



**CHETANA LAW ASSOCIATES  
NEERAJ KUMAR  
ENROLL No. D/2179/2011**

**08<sup>th</sup> March, 2025**

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

**Subject- Non-Encumbrance Certificate of Land Situated at BUILDERS LEASE HOLD PLOT No. B-255, AREA 14001.00 SQ MTRS, SECTOR-36, GREATER NOIDA in favour of SOBHA LIMITED**

Respected Sir,

This is to certify that I Mr. Neeraj Kumar has been practising for more than 12 years, specialised in property matters such as property transfer, lease deed, sub-lease deed, Attorneys and sale deeds. My office is located at F-11/82 LGF, Lajpat Nagar 2, Delhi and I have comprehensively gone through the ownership and title of the properties under the project mentioned below:

**Description of area of the property proposed to be developed under this project and address of the property along with boundaries.**

<b>Ref. no.</b>	<b>Legends</b>	<b>Details</b>
<i>1</i>	<b>Property/ Land</b>	Sobha Limited, Builders Lease Hold Plot No. B-255, Sector-36, Greater Noida, U.P. area admeasuring 14001.00 Square Meters, Distt. Gautam Buddha Nagar, U.P.

2	<b>Area</b>	Area 14001.00 Square Meters
3	<b>Location of property</b>	Builders Lease Hold Plot No. B-255, SECTOR-36, GREATER NOIDA
4	<b>Boundaries</b>	On The North By :- AS PER SITE On The South By :- AS PER SITE On The East By :- AS PER SITE On The West By :- AS PER SITE

It is made clear that I have already seen and verified the NON-EMCUMBRANCE CERTIFICATE issued from Sub-Registrar Sadar, Greater Noida vide Application No. 2202514500604 and Certificate No. 22025145000551 that there is No-Loan on the above said property from Dated 07/03/2013 to 06/03/2025.

I further clarify that the properties that are mentioned in the Non-Encumbrance Certificate has been purchased by Sobha Limited, and being developed by Sobha Limited, as per lease Deed dated 04/12/2024 further, development of Builders Lease Hold Plot No. B-255, SECTOR-36, GREATER NOIDA by Sobha Limited through lease Deed dated 04/12/2024 duly registered in the office of Sub-Registrar Sadar, Greater Noida vide Book No.1, Volume No. 46053 on pages 15 to 54 at serial No. 39719 Dated 04/12/2024.

**ROC REPORT: -**

As per ROC Report, there is no charge has been created in respect of said land on the MCA Common portal.

Therefore, it is further satisfied that there is no Encumbrance on the land and it is clear for the development as on the dated on 06/03/2025. I further affirm that the information provided is accurate and complete to the best of my knowledge.

Yours Sincerely,

**NEERAJ KUMAR, ADVOCATE**  
**CHETANA LAW ASSOCIATES**  
**F-11/82 LGF LAJPAT NAGAR 2, ND-24**  
**ENROLL. NO. D/2179/2011**  
**9711863744 / clalegal19@gmail.com**

Neeraj Kumar  
 Advocate  
 D/2179/2011

Date: 08<sup>th</sup> March, 2025

**TITLE SEARCH REPORT**

To,

**[Sobha Limited]**

Sobha, Sarjapur, Marathahalli Outer Ring Road,  
Devarabisanahalli, Bellandur Post, Bengaluru-560103

Regional office at Plot No. 136-P, 5<sup>th</sup> Floor, Rider House,  
Sector-44, Gurgaon-122003

**Sub: Title Search & Non-Encumbrance Report in relation to all that piece and parcel of land / BUILDERS LEASE HOLD PLOT No. B-255, AREA 14001.00 SQ MTRS, SECTOR-36, GREATER NOIDA, GAUTAM BUDDHA NAGAR, U.P. ("Subject Land").**

Sir/Ma'am,

This report is with the intent to identify any encumbrance on the Subject Land (morefully detailed in **Schedule-I** hereto) which affects the leasehold rights and interest of Sobha Limited which are acquired by it pursuant to the Lease Deed dated 04/12/2024 duly registered in the office of the Sub-Registrar Sadar, Greater Noida, Gautam Buddha Nagar vide Book No.1, Volume No. 46053 on pages 15 to 54 at serial No. 39719 Dated 04/12/2024. The Subject Land is delineated in the layout plan enclosed herewith and marked as **Schedule-II**.

The following exercise has been carried out for the purposes of this report:

- (i) Inspection of public records maintained at the office of jurisdictional sub-registrar;
- and
- (ii) Inspection of records maintained by Greater Noida Authority.

Based on the above exercise, we note that title of the Subject Land vests with M/s Sobha Limited. In light of the above, we conclude that we have not come across any registered encumbrance on the Subject Land.

Inspection slips is attached herewith as **Annexure A**.

