



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

11th Oct, 2024

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 PLOT No. GH-D-04/A, SECTOR-44, NOIDA, U.P. in favour of GODREJ PROPERTIES LTD.

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.


Ref. no.	Legends	Details
1	Property/ Land	Godrej Properties Limited, Group Housing Plot No. GH-D-04/A, Sector-44, Noida, U.P. area admeasuring 26136.55 Square Meters, Distt. Gautam Buddha Nagar, U.P.

2	Area	Area 26136.55 Square Meters
3	Location of property	Group Housing Plot No. GH-D-04/A, Sector-44, Noida, U.P.
4	Boundaries	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-I, Noida vide Application No. 2202414600354 and Certificate No. 22024146000346 that there is No-Loan on the above said property from Dated 13/08/2012 to 13/08/2024.

I further clarify that the properties that are mentioned in the Non-Encumbrance Certificate has been purchased by Godrej Properties Limited, and being developed by Godrej Properties Limited, as per lease Deed dated 03/06/2024 further, development of Plot No. GH-D-04/A, Sector-44, Noida, U.P by Godrej Properties Limited through lease Deed dated 03/06/2024 duly registered in the office of Sub-Registrar-I, Noida vide Book No.1, Volume No. 12808 on pages 329 to 368 at serial No. 6160 Dated 03/06/2024.

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 13/08/2024. 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-11/02 LGF LAJPAT NAGAR 2, ND-24
ENROLL. NO. D/2179/2011
9711863744 / ctalegal19@gmail.com

Neeraj Kumar
Advocate
D/2179/2011

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED
BY THE MANAGEMENT COMMITTEE OF THE BOARD
OF DIRECTORS OF GODREJ PROPERTIES LIMITED AT
ITS MEETING HELD ON MAY 06, 2024**

“RESOLVED THAT Mr. Digvijay Yadav, Mr. Ankur Aggarwal, Mr. Gautam Babbar, Mr. Mohit Kumar, Mr. Abhishek Sharma, Mr. Rajat Pathak and Mr. Ranjit Bhambhu (hereinafter referred to as “Authorised Signatories”), be and are hereby severally authorized to sign and submit to New Okhla Industrial Development Authority, Ministry of Environment and Forest and Climate Change, Uttar Pradesh Pollution Control Board, Uttar Pradesh Power Corporation Limited, Uttar Pradesh Forest Service, Uttar Pradesh Fire Service, Noida Metro Rail Corporation, Dedicated Freight Corridor Corporation of India Limited, State Environment Assessment Committee and Airport Authority of India, Real Estate Regulatory Authority, Labour Department, District Magistrate Office, Deputy Commissioner Office, Tehsildar Office, Assistant Commissioner Office, Assistant Director Land Record (ADLR) and any other statutory body and Government authority concerned for obtaining approvals, clearances, sanctions as may be required in connection with the proposed development of group housing project on land situated at Sector 44 of Noida, Uttar Pradesh and to pay such fees, charges, deposits that may be payable in respect thereof and to make all necessary applications, documents, declarations, affidavits, correspondence etc., to appear before the Government, Local or Statutory bodies or authorities concerned and do any other acts, deeds, actions, writings and things that may be necessary to give effect to this resolution.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above authorised signatories are in the employment of Godrej Properties Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the Board of Directors or its Committee or the date on which any of the authorised signatories ceases to be in employment of Godrej Properties Limited or any of its affiliate companies/entities.”

Certified to be true
For Godrej Properties Limited


Ashish Karyekar
Company Secretary

Date of Issue: May 21, 2024



कार्यालय उपनिबंधक नोएडा प्रथम गौतम बुद्ध नगर जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202414600354

प्रमाण संख्या :22024146000346

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

श्री- अधिवक्ता गौरव दुआ पुत्र- भुपेदेर नाथ दुआ 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 44, वार्ड/परगना- प्रथम, आवासीय- मेसर्स गोदरेज प्रॉपर्टीज लिमिटेड, ग्रुप हाउसिंग प्लॉट नं जीएच-डी-04/ए सैक्टर-44 नोएडा जिला गौतम बुद्ध नगर उत्तर प्रदेश, 04

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 13/08/2012 से दिनांक 13/08/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :22-08-2024

- 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 सम्बंधित 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: **विवेक शर्मा।**

मिलान करने वाले निबन्धन लिपिक: **दीपक गुप्ता।**

Digitally signed by
YASHVANT
KUMAR SINGH
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उपनिबन्धक नोएडा प्रथम
गौतम बुद्ध नगर

प्रिंट करें