
SAMANVAYA LAW & PARTNERS

H-32, B-01, SECTOR-63, NOIDA-201301
Tel: +91-120-6870799 Mobile: +91-9319615151 E-mail: office@samanvalaw.com
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CERTIFICATE OF NON-ENCUMBRANCE

- I. I, **Shikhar Garg**, Advocate having more than 10 years of experience, have examined the following title deed and other documents of the property bearing Plot No. SC-02/G [Commercial] admeasuring 60,000.54 square meters, and situated at Sector-150 (part of Sports City Plot No. SC-02), NOIDA, Gautam Budh Nagar-201301, Uttar Pradesh, India (for short, "**scheduled premise**") belonging to Crest Promoters Private Limited, relevant member of Lotus Greens Constructions Private Limited [now known as Ace Infracity Developers Private Limited]:
- a. Copy of the Lease Deed dated 07.04.2015 for 90 years duly registered on 07.04.2015 vide Registration No. 2407 in Book No.1, Volume No. 6658 on Page No. 201 to 238 before Sub-Registrar-II, Noida and duly executed by Noida Industrial Development Authority in favour of Crest Promoters Private Limited, relevant member of Lotus Greens Constructions Private Limited [now known as Ace Infracity Developers Private Limited].
 - b. Copy of the Master Data of Crest Promoters Private Limited.
 - c. Copy of the Master Data of Lotus Greens Constructions Private Limited.
 - d. Copy of the Order dated 21.03.2018 in Company Petition No. (CAA)-134 (ALD) 2017.
 - e. Copy of the Master Data of Ace Infracity Developers Private Limited.
- II. In my opinion, the aforesaid documents of title are valid evidence of right, title and interest. **I do not find anything adverse which prevent the title holders of the scheduled premise from registration in RERA** since the flow of title and interest of the scheduled property in the name of Crest Promoters Private Limited [now known as Ace Infracity Developers Private Limited] **is non-encumbered, absolute, and clear.**
- III. Further, I have examined the documents in details, taking into account the other Revenue factors, I do not find anything adverse to the title holders of the scheduled premise from RERA registration.
- IV. It is to be confirmed that the title documents which were herein provided and produced were executed, stamped and registered in accordance with the law. They have the effect of conveying lawful title in favour of Crest Promoters Private Limited [now known as Ace Infracity Developers Private Limited].

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- V. It is further certified that the scheduled premise is not subject matter of any attachment or any process of court nor they or any of them is the subject matter of any litigation pending before any court of law.

Yours truly,

FOR SAMANVAYA LAW & PARTNERS

Shikhar Garg

Digitally signed by Shikhar
Garg
Date: 2026.04.10 07:47:40
+05'30'

SHIKHAR GARG
[Advocate]
Dated: 10.04.2026

For Samanvaya Law & Partners


Partner

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: नोएडा गौतम बुद्ध नगर

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202614700183
आवेदक का नाम	समन्वय लॉ एंड पार्टनर्स
आवेदक का पता	एच ३२ सेक्टर ६३ नोएडा
आवेदन तिथि	08-04-2026
भुगतान तिथि	08-04-2026
चालान संख्या	NIB260553146
मोबाइल	9311579975
धनराशि रु०	100 /-

**CERSAI**Central Registry of Securitisation Asset
Reconstruction and Security Interest of India**Asset Based Search Report****CERSAI Details**

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	08-04-2026 15:53:26.764
Transaction ID / QRF NO	200436121661
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	08-04-2026
Approval/Modification Date	08-04-2026
Search Reference Number	4848113667260

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Commercial
Description Of Asset	
Survey Number / Municipal Number	
Plot Number	SC-02/G
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	
Street Name / Number	
Pocket	
Locality / Sector	150
City / Town / Village	Noida
District	Gautam Buddha Nagar
State / UT	Uttar Pradesh
Pin Code / Post Code	201301



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Search Output Details

No Match Found

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---

COP/2014/49366



BAR COUNCIL OF INDIA

(CONSTITUTED UNDER THE ADVOCATES ACT, 1961)



Shikhar Garg

Certificate of Practice

This is to certify that Mr. / Ms. SHIKHAR GARG
S/o / D/o / W/o SH. SUDHIR KUMAR GARG enrolled as an Advocate under the
Advocates Act, 1961 with SBC Enrolment No. D/2418/2013 is entitled to practice
the profession of law in India in accordance with the Advocates Act, 1961 and the Rules
governing such practice framed by the Bar Council of India, as he/she has successfully
qualified in the All India Bar Examination - 6th Vide AJPE Roll No 222631

Dated this the 25th day of FEBRUARY 2014.

