

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर पंचम
गाजियाबाद

क्रम संख्या 2025140009581

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 08/05/2025

प्रस्तुतकर्ता या प्रार्थी का नाम अनुज कुमार शर्मा एड

लेख का प्रकार: मुआयना 2000 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणित करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 08/05/2025

दिनांक 'जब लेख प्रतिलिपि या तलाश 08/05/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिवारी के हस्ताक्षर

रजिस्ट्रार
गाजियाबाद

कार्यालय उपनिबन्धक

सदर पंचम

गाजियाबाद

जनपद

गाजियाबाद

आवेदन संख्या :2202514000214

प्रमाण संख्या :22025140000205

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

श्री- अनुज कुमार शर्मा अधिवक्ता पुत्र- आनंद स्वरूप शर्मा तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - सिदार्थ विहार योजना , वार्ड/परगना- प्रताप विहार , आवासीय- मैसर्स एस जी एस कंस्ट्रक्शन एंड डवलपर्स प्राइवेट लिमिटेड, ग्राम अकबरपुर बहरामपुर ग्राम मिर्जापुर खसरा संख्या 10 11 12 164म 165म अदि , खसरा 10 11 12 आदि

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 08/05/2013 से दिनांक 08/05/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :08-05-2025 -

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूढ़े 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: उपनिबन्धक पंचम शितलेश दोहरे ।

मिलान करने वाले निबन्धन लिपिक : लिपिक गौरव कुमार ।

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उपनिबन्धक सदर पंचम
गाजियाबाद

प्रिंट करें



ANUJ KUMAR SHARMA
ADVOCATE
Registration No.6503/2008



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

NON-ENCUMBRANCE CERTIFICATE

1. Description of Property:

Land parcel admeasuring 3.4214 Hectares or 8.45 acres, comprised in Khasra Nos. 10 (0.2267 Ha), 11 (0.266 Ha), 12 (0.051 Ha), 14 (0.025 Ha), 22 (0.6624 Ha), 23 (0.1243 Ha), 24 (0.053 Ha), 28M (0.019 Ha), 29P (0.351 Ha), 30P (0.802 Ha), 31P (0.220 Ha), 32P (0.256 Ha), 33P (0.176 Ha) and 45M (0.053 Ha), situated at Village Akbarpur and Behrampur, and Khasra Nos. 164M (0.108 Ha), 165M (0.003 Ha) and 166P (0.025 Ha), situated at Village Mirzapur, Tehsil & District Ghaziabad (hereinafter referred to as "**said Land**")

2. Search in Office of the Sub-Registrar-5, Ghaziabad, Uttar Pradesh:

An inspection was carried out vide application no.2025140009581 dated 08.05.2025 in the office of the Sub Registrar-1, Ghaziabad, the following facts were revealed:

- (i) As per non encumbrance certificate bearing no. 22025140000205 dated 08.05.2025 issued by the Sub Registrar-5, 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 08.05.2025 is annexed herewith as Annexure-2.

Anuj Kumar Sharma

ANUJ KUMAR SHARMA
Advocate
81 Tehsil Compound
Ghaziabad

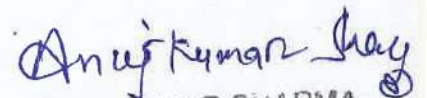
3. ROC Report:

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 Builder (Promoter) Prestige Projects Private Limited, has produced a Loan Sanction Letter dated 12.07.2024 issued by ICICI Bank, which reflects that Prestige Projects Private Limited has availed a credit facility of Rs. 67 Crore only (Rupees Sixty Seven Crore only) as a term loan for a tenure of 39 months from ICICI Bank. The said credit facility has been secured by way of an equitable mortgage created through the deposit of title deeds pertaining to the property described herein.

Observations and Conclusion:

Other than the aforesaid term loan and 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.

Date: 13.05.2025


ANUJ KUMAR SHARMA
Advocate
81 Tehsil Compound
Ghaziabad

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

1. I, Rohit Mishra, authorized Signatory of the Prestige Projects Private Limited, 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 for the project Mayflower At The Prestige City, Village Akbarpur Behrampur, Mirzapur, Shahbad alias Mitthepur, Ghaziabad, Uttar Pradesh.

