

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

जा निबंधक सदर पंचम
गाजियाबाद

क्रम संख्या 2025140014230

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 07/07/2025

प्रस्तुतकर्ता या प्रार्थी का नाम अनुज कुमार शर्मा एड

लेख का प्रकार: मुआयना 2014 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुख्तार 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 07/07/2025

दिनांक जब लेख प्रतिलिपि या तलाश 07/07/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सदर रजिस्ट्रार पंचम

प्रिया नाना की

खाली जगह लिखें

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202514000308
आवेदन तिथि : 07/07/2025
आवेदक का नाम : अनुज कुमार शर्मा एड
मोबाइल संख्या : 9810963670

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
चालान संख्या : NIB250573406
भुगतान तिथि : 07/07/2025
भुगतान पावती संख्या : 202514000286
प्राप्तकर्ता का नाम : विजय सिंह .

(प्राप्तकर्ता का हस्ताक्षर)

(आवेदक का हस्ताक्षर)

कार्यालय उप निबंधक

सदर पंचम

गाजियाबाद

जनपद

गाजियाबाद

आवेदन संख्या : 2202514000308

सदर पंचम

गाजियाबाद

जनपद

गाजियाबाद

प्रमाण संख्या : 2202514000286

भार मुक्त प्रमाण-पत्र
(रजिस्ट्रेशन के नियम 328)

श्री- अनुज कुमार शर्मा एड पुत्र- आनन्द स्वरूप शर्मा तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राप्तना पत्र प्रस्तुत किया है।

सम्पत्ति का ग्राम भोहल्ला - सिदार्थ विहार योजना, वार्ड/परगना- प्रताप विहार, आवासीय- मैसर्स एस जी एस कंस्ट्रक्शन एंड डबलपर्स विवरण: प्राइवेट लिमिटेड, खसरा नं० 46 व 47 स्थित ग्राम शाहपुर उर्फ मिठेपुर तहसील व जिला गाजियाबाद व खसरा नं० 126 व 128 व 129 स्थित ग्राम मर्जापुर तहसील व जिला गाजियाबाद, मै एततद्वारा प्रमाणित करता हूँ कि इडेक्स से 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 07/07/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक: 07-07-2025

नोट 1. इस प्रमाण पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्लौरे के आधार पर दूँड़ 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. वाञ्छित 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 स्वतंत्र का प्रमाण नहीं है।

5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बनकी से है।

तलाशकर्ता एवं प्रगाण पत्र बनाने वाले निबन्धन लिपिक: उपनिबंधक पंचम शितलेश दोहरे।
गिलान करने वाले निबन्धन लिपिक: विजय सिंह।

SHITLESH
DOHARE

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SHITLESH DOHARE
Date: 2025.07.07
11:00:16 +05'30'

उप निबंधक सदर पंचम
गाजियाबाद

प्रिंट करें





ANUJ KUMAR SHARMA
(ADVOCATE)
Enrollment No. UP06509/08,
Dated-15.11.2008

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

NON-ENCUMBRANCE CERTIFICATE

1. Description of Property:

Land admeasuring 1.6333 Hectares or ~4.0359 Acres comprised in Khasra Nos. 46 (0.164 Ha), 47 (0.215 Ha), situated at Village Shahbad alias Mitthepur, and Khasra Nos. 126 (0.1441 Ha), 128 (0.297 Ha), and 129 (0.813 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.2202514000308 dated 07.07.2025 in the office of the Sub Registrar-V, Ghaziabad, the following facts were revealed:

(i) As per non encumbrance certificate bearing no. 22025140000286 dated 07.07.2025 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, dated 07.07.2025 is annexed herewith as Annexure-2.

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 Co-Promoter Prestige Projects Private Limited, has created an equitable mortgage by way of depositing title deeds in favour of ICICI Bank as a term loan for a tenure of 39 months.

Observations and Conclusion:

Other than the aforesaid term loan and equitable 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.

