

MANSOOR ANSARI
(ADVOCATE)
DELHI HIGH COURT

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KALKAJI, NEW DELHI-110019
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January 2, 2026

Name of the Owner	M/s. Earthcon Constructions Pvt. Ltd.
Name of the Advocate	MANSOOR ANSARI (ADVOCATE)
Address	OFFICE: B/43-A, (LGF-4),
Tel. No. (Office, Mobile, Residence)	KALKAJI, NEW DELHI-110019 TEL.: 011-40553704, 9711177423
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Name of the person who
handed over the papers to the
advocate for issuing the non-
encumbrance report

Mr. Naved Akhtar

**NON ENCUMBERANCE REPORT IN COMPLIANCE TO RERA
FOR PROJECT HANGING GARDEN**

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.

Survey /Door Large Group Housing Sub Divided Plot No. GH-06C,
Patta/ Khata. No. situated at Sector-Chi-V, Greater Noida, Distt. Gautam
Budh Nagar, U.P.

Land admeasuring 18154.00 Sq. meters,

East	West	North	South
Abadi Expansion	24-meter-wide Road	Informal	Plot No. GH-06- B


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Documents made available

1. Copy of Reservation/Acceptance Letter No. PROP/BRS-05/2010-11/443 dated 25.03.2011.
2. Copy of Allotment Letter No. PROP./BRS-05/2010-11/456 dated 30 March 2011.
3. Copy of Sub-Division Letter No. Prop./Builders/2011/193 dated 26.09.2011.
4. Copy of Completion Certificate No.5007/11-5-2010-500(50)/10 dated 11th October 2010.
5. Copy of Lease Deed dated 29/09/2011 registered on 20.10.2011 in favour of **M/s Earthcon Constructions Pvt. Ltd.**

That the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Greater Noida Industrial Development Authority for the purpose of setting up an urban and Industrial township.

That thereafter, Greater Noida Industrial Development Authority has agreed to demise, and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Residential Plots (in case of plotted development) according to the setbacks and building plan approved by the Lessor.


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That thereafter, the Greater Noida Industrial Development Authority has, through a Sealed Two-Bid Tender System awarded /allotted to the CONSORTIUM CONSISTING OF -

- M/s Pratham Expo Fab Pvt. Ltd.- Lead Member
- M/s PSA Impex Pvt. Ltd. - Relevant Member
- M/s Earthcon Constructions Pvt. Ltd. - Relevant Member
- M/s Ajay Kumar Garg - Relevant Member

the Plot No. GH-06, SECTOR-CHI-V, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No. PROP/BRS-05/2010-11/443 dated 25.03.2011 and Allotment Letter No. PROP./BRS-05/2010-11/456 dated 30 March 2011 and for the development and marketing of Group Housing Pockets/Flats/Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-05/2010-11). The registered consortium consists of following: -

S. No.	Name of member	Shareholding	Status
1.	M/s Pratham Expo Fab Pvt. Ltd.	32%	Lead Member
2.	M/s PSA Impex Pvt. Ltd.	32%	Relevant Member
3.	M/s Earthcon Constructions Pvt. Ltd.	32%	Relevant Member
4.	M/s Ajay Kumar Garg	5%	Relevant Member


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the above registered consortium who jointly qualified for the bid and secured the allotment of said plot being highest bidder. They, through its lead member M/s Earthcon Constructions Pvt. Ltd, have approached the Greater Noida Industrial Development Authority in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights: -

SL. No.	Plot No.	Sector	Sub Divided (in sq. m.)	Name of member	Status
1	GH-06A	CHI-V	24485.00	M/s Primrose Infratech Pvt. Ltd. (SPC consisting of M/s Pratham Expofab Pvt. Ltd. & Mr. Ajay Kumar Garg	Special Purpose Company
2	GH-06B	CHI-V	20032.00	M/s PSA Impex Pvt.Ltd.	Relevant Member
3	GH-06C	CHI-V	18154.00	M/s Earthcon Constructions Pvt. Ltd.	Relevant Member

That Thereafter, the said registered consortium has given an undertaking dated 29.09.2011 to indemnify the Greater Noida Industrial Development Authority and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the Greater Noida Industrial Development Authority.