Mr. Manan Kumar Mishra

Mr. Manan Kumar Mishra
Chairman
Bar Council of India

Mr. Rajinder Singh Rana

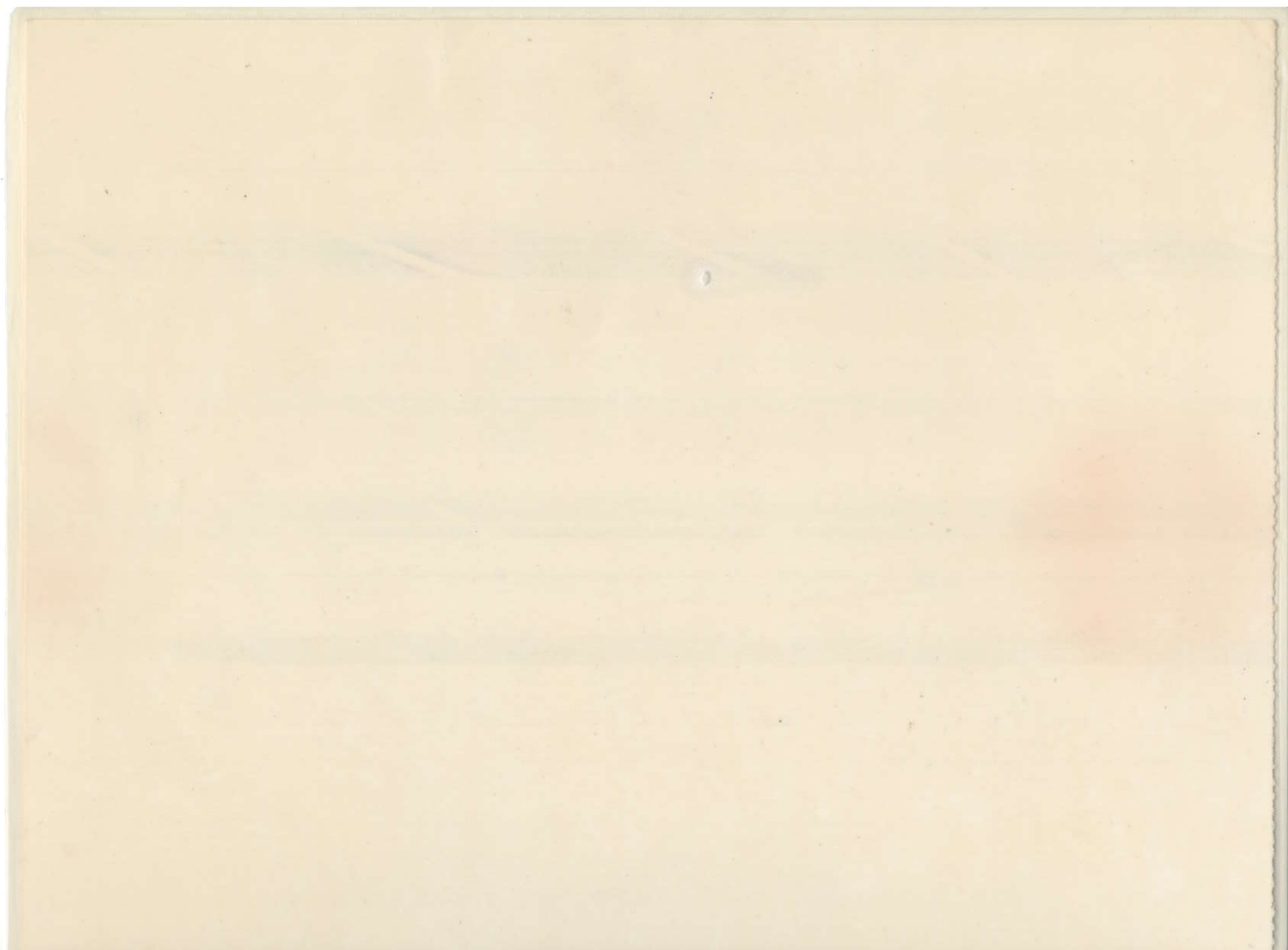
Mr. Rajinder Singh Rana
Member
Bar Council of India

Mr. Ram Singh Chauhan

Mr. Ram Singh Chauhan
Chairman
Bar Council of Delhi

Mr. J.R. Sharma

Mr. J.R. Sharma
Secretary
Bar Council of India



कार्यालय उप निबंधक नोएडा द्वितीय गौतम बुद्ध नगर जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202614700183

प्रमाण संख्या :22026147000229

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

श्री- समन्वय लॉ एंड पार्टनर्स पुत्र- शिखर गर्ग तहसील गौतम बुद्ध नगर जिला गौतम बुद्ध नगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - सैक्टर 150, वार्ड/परगना- द्वितीय , आवासीय- क्रेस्ट प्रमोटर्स प्राइवेट लिमिटेड , पार्ट ऑफ़ स्पोर्ट्स सिटी प्लॉट नो एस सी ०२ , एससी ०२/जी

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 09/04/2016 से दिनांक 08/04/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :04-07-2026

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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: विकास वर्मा।
मिलान करने वाले निबन्धन लिपिक : अरविन्द कुमार कौशिक।

ASHOK
KUMAR SINGH

Digitally signed by
ASHOK KUMAR SINGH
Date: 2026.07.04
16:11:19 +05'30'

उप निबंधक नोएडा द्वितीय
गौतम बुद्ध नगर