

SUDEEP DAVID CECIL

ADVOCATE

ENCUMBRANCE CERTIFICATE

Date: 06.11.2025

Address and description of the immovable property	All that piece and parcel of land admeasuring 24,000 square meters bearing Plot No. H-07, situated in Sector 98, Noida ["Project Land"].
Name of the Lessee of the immovable property	Blitzbay Developers Private Limited, a company incorporated under the Companies Act 2013, having CIN: U68200HR2025PTC128551 and having its corporate office at 23 rd Floor, Windsor Grand, Sector 126, Noida, Gautam Budh Nagar, Uttar Pradesh.
Description of the title document relating to the immovable property	Lease Deed dated 17.04.2025 executed between New Okhla Industrial Development Authority and Blitzbay Developers Private Limited, registered before the Sub-registrar's office at Gautam Budh Nagar on 17.04.2025 as Document No. 2629 in Book No. I, Vol. No. 10547 at pages 265 to 294 ("Lease Deed").

1. INSPECTIONS AND VERIFICATIONS:

1.1. Search in the office of the Sub-registrar-I at Noida on 30.10.2025 to verify that the Project Land has been allotted vide the said Lease Deed in favour of Blitzbay Developers Private Limited from receipt no. 2025146026214.

- Based on the search in the office of the Sub-registrar at Noida, it has been observed that the Lease Deed has been duly registered before the Sub-registrar's office at Gautam Budh Nagar on 17.04.2025 as Document No. 2629 in Book No. I, Vol. No. 10547 at pages 265 to 294 and the Lease Deed was verified from the original copy in the office of Sub-Registrar – I at Noida.
- A copy of the receipt dated 30.10.2025 bearing no. 2025146026214 is enclosed as **Annexure-A**.

1.2. Search on the website of the Registrar of Companies, Ministry of Corporate Affairs, on 30.10.2025 vide SRN UU1449159, to verify any subsisting charges created by the Lessee.

- Based on the search on the website of the Registrar of Companies, Ministry of Corporate Affairs, it has been observed that no charge has been created by the Lessee on the Project Land as on 30.10.2025.
- A copy of the receipt dated 30.10.2025 bearing SRN UU1449159 is enclosed as **Annexure-B**.

1.3. Non-Encumbrance Certificate bearing No. 22025146000537 dated 04.11.2025 from the office of Sub-Registrar.

- The Non-Encumbrance Certificate bearing No. 22025146000537 dated 04.11.2025 from the office of Sub-Registrar shows that there are no prior mortgages/charges/encumbrances/loan registered on the said Project Land from 04.11.2013 to 03.11.2025.

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- A copy of the Non-Encumbrance Certificate dated 04.11.2025 is enclosed as Annexure-C.
- 2. This certificate is limited to the scope of review and is based on the information mentioned herein and should not be read as extending by implication to any other matter.

Upon a perusal of the above-mentioned Lease Deed in favour of Blitzbay Developers Private Limited and the inspections and verifications carried out, and basis the declarations made & information supplied by Blitzbay Developers Private Limited, we opine that Blitzbay Developers Private Limited holds the clear and marketable leasehold rights, title and interest of the Project Land comprising the parcel of land admeasuring 24,000 sq. mtrs., bearing Plot No. H-07, Sector 98, Noida, for 90 years from 17.04.2025. The rights and interests of the Lessee in Project Land are subject to compliance with the terms of the Lease Deed.

Encl: As above.