Anuj Kumar Sharma
Advocate

Date: 07.07.2025

ANUJ KUMAR SHARMA
ADVOCATE
CH. NO. 81 TEHSIL COMPOUND GZS

SGS Construction & Developers Private Limited

R-10 Green Park (Main), New Delhi – 110 016

CIN:U40101DL2001PTC112938 Tel: +91-11-41552525 Email:

info@thesgsgroup.in

Form RA-8

Affidavit for Declaration on Credit Facilities Availed 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 Availed for the Project

- I, K. V. S. Swarup Kumar, authorized Signatory of the SGS Construction & Developers Pvt. Ltd., 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 availed by the (co-promoter) i.e. Prestige Projects Private Limited, for proposed project EWS City-1 (PMAY) being developed by SGS Constructions & Developers Pvt. Ltd., (Promoter), details of mortgage are as under:

Details	
a.	Name of the Lender
b.	Address of the Lender's Office/Branch
c.	Date of Borrowing/First Disbursement
d.	Amount Sanctioned for the project "City-1"
e.	Amount Disbursed for the project "City-1"
f.	Outstanding Amount as on date of affidavit
g.	Details of Project Assets given as Mortgage/Security
h.	Area for EWS City-1(PMAY) Project
i.	Proportionate Amount of Mortgage/Security toward EWS City-1 (PMAY) Project



[Handwritten signature]

2. I undertake that funds from the declared credit facility will be deposited in the separate account only by the Co-Promoter.
3. I also confirm that the certificate given by the Chartered Accountant (UDIN No. 25071353BQJYJF5304) M/s. PKMB and Co., Chartered Accountants, FRN: 00531N, through its Partner Jyoti Kumar Jain, Membership No. 71353, 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
4. 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.

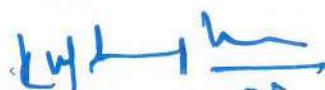


Deponent

Verification:

01 SEP 2025

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



Deponent

ATTESTED
NOTARY PUBLIC
(INDIA)

01 SEP 2025



CHARTERED ACCOUNTANT'S CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that we, the undersigned, have examined the records, loan sanction letters, mortgage/charge documents, disbursement advices, loan account statements, and other relevant books of account and papers in respect of the credit facilities availed by Prestige Projects Private Limited (Co-Promoter) for the project "EWS City-1" wherein SGS Construction & Developers Pvt. Ltd. is the promoter.

On the basis of such verification and as per information and explanations provided to us, we hereby certify the following:

Details		
a.	Name of the Lender	ICICI Bank
b.	Address of the Lender's Office/Branch	Sobha Peral, Floor No.6, Commiserate Road, Bangalore-560025
c.	Date of Borrowing/First Disbursement	11-07-2024 and 24-07-2024
d.	Amount Sanctioned to Prestige Projects Private Limited for the project "City-1"	Rs. 171 Crore
e.	Amount Disbursed to Prestige Projects Private Limited for the project "City-1"	Rs. 171 Crore
f.	Outstanding Amount as on date of affidavit	Rs.74.31 Crore
g.	Details of Project Assets given as Mortgage/Security	27.26 Acres of Project City-1
h.	Area for EWS City-1 Project	4.036 Acres (approx.)
i.	Proportionate Amount of Mortgage/Security toward EWS City-1 Project	Rs25.32 Crore (approx.)

Basis of Apportionment

1. The entire land admeasuring 27.26 Acres is mortgaged to the Lender as security for the aforesaid facility.

Out of this, 4.036 Acres (approx.) is earmarked for EWS City-1 Project in compliance with applicable laws.

3. Mortgage/Security apportioned towards the EWS City 1 Project has been Read. Office: Suite #4G, Uppal's M6 Plaza, Jasola District Center, New Delhi 110025 Total project



Certification:

We further certify that:

1. The aforesaid credit facilities have been raised only by the Prestige Projects Pvt. Ltd., and the mortgage value attributable to the EWS City-1 portion has been calculated on a proportionate land area basis.
2. The above details are true and correct to the best of our knowledge and belief based on verification of records, documents, and information provided by the management.
3. This certificate has been issued at the specific request of the Promoter and Co-Promoter for submission to the U.P. Real Estate Regulatory Authority in compliance with the Project Account Directions.
4. The apportionment of Mortgage/Security does not affect the rights of the lender, and this certification is only for regulatory/statutory compliance purposes.

For PKMB and Co.

(Chartered Accountants)

Firm Registration No. 00531N

Jyoti Kumar Jain



(Signature with Seal)

Name of Partner: Jyoti Kumar Jain

Membership No. 71353

UDIN: 25071353B&JYJK 5304

Place: Noida

Date: 31/8/2025

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 Mithepur, 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



Mr. S. Shobha Pearl,
Commissariat Road,
CRFG Department,
Bangalore - 560 025,
Karnataka, India.

Website www.icicibank.com
CIN :L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near C
Old Padra Road, Vadod
India.

Corp. Office : ICICI Bank Towers, Band
Complex, Mumbai 400001