

Niraj Tiwari
ADVOCATE
Mobile No. 9999106607

To,
The Hon'ble Chairperson,
Uttar Pradesh Real Estate Regulation Authority,
(UPRERA)
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow – 226007
Uttar Pradesh

Subject: Non- Encumbrance Certificate for the proposed Commercial Project i.e. 'Radha Govind' situated at Khasra No 1210,1211,1212 at Raj Nagar Extension (Village Noor Nagar) Distt. Ghaziabad (Uttar Pradesh).

Respected Sir,

1. Reference to captioned Subject matter, the undersigned has read, checked & verified the following details:

- a) Property documents with respect to the land bearing Khasra No 1210,1211,1212 Village Noor Nagar Distt. Ghaziabad having area of 1637.77 square meter ("**the land**") situated at Raj Nagar Extension (Village Noor Nagar) Distt. Ghaziabad (Uttar Pradesh).

S. No.	Subject matter	Description
1.	The Land/Project	Khasra No 1210,1211,1212, having area of 1637.77 square meter situated at Raj Nagar Extension (Village Noor Nagar) Distt. Ghaziabad (Uttar Pradesh).
2.	Location	Khasra No 1210,1211,1212 at Raj Nagar Extension (Village Noor Nagar) Distt. Ghaziabad (Uttar Pradesh)

- b) Searches at the portal of Central Registry of Securitisation Asset Reconstruction and Security Interest of India (CERSAI).
- c) Searches at Ministry of Corporate Affairs (MCA).

2. After reading, scrutiny & verification of the details, the said Land is not mortgaged with any financial institution/entity.
3. There are no charges created and/or registered on the aforesaid land, in any of the records.
4. The Land is free for development by M/s Radhagovind Tradelink Pvt. Lmt.

CERTIFICATE/REPORT: I, the undersigned, hereby certify that:

"There are no encumbrances or charges on the said land".

Issued by

Yours sincerely,


 **Niraj Tiwari (Advocate)**
(UP7840/2002)
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(Advocate)

Date:

30/04/2024

Note:

- a) This Certificate is in consensus of the UPRERA Act 2016 & rules made as thereinunder.
- b) The advocate has more than ten years of experience in this field.
- c) The Project is proposed to be developed & constructed in a phased manner.
- d) This Non - encumbrance certificate is issued after verification of Property documents, which were submitted to us by the Company/Promoter.