Thanking you,

Sudeep Cecil

Sudeep David Cecil
Advocate

Bar Council of Delhi
Enrol No.: D/542-B/2001

To,
The Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan
Kala Kankar House, Old Hyderabad, Lucknow 226007

Also at:
H 169, Chitvan State Rd, Estate Sector, Block H
Gamma II, Greater Noida, Uttar Pradesh 201308


Annexure-A

भाग 2	
प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला	
उप निबंधक	नोएडा प्रथम
	गौतम बुद्ध नगर
क्रम संख्या	2025146026214
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक	30/10/2025
प्रस्तुतकर्ता या प्रार्थी का नाम	परमीत नागी
लेख का प्रकार:	मुआयना 2024 वर्ष से 2025 वर्ष तक
प्रतिफल की धनराशि	
1. रजिस्ट्रीकरण शुल्क	
2. प्रतिलिपिकरण शुल्क	
3. निरीक्षण या तलाश शुल्क	
4. मुख्तार के अधिप्रमाणीकरण लिए शुल्क	
5. कमीशन शुल्क	
6. त्रिविध	
7. यात्रिक भत्ता	
1 से 6 तक का योग	20
शुल्क वसूल करने का दिनांक	30/10/2025
दिनांक जब लेख प्रतिलिपि या तलाश	30/10/2025
प्रमाण पत्र वापस करने के लिए तैयार किया	
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर	

SUB REGISTRAR - I
NOIDA (G. B. NAGAR)

Annexure-B

MINISTRY OF CORPORATE AFFAIRS RECEIPT		
SRN: UU1449159/ BharatKoshOrderId :1-21959555010 SRN Date: 30/10/2025 17:24:24		Service Request Date: 30/10/2025
RECEIVED FROM:		
Name: NISHA RANI Address: N-26, SRI NIWAS PURI, New Delhi, New Delhi, Delhi, 110065		
FULL PARTICULARS OF REMITTANCE		
Service Type: VPD		
Service Description	Type of Fee	Amount (Rs.)
BLITZBAY DEVELOPERS PRIVATE LIMITED (U68200HR2025PTC128551)	Normal	100
Total		100
Mode of Payment: Online Received Payment Rupees: One Hundred Rupees Only.		
Note: View public documents service is available for 3 hrs per company, from the time the first document is viewed, and is valid for 1 week		



**MINISTRY OF
CORPORATE
AFFAIRS**
GOVERNMENT OF INDIA

EMPOWERING BUSINESS, PROTECTING INVESTORS
REGULATOR • INTEGRATOR • FACILITATOR • EDUCATOR

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Back

BLITZBAY DEVELOPERS PRIVATE LIMITED :Company/LP Documents

Document Details

Sr no	Date of filing	Filename	Description	Number of pages	File Size	Document Code
No document found for the current selection						

Note:

- A maximum of 5 documents per Company/ LP can be downloaded at a time for every successful transaction.
- Post successful payment, Company/ LP documents will be available for download in 'My Workspace' for 7 days.
- Once a user initiates download of any document for a particular Company/ LP, a time limit of a maximum of 3 hours will get enabled.

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

आवेदन संख्या :2202514600587

प्रमाण संख्या :22025146000537

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

श्री. परमीत नागी पुत्र- ० 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 - सेक्टर 98, वार्ड/परगना- प्रथम, व्यवसायिक- ब्रिटिजवे डेवतपर्स प्राइवेट लिमिटेड, प्लॉट न०-एच-07 सेक्टर-98 नोएडा , 07

ये एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 04/11/2013 से दिनांक 03/11/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :04-11-2025

- नोट - 1 इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्लॉक के आधार पर दूँदे 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।
- वांछित तलाश कार्यालय द्वारा सम्भव सावधानी के साथ किया गया है, और किाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
- 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।
- यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
- 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **विवेक शर्मा।**

मितान करने वाले निबन्धन लिपिक: **विवेक शर्मा।**

उप निबंधक नोएडा प्रथम
गौतम बुद्ध नगर

YASHVA
NT
KUMAR
SINGH

Digitally signed
by YASHVANT
KUMAR SINGH
Date:
2025.11.04
10:56:46
+05'30'



एडवोकेट पंजीकरण प्रमाण-पत्र
एडवोकेट्स अधिनियम, १९६१ की
धारा २२ (१) के अंतर्गत प्रदत्त