2.

Details		
a.	Name of the Lender	ICICI Bank Limited
b.	Address of the Lender's Office/Branch	Sobha Pearl, Floor No.6, Commiserate Road, Bangalore - 560 025
c.	Date of Borrowing/First Disbursement	11/07/2024 & 24/07/2024
d.	Amount Sanctioned	Rs. 67 Crore
e.	Amount Disbursed	Rs. 67 Crore
f.	Outstanding Amount as on date of affidavit	Rs. 57 Crore
g.	Details of Project Assets given as Mortgage/Security	TPCI Project land and future project receivables

3. I undertake that funds from the declared credit facility will be deposited in the separate account only.
4. I also confirm that the certificate given by the Chartered Accountant (UDIN No. 25252354BMJUXJ2946) M/s Bhuvana Bhatt & Associates, Membership

Prestige Projects Private Limited, Village Akbarpur Behrampur, Mirzapur, and Shahbad Alias Mitthepur, Ghaziabad, Uttar Pradesh - 201001, E-mail : properties@prestigeconstructions.com www.prestigeconstructions.com
CIN : U45201KA2008PTC046784

Corporate Office :

Prestige Falcon Towers, No. 19, Brunton Road, Bangalore - 560 025, Phone : +91 80 25591080
E-mail : properties@prestigeconstructions.com www.prestigeconstructions.com




06 JUN 2025

No.252354, 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.

5. 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.

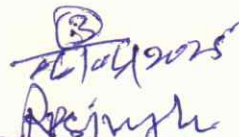

Deponent

Verification:

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


Deponent




ATTESTED
RAMPAL SINGH
Advocate
Notary Ghaziabad (U.P.)
Reg. No.-10720
Exp. Date 25-11-2029

06 JUN 2025

CERTIFICATE

As per the information and explanation given and based on the records produced before us. We hereby certify that **M/s. Prestige Projects Private Limited** has received proportionate disbursement of Rs. 67 Crores for the project **Mayflower at The Prestige City** situated on Kh. No. 10(Part), 11, 12, 14, 22(Part), 30P, 31P, 32P & 33P, At Akbarpur and Behrampur Village, And Kh No. – 164M, 165M, 166P Mirzapur Village, District Ghaziabad, Uttar Pradesh- 201010. Below is the table showing details of disbursement and utilization of funds for the project.

Particulars	Amount in Crores (Rs.)
Apportioned Loan Disbursement	67
<u>Loan Utilization Details</u>	
Non-Refundable Deposit and Refundable Deposit Paid to SGS Construction and Developers Pvt. Ltd. as per terms of Joint Development Agreement	118
Paid to GDA towards Additional FAR and Plan Saction	44
Total Utilization	162

Note: Promoter has infused Rs. 95 Crores apart from Loan disbursement.

This certificate has been issued on specific request of the **M/s. Prestige Projects Private Limited**, having its registered office at No. 19, Prestige Falcon Towers, Brunton Road, Bangalore – 560025, Enable them to submit the same to Uttar Pradesh Real Estate Development Authority for the purpose of Registration of the project **Mayflower at The Prestige City**.

For M/s. Bhuvana Bhat & Associates
Chartered Accountants
FRN: 029183S

Bhuvana Bhat Digitally signed
by Bhuvana Bhat

Bhuvana Bhat
Proprietor,
MRN: 252354
UDIN:25252354BMJUXJ2946

Place: Bengaluru
Date: 09.05.2025

Date: 23.01.2025

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 Mitthepur, 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



ICICI Bank Limited
Ms. Shobha Pearl,
Commissariat Road,
CRFG Department,
Bangalore - 560 025,
Karnataka, India.

Website www.icicibank.com
CIN :L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near Chakli Circle,
Old Padra Road, Vadodara 390 007,
India.
Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400051, India.

Notwithstanding anything contained herein above, each of the above-mentioned land parcels secure the RTL of INR 400.0 crores and the Bank reserves the right to realize the entire outstanding in relation to the RTL facility from any or all of the above-mentioned land parcels without any restriction with respect to their breakup.

Thank You,

For ICICI Bank Limited,


Authorised Signatory