 Ha), 127 (0.6905 Ha), 128 (0.594 Ha), 129 (1.0028 Ha), 130 (0.443 Ha), 131 (0.164 Ha), 132 (0.936 Ha), 133 (0.329 Ha), 134 (0.430 Ha), 135 (0.711 Ha), 136 (0.0912 Ha), 137 (0.0117 Ha), situated at Village Mirzapur, Tehsil & District Ghaziabad (U.P.) (hereinafter referred to as "**said Land**")

2. Search in Office of the Sub-Registrar-V, Ghaziabad, Uttar Pradesh:

An inspection was carried out vide application no.2202514000126, dated 18.03.2025 in the office of the Sub Registrar-V, Ghaziabad, the following facts were revealed:

- (i) As per non encumbrance certificate bearing no. 22025140000123, dated 18.03.2025 issued by the Sub Registrar-V, Ghaziabad, no mortgage has been found in respect of the said land and the copy of the same was obtained and annexed herewith as Annexure-1, receipt in original vide no.2025140005388, dated 18.03.2025 is annexed herewith as Annexure-2.

Anuj Kumar Sharma

**Anuj Kumar Sharma
Advocate
81, Tehsil Compound GZB.**

3. ROC Report:

As per ROC Report, no Charge has been created in respect of the said land on the MCA Common Portal. However, it is pertinent to note that the Builder (Promoter) Prestige Projects Private Limited, has produced a Loan Sanction Letter dated 12.07.2024 issued by ICICI Bank, which reflects that Prestige Projects Private Limited has availed a credit facility of Rs.171 Crore only (Rupees One Hundred Seventy-One Crore only) as a term loan for a tenure of 39 months from ICICI Bank. The said credit facility has been secured by way of an equitable mortgage created through the deposit of title deeds pertaining to the property described herein.

Observations and Conclusion:

Other than the aforesaid term loan and mortgage in favour of ICICI Bank, there are no other encumbrances, liens, or charges existing on the property as per the records examined by me.

Date : 18.03.2025



Advocate
Anuj Kumar Sharma
Advocate
81, Tehsil Compound GZB.

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या :	2202514000126
आवेदन तिथि :	18/03/2025
आवेदक का नाम :	अनुज कुमार शर्मा अधिवक्ता
मोबाइल संख्या :	9810963670

भुगतान का विवरण

भुगतान विधि :	ई भुगतान
पंजीकरण राशि :	150
चालान संख्या :	NIB250246677
भुगतान तिथि :	18/03/2025
भुगतान पावती संख्या :	202514000123
प्राप्तकर्ता का नाम :	गौरव कुमार .

(प्राप्तकर्ता का हस्ताक्षर)

(आवेदक का हस्ताक्षर)



भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- अनुज कुमार शर्मा अधिवक्ता पुत्र- आनंद स्वरूप शर्मा तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - सिदार्थ विहार योजना , वार्ड/परगना- प्रताप विहार , आवासीय- मैसर्स एस जी एस कंस्ट्रक्शन एंड डवलपर्स प्राइवेट लिमिटेड, ग्राम शाहबाद उर्फ मिटठेपुर ग्राम अकबरपुर बहरामपुर ग्राम मिर्जापुर खसरा संख्या 46 47 1 2 126 127 अदि , 46,47,1,2,126,127

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 18/03/2013 से दिनांक 18/03/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :18-03-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूढ़े 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।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. 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।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: शितलेश दोहरे उपनिबन्धक पंचम ।
मिलान करने वाले निबन्धन लिपिक : गौरव कुमार लिपिक ।

SHITLESH
DOHARE

उपनिबन्धक

Digitally signed
SHITLESH DOI
Date: 2025.03
12:18:04 +05'':
सदर पंचम
गाजियाबाद

प्रिंट करें

Form RA-8

Affidavit for Declaration on Credit Facilities Availled for the Project

To

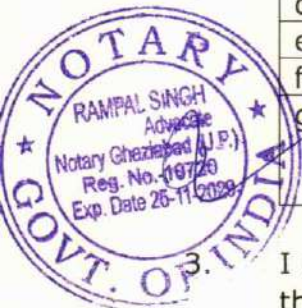
The Secretary,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad, Lucknow-226007.

Sub: Affidavit/Declaration on Credit Facilities Availled for the Project

- I, Rohit Mishra, authorized Signatory of the Prestige Projects Private Limited, the Promoter of the proposed project/ duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake and state that as on date given in verification below the following credit facilities (secured/unsecured) have been availled for the project Mulberry at the Prestige City, Indirapuram, NH-24, Village Akbarpur Behrampur, Village Mirzapur, Ghaziabad, Uttar Pradesh.

2.

Details		
a.	Name of the Lender	ICICI Bank Limited
b.	Address of the Lender's Office/Branch	Sobha Pearl, Floor No.6, Commiserate Road, Bangalore - 560 025
c.	Date of Borrowing/First Disbursement	11/07/2024 & 24/07/2024
d.	Amount Sanctioned	Rs. 171 Crores
e.	Amount Disbursed	Rs. 171 Crores
f.	Outstanding Amount as on date of affidavit	Rs. 163.21 Crores
g.	Details of Project Assets given as Mortgage/Security	TPCI Project land and future project receivables



- I undertake that funds from the declared credit facility will be deposited in the separate account only.

