



INDIA NON JUDICIAL



IN-UP27759300459804Y

Government of Uttar Pradesh

e-Stamp

24-Feb-2026 02:41 PM 27759300459804Y 24-Feb-2026 02:41 PM 27759300459804Y 24-Feb-2026 02:41 PM 27759300459804Y

Certificate No. : IN-UP27759300459804Y

Certificate Issued Date : 24-Feb-2026 02:41 PM

Account Reference : NEWIMPACC (SV)/ up14012204/ GAUTAMBUDDH NAGAR 1/ UP-GBN

Unique Doc. Reference : SUBIN-UPUP1401220451154234542510Y

Purchased by : RAHUL KUMAR SHARMA

Description of Document : Article 4 Affidavit

Property Description : Not Applicable

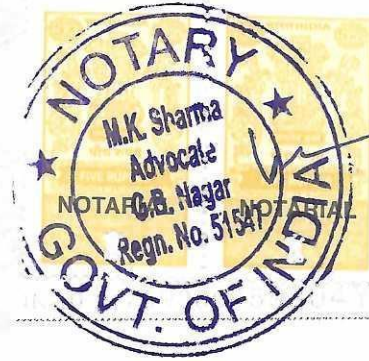
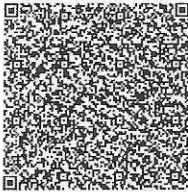
Consideration Price (Rs.) :

First Party : RAHUL KUMAR SHARMA

Second Party : Not Applicable

Stamp Duty Paid By : RAHUL KUMAR SHARMA

Stamp Duty Amount(Rs.) : 10
(Ten only)



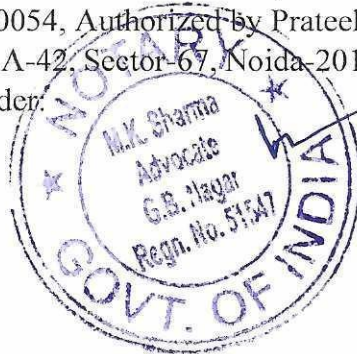
Please write or type below this line

AFFIDAVIT-CUM-UNDERTAKING

(Regarding Non-Encumbrance of Project Land)

BEFORE THE HON'BLE UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY (UPRERA)

I, RAHUL KUMAR SHARMA, Advocate, aged about 42 years, S/o Sh. Ram Kumar Sharma, having Enrolment No. D/2000/2010, Chamber No.340, Civil Wing, Tis Hazari Court, Delhi-110054, Authorized by Prateek Realtors India Pvt. Ltd., having its registered office at A-42, Sector-67, Noida-201301, U.P, do hereby solemnly affirm and declare as under:



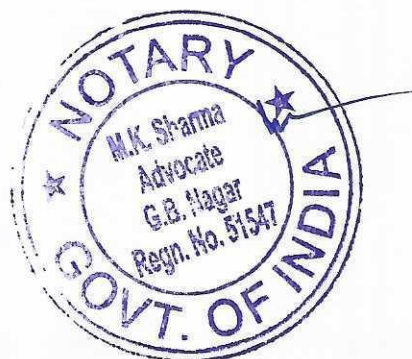
Rahul Kumar Sharma

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.shoestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

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1. That I am the Authorized by Prateek Realtors India Pvt. Ltd. of the proposed commercial real estate project namely "**PRATEEK GRAND CITY MALL**", which is proposed to be developed on land admeasuring 5,557.88 Sq. Mtr , situated at **Prateek Grand City**, Plot No(s). 4/BS-01 & 4/BS-05, Siddharth Vihar, Ghaziabad, Uttar Pradesh, admeasuring 97,565.68 Sq. Mtr. (Plot No(s). 4/BS-01) & admeasuring 57,350.828 Sq. Mtr. (Plot No.(s). 4/BS-05) in total admeasuring 1,54,916.51 Sq. Mtr., and I am fully competent and authorized to swear this affidavit.
2. That the land owner and the promoter is Prateek Realtors India Pvt. Ltd. has lawful rights and entitlement to develop the land situated at at Plot No(s). 4/BS-01 & 4/BS-05, Siddharth Vihar, Ghaziabad, Uttar Pradesh, admeasuring 1,54,916.51 Sq. Mtr. by Uttar Pradesh Awas Evem Vikas Parishad , A body corporate constituted under section 3 of The Uttar Pradesh Awas Evem Vikas Parishad Adhiniyam 1965(U.P. Act No 1 of 1966) read with section 2 (d) of the Uttar Pradesh Industrial Development Act 1976 (U.P. Act No 6 of 1976) on lease hold basis for a period of 90 years.
3. That the said land is absolutely free from all kinds of encumbrances, charges, liens, mortgages, hypothecation, litigation, acquisition proceedings, attachments, court orders, stay orders, or any third-party rights whatsoever.
4. That no loan, advance, financial assistance, overdraft, credit facility or borrowing of any nature whatsoever has been taken by the promoter against the said land from any bank, financial institution, NBFC, government body, private entity or any individual.
5. That no interest, penalty, dues, arrears, charges or statutory liabilities of any nature whatsoever are outstanding or accrued on the said land as on the date of this affidavit.
6. That the proposed commercial project shall be constructed strictly as per the approved layout plan and sanctioned building map issued by the competent authority.



Sharma

7. That the promoter hereby undertakes that no charge, mortgage, lien or encumbrance of any nature shall be created on the said land without prior permission and compliance under the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder.
8. That in case any of the above statements are found false or incorrect at any stage, the promoter shall be solely liable for all legal consequences under the provisions of RERA Act and other applicable laws.

[Handwritten Signature]

DEPONENT

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of paragraphs 1 to 8 are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

Verified at Noida on this 21st day of February, 2026.

[Handwritten Signature]

DEPONENT



ATTESTED

[Handwritten Signature]
MUKESH KUMAR SHARMA
Advocate Notary
Gautam Budh Nagar

24 FEB 2026

कार्यालय उप निबंधक सदर पंचम गाजियाबाद जनपद गाजियाबाद

आवेदन संख्या :2202614000092

प्रमाण संख्या :2202614000086

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

श्री- राहुल कुमार शर्मा पुत्र- आर के 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 , वार्ड/परगना- प्रताप विहार , आवासीय- प्रतीक रियलटर्स द्वारा रतन मिचल , प्लॉट नंबर 4/बी एस -05 , 05

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 26/02/2014 से दिनांक 25/02/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :26-02-2026

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर डूँढे 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।
 5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: प्रभारी उपनिबंधक पंचम विजय सिंह।
मिलान करने वाले निबन्धन लिपिक: निखिल कुमार।

VIJAY Digitally signed
by VIJAY SINGH
Date: 2026.02.26
15:23:39 +05:30

उप निबंधक सदर पंचम
गाजियाबाद

प्रिंट करें