On the basis of the said inspection and lease deed, we note that the leasehold rights of the Subject Land have properly flown from Greater Noida Authority in favour of Sobha Limited.

*(Signature)*  
**NEERAJ KUMAR, ADVOCATE**  
**CHETANA LAW ASSOCIATES**  
**F-11/82 LGF LAJPAT NAGAR 2, ND-24**  
**ENROLL. NO. D/2179/2011**  
**9711883744 / clalegal19@gmail.com**

Name: NEERAJ KUMAR  
Advocate  
Enr. No. D/2179/2011.

कार्यालय उपनिबंधक सदर ग्रेटर नोएडा गौतम बुद्ध नगर  
जनपद गौतम बुद्ध नगर

आवेदन संख्या : 2202514500604

प्रमाण संख्या : 22025145000551

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

श्री- अरविन्द कुमार पुत्र- रौणकी राम सैनी तहसील गौतम बुद्ध नगर जिला गौतम बुद्ध नगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राप्तना पत्र प्रस्तुत किया है।

सम्पत्ति का ग्राम/मोहल्ला - सैक्टर-३६ रो-१, वार्ड/परगना- ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण, आवासीय- मै० विवरण : शोभा लिमिटेड द्वारा अरविन्द कुमार, प्लाट नं० बी-२५५ क्षेत्रफल 14001.०० वर्ग मीटर सैक्टर-३६ ग्रेटर नोएडा,

मै एततद्वारा प्रमाणित करता हू कि इंडेक्स सं ०२ तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक ०७/०३/२०१३ से दिनांक ०६/०३/२०२५ तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : ०८-०३-२०२५

नोट - १. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर हूँडे 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: क्षमा गुप्ता।

मिलान करने वाले निबन्धन लिपिक : अनुपम मांगलिक।

PREM  
PRAKASH  
SINGH

उपनिबन्धक

Digitally signed by  
PREM PRAKASH SINGH  
Date: 2025.03.08  
14:22:30 +05'30'  
सदर ग्रेटर नोएडा  
गौतम बुद्ध नगर

प्रिंट करें



INDIA NON JUDICIAL



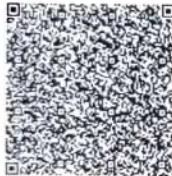
IN-UP97971599462439X

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP97971599462439X  
 Certificate Issued Date : 19-Apr-2025 12:06 PM  
 Account Reference : NEWIMPACC (SV)/ up14006904/ GAUTAMBUDH NAGAR 2/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1400690493256456791828X  
 Purchased by : SOBHA LIMITED  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : SOBHA LIMITED  
 Second Party : Not Applicable  
 Stamp Duty Paid By : SOBHA LIMITED  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



Please write or type below this line



For SOBHA LIMITED

  
 Authorised Signatory


## Statutory Alert:

- The authenticity of this Stamp certificate should be verified at [www.e-StampIndia.com](http://www.e-StampIndia.com) or using e-Stamp Mobile App or Stock Holder.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- In case of any discrepancy please inform the Competent Authority.

**Form—RA-8**  
**Affidavit / Declaration on Credit Facilities Availed for the Project**

To,  
**The Secretary**  
Uttar Pradesh Real Estate Regulatory Authority  
LUCKNOW, Uttar Pradesh

**Sub: Affidavit / Declaration on Credit Facilities Availed for the Project**

1. I, Arvind Kumar duly authorized by the Promoter (Sobha Limited) of the proposed project, do hereby solemnly declare, undertake and state that as on date given in the verification below the following credit facilities (secured/unsecured) have been availed/are in the process of finalization for project **Sobha Aurum**.

	<b>Details</b>	
a.	Name of Lender	N.A. (Loan not taken for this project)
b.	Address of Lender's Office / Branch	N.A.
c.	Date of Borrowing / First Disbursement	N.A.
d.	Amount Sanctioned	N.A.
e.	Amount Disbursed	N.A.
f.	Outstanding Amount as on date of affidavit.	N.A.
g	Details of Project Assets given as Mortgage / Security	N.A.

2. I undertake that funds from the declared credit facility will be deposited in the separate account only.  
3. I also confirm that the certificate given by the Chartered Accountant (including UDIN) Sri / Smt. / Ms. N.A..... membership no. N.A..... certifying all the borrowings on a date, as required under para 10(ii) Of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.  
4. I confirm that the certificate issued by the lending bank / institution namely, N.A..... as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit.

**For SOBHA LIMITED**

  
Authorised Signatory

Deponent

**Verification**

The contents of this affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 03-05-2025



**For SOBHA LIMITED**

  
Authorised Signatory  
Deponent

**ATTESTED**

Virendra Kr. Garg  
Notary Advocate  
Reg. No.-2874  
G.B. Nagar