- I also confirm that the certificate given by the Chartered Accountant (UDIN No. 25252354BMJUTV8713) M/s Bhuvana Bhatt & Associates, Membership

Prestige Projects Private Limited, Village Akbarpur Behrampur, Mirzapur, and Shahbad Alias Mitthapur, Ghaziabad, Uttar Pradesh - 201001, E-mail : properties@prestigeconstructions.com www.prestigeconstructions.com
CIN : U45201KA2008PTC046784

Corporate Office :

Prestige Falcon Towers, No. 19, Brunton Road, Bangalore - 560 025. Phone : +91 80 25591080
E-mail : properties@prestigeconstructions.com www.prestigeconstructions.com

04 APR 2025



No. 252354, certifying all the borrowings on dated, as required under the para 10(ii) of the Project Account Directions issued by U.P.RERA is enclosed with this affidavit.

5. I confirm that the certificate issued by the leading bank/institution namely ICICI Bank as required under para 10(ii) of the Project Account Directions issued by the U.P. RERA is also enclosed with this affidavit.




Deponent

Verification:

The contents of this Affidavit-cum-Declaration are true and correct and nothing material has been concealed by me therefrom.



Deponent



ATTESTED
RAMPAL SINGH
Advocate
Notary Ghaziabad (U.P.)
Reg. No.-10720
Exp. Date 25-11-2029

04 APR 2025

CERTIFICATE


As per the information and explanation given and based on the records produced before us, we hereby certify that **M/s. Prestige Projects Private Limited**, having its registered office at No. 19, Prestige Falcon Towers, Brunton Road, Bangalore – 560025, has received proportionate disbursement of Rs. 171 Crores for the project “**Mulberry at The Prestige City**” situated on Kh. No.1 to 4 of Akbarpur and Behrampur Village, Kh No. 127 to 137 of Mirzapur Village, District Ghaziabad, Uttar Pradesh- 201010. Below is the table showing details of disbursement and utilization of funds for the project.

Particulars	Amount in Crores (Rs.)
Apportioned Loan Disbursement	171
<u>Non-Refundable deposit and Approval Charges Paid</u>	
Non-Refundable Deposit paid to SGS Construction and Developers Pvt. Ltd. as per terms of Joint Development Agreement	151
Paid to GDA towards Additional FAR and Plan Sanction	29
Total Utilization*	180

Note : Promoter has infused Rs 9 Crores apart from Loan disbursement.

This certificate has been issued on specific request of the **M/s. Prestige Projects Private Limited**, having its registered office at No. 19, Prestige Falcon Towers, Brunton Road, Bangalore – 560025, Enable them to submit the same to Uttar Pardesh Real Estate Development Authority for the purpose of Registration of the project “**Mulberry at The Prestige City**”.

For M/s. Bhuvana Bhat & Associates
Chartered Accountants
FRN: 0291835


Bhuvana Bhat
Proprietor,
MRN: 252354
UDIN: 25252354BMJUTV8713



Place: Bengaluru
Date: 04.04.2025

Date: 23.01.2025

The Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow – 226007 Uttar Pradesh

Dear Sir,

Sub: - Loan Disbursement of Rs. 400 Crores
Ref: - Sanction No. CAL38154354304 dated 12th Jul 2024

This letter is issued in reference to the credit facilities sanctioned against the mortgage of the property being Kh. No.1 to 6, 6P, 7, 8, 16, 17, 18M, 19P, 20M, 21P Village Akbarpur Behrampur, Kh.No 46 to 49 shahbad urf Mithepur KH No. 126 to 137 of Mirzapur Village, Kh. No.4 , 7 to 10, 13, 15, 16, 21P, 22 to 24 of Akbarpur Behrampur, Kh No 44M, 45 Village Shahbad urf Mithepur, Kh No.113p, 114P, 115P, 116M, 117P, 118m, 119, 120, 121P, 123 to 127, 129, 136 to 140, 141P, 142 Village Mirzapur, Kh no. Plot No. Kh. No.10, 11, 12, 14, 22, 23, 24, 28M, 29P, 30P, 31P, 32P, 33P & 45M, Village- Akbarpur & Behrampur, Kh.No. 164M, 165M & 166P Village Mirzapur Ghaziabad the piece and parcels of land admeasuring in the aggregate 62.71 acres situated at villages Akbarpur Behrampur, Mirzapur and Shahbad alias Mitthepur, Ghaziabad, Uttar Pradesh.

We have sanctioned a rupee term loan facility ("RTL") of ₹ 400.0 crores under the captioned sanction letter which shall be utilized towards cost and expenses in ongoing projects and upcoming projects of Prestige Projects Private Limited.

We hereby confirm that the RTL of ₹ 400.0 crores has been sanctioned and disbursed on the security over the above-mentioned property by way of mortgage and the indicative value of the parcels are referred in the below table:

Project	Value
Mulberry at The Prestige City	INR 171.0 crores
Oakwood at The Prestige City	INR 162.0 crores
Mayflower at The Prestige City	INR 67.0 crores



ICICI Bank Limited
Ms. S. Shobha Pearl,
Commissariat Road,
CRFG Department,
Bangalore - 560 025,
Karnataka, India.

Website www.icicibank.com
CIN :L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near Chakli Circle,
Old Padra Road, Vadodara 390 007,
India.
Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400051, India.

Notwithstanding anything contained herein above, each of the above-mentioned land parcels secure the RTL of INR 400.0 crores and the Bank reserves the right to realize the entire outstanding in relation to the RTL facility from any or all of the above-mentioned land parcels without any restriction with respect to their breakup.

Thank You,

For **ICICI Bank Limited**,


Authorised Signatory

ICICI Bank Limited

No. 1, Shobha Pearl,
Commissariat Road,
CRFG Department,
Bangalore - 560 025,
Karnataka, India.

Website www.icicibank.com
CIN :L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near Chakli Circle,
Old Padra Road, Vadodara 390 007,
India.

Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400051, India.