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That Thereafter, the Greater Noida Industrial Development Authority approved the aforesaid sub-division and name and status of M/s EARTHCON CONSTRUCTIONS PVT. LTD. on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided Plot No.GH-06C, Sector-CHI-V, Greater Noida, measuring 18154.00 square meter vide letter No. Prop./Builders/2011/193 dated 26.09.2011.

That thereafter, it has been represented to the Greater Noida Industrial Development Authority that the Consortium members have agreed amongst themselves that M/s EARTHCON CONSTRUCTIONS PVT. LTD. (Lessee) having its registered office at T-70, DDA Flats, Sector 7, Jasola Vihar, New Delhi-110025 shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-06C, Sector-Chi-v, Greater Noida.

That thereafter, M/s EARTHCON CONSTRUCTIONS PVT. LTD., will be allowed to transfer up to 100% of its shareholding, subject to the condition that the Lead member shall continue to hold at least 26% of the shareholding in the SPC till the completion certificate of the project is obtained from lessor. In compliance with the Govt. Order No.5007/11-5-2010-500(50)/10, dated 11th October 2010, issued by the Department of Tax & Registration, Government of Uttar Pradesh, the change in the name of shareholders does not amount to transfer of


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the property of the company. The change in Constitution Deed regarding change in the shareholders as a result of transfer of shares in the companies is not mandatory to be registered u/s 17 of the Registration Act, 1908. In addition to this, no stamp duty is leviable on this CIC deed under Clause 23 of Schedule 1b of the Stamp Act, 1899. No transfer charges shall be leviable on the transfer of shares in the Companies, and no prior approval of lessor shall be required for transferring the shares.

That thereafter, Accordingly, Greater Noida Industrial Development Authority had executed Lease Deed dated 29th September, 2011 in favour of M/s **EARTHCON CONSTRUCTIONS PVT. LTD. (LESSEE)** for Builders Residential/Large Group Housing Sub Divided Plot No. GH-06C, Sector-Chi-V, Greater Noida measuring 18154.00 square meter, which has been duly registered as Document No.20081, in Book No. I, Volume No. 9600, on pages 229 to 272, on dated 20.10.2011 in the office of Sub-Registrar, Sadar, Gautam Budh Nagar, U.P.

Thus, in the manner stated above that M/s **EARTHCON CONSTRUCTIONS PVT. LTD.**, is the registered owner/Lessee of Residential/Large Group Housing Sub Divided Plot No. GH-06C, Sector-Chi-V, Greater Noida measuring 18154.00 square meters.


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OPINION

Based on the aforesaid documents made available the ownership of **M/s EARTHCON CONSTRUCTIONS PVT. LTD.**, is established as under

a) That vide a duly registered Lease Deed as document no. 20081, dated 20.10.2011 executed by the office of the Greater Noida Industrial Development Authority, Distt. Gautam Budh Nagar, U.P., the said property was leased out in favour of **M/s EARTHCON CONSTRUCTIONS PVT. LTD.**

CONCLUSION

M/s EARTHCON CONSTRUCTIONS PVT. LTD. is the current Lessee/owner in possession of the said property, and the said property is free from all sorts of encumbrances, liens and charges of any nature whatsoever.


Mansoor Ansari,
Advocate

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स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: सदर ग्रेटर गौतम बुद्ध नगर

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202614500011
आवेदक का नाम	मंसूर अंसारी एडवोकेट
आवेदक का पता	कालकाजी
आवेदन तिथि	02-01-2026
भुगतान तिथि	02-01-2026
चालान संख्या	NIB260005081
मोबाइल	9711177423
धनराशि रु०	100 /-


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