

ADV. ROHIT DADWAL

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To,

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

Date: 07.07.2025

Subject: Request for Issuance of Non-Encumbrance Certificate for Proposed IT, Residential, and Commercial Development on Land measuring 1,01,114.27 Sq. Mtr. at Greater Noida, Gautam Buddha Nagar, Uttar Pradesh

Respected Sir,

With reference to the captioned subject, I, the undersigned, at the request of **M/s Pooja Info Tech Pvt. Ltd.**, have examined and verified the records and documents concerning the land parcels identified for the development of a mixed-use real estate project.

It is observed that the land measuring 1,01,114.27 Sq. Mtr., located at **Sector Knowledge Park-5, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh**, has been validly leased by the **Greater Noida Industrial Development Authority (GNIDA)** in favour of **M/s Pooja Info Tech Pvt. Ltd.**, a company incorporated under the Companies Act, 1956, through a **registered Lease Deed dated 16th December 2013**. The lease was granted specifically for the establishment and development of **IT Industries and IT Enabled Services (ITES)** including call centres, in accordance with GNIDA's planned development objectives.

The said land falls within the **Greater Noida Industrial Development Area**, District Gautam Buddha Nagar, Uttar Pradesh, and comprises the following components:

S.No.	Project Component	Area (in Sq. Mtr.)
1.	IT High Rise	8,935.00
2.	Residential and Villas	14,216.00
3.	IT SCOIT SCO	56,953.00
4.	Commercial Block	13,607.00
Total Plot Area		1,01,114.27

Verification Conducted:

Online searches and checks have been carried out on the following portals and records:

- Central Registry of Securitisation Asset Reconstruction and Security Interest of India (CERSAI)
- Ministry of Corporate Affairs (MCA)

Based on the review of available documents and the outcome of the above searches, it is confirmed that:

- The land in question is **not mortgaged** with any financial institution or entity.
- **No charge, lien, or encumbrance** is registered or created on the said land.
- The land is free from any encumbrances and is available for development by M/s **Pooja Info Tech Pvt. Ltd.**

CERTIFICATE / REPORT

I, the undersigned, hereby certify as follows:

"To the best of my knowledge, and upon verification of the records and documents made available, the land ad-measuring 1,01,114.27 Sq. Mtr., proposed to be developed by M/s Pooja Info Tech Pvt. Ltd., is free from any existing mortgages, charges, loans, liens, or encumbrances."

It is further declared that the undersigned:

Holds **no personal or proprietary interest** in the said land.

Has issued this certificate **solely on the basis of documents provided** by the concerned parties and through online searches.

Has **not conducted any independent title search or physical verification** of records beyond the material supplied.

This certificate is issued **without prejudice and without recourse** to the undersigned. In the event that any undisclosed lien, encumbrance, defect in title, or charge comes to light subsequently, the undersigned shall not be personally liable in any civil, criminal, financial, or other capacity.

Issued by:



Adv. Rohit Dadwal

Member, Delhi High Court Bar Association

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FORM NO. 29

(RULE 827)

(SUPPLIMENTARY CERTIFICATE OF SEARCH)

Application No. 460 of 2025
Certificate No. 460 of 2025

Shri प्रशांत जिन्दल एड्वोकेट have applied to me for a certificate giving particulars of Registration act and encumbrances, if any in respect that undermentioned property. Registration act and encumbrances, if any in respect that undermentioned property. रिप्ट रेकर्डर नालेज पार्क-5 ग्रेटर नोएडा परगना व तहसील दादरी जिला गौतमबुद्धनगर प्लाट न0-19 थेट्रफल 101114.27 वर्गमीटर। आवेदन पत्र के अनुसार नाम मै0 पूजा इन्फोटेक प्राइलिं द्वारा श्री मंगल सैन मित्तल पुत्र श्री बी0एल0 मित्तल व श्री राजेश गुप्ता पुत्र स्व0 श्री आर0के0 गुप्ता निवासीगण एम 18 ग्रेटर कैलाश 2 नई दिल्ली। I here by certify that search has been made in Book II and index related there to from the year 14/09/2020 to the year 22/05/2025 of facts and encumbrances affection the said Property and that on such the following facts and encumbrances appears:-

SI. No.	(a) Description of the property is given in the documents.	Date of execution	Nature & value of documents	Name of the parties Executed & claimant	Reference of No. year
	उपलब्ध सूचि नं0 2 के अनुसार उपलब्ध आवेदन पत्र के अनुसार	ब बजाहिर तैयार किया	कोई भार नहीं गया	पाया गया है।	

I also certify that have there aforesaid act and encumbrances on the acts and effecting the said property have been not found।

Search Prepared by-

(Signature)

Search Examined by-

(Signature)

NOTE

1. The act and encumbrances shown in this certificates are those discovered with reference to the description of property furnished by the applicant. If the same properties been described in registered documents in manner different from the view in which the have applicant has described those transaction evidence by such document all not be included in the certificate.
2. The required search has been as carefully as possible by the office but the department will not in pay person, hold itself responsible for errors in the results of the search embodied in the certificate.
3. This certificate does not include documents if any which have been presented but have not been registered up to date.

Office:- Sub Registrar Dadri Gautam Budh Nagar :
Date:- 24.05.2025

Sub Registrar Dadri
Gautam Budh Nagar

उप निबन्धक
दादरी गौतमबुद्धनगरः