क्रमांक उत्तर प्रदेश ४३४८ सन् २००१

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती सुदीप डेविड सिंसिल
 आत्मज/आत्मजा/पत्नी श्री वी. के. एम. सिंसिल
 जिला गोरखपुर आज की तिथि से उत्तर प्रदेश बार कौंसिल के अन्तर्गत
 एडवोकेट स्वीकृत किए गए तथा उनका नाम एडवोकेट्स अधिनियम, १९६१ की
 धारा १७ के अधीन बार कौंसिल द्वारा अनुरक्षित एडवोकेट पंजिका में अंकित कर
 लिया गया।

यह प्रमाण-पत्र आज दिनांक ५ मई २००१ को बार कौंसिल
 द्वारा मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण-पत्र के अंगस्वरूप मुद्रांक शुल्क
 हेतु रु० ५००/- का मुद्रांक-पत्र एतत्सह संलग्न है।


प्रेम नाथ त्यागी
 (प्रेम नाथ त्यागी)

सचिव
 बार कौंसिल आफ उत्तर प्रदेश

Form D-1

Name transferred to the roll of Bar Council of Delhi
by order of the Bar Council of India vide its resolution No.
121/2011 dated 11/12.11.2011.

Date: 2.1.2012



Secretary
Bar Council of U.P.
Allahabad


BAR COUNCIL OF DELHI
FORM D-II

Dated: 30-1-2012

On transfer from the roll of Bar Council of Uttar Pradesh
Number on the roll of Bar Council of Delhi is D/ 542-B/2001
dt. 5-5-2001.


(Murari Tiwari)
Hony. Secretary

Prepared by 

Examined and Checked by 



Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 18/12/2025

Certificate No. G0R2025L5458



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 144162090



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Blitzbay Developers Pvttd

H.No/Floor : 12afloor

Sector/Ward : Sec66

Landmark : M3m ifc

City/Village : Gurgaon

District : Gurugram

State : Haryana

Phone : 96*****31

Others : Blitzbay developers private limited



Purpose : Affidavit to be submitted at Treasury office

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

This stamp paper is an integral part of the Form RA-8.



For BLITZBAY DEVELOPERS PVT. LTD.

G. P. Singh
Authorized Signatory

BLITZBAY DEVELOPERS PRIVATE LIMITED

Regd. Office: 12A Floor, Tower 2, M3M IFC, Sector-66, Gurugram-122002, Haryana
CIN: U68200HR2025PTC128551, Email: blitzbaydevelopers@gmail.com, Tel: 0124-6600000

FORM RA-8

Affidavit for declaration on credit facilities availed for the project

To,
The Secretary
U.P. Real Estate Regulatory Authority
Rajya Niyojan Sansthan (Naveen Bhavan)
Kala Kankar Marg, Old Hyderabad
LUCKNOW (U.P.)-226007
Email: contactuprera@up-rera.in

Subject : Affidavit/Declaration on credit facilities availed for the Project- Smartworld ES

1. I Chhater Singh, duly authorized by Blitzbay Developers Private Limited ("the promoter") of the proposed project do hereby solemnly declare, undertake and state that as on the date given in the verification below the following credit facilities (secured/unsecured) have been availed/are in process of finalization for Project "Smartworld ES" (Proposed Project)

	Details	
a.	Name of Lender	NA
b.	Address of Lender's office/branch	NA
c.	Date of Borrowing/First Disbursement	NA
d.	Amount Sanctioned	NA
e.	Amount Disbursed	NA
f.	Outstanding amount as on date of Affidavit	NA
g.	Details of Project Assets given as Mortgage/security	NA

2. I Undertake that funds from the declared credit facility will be deposited in the separate account only.
3. I also confirm that the certificate given by the Chartered Accountant (UDIN: NA) M/s NA membership no. NA certifying all the borrowings on date, as required under para 10(ii) of the Project Account Directions issued by U.P RERA is enclosed with this certificate- **Not Applicable**.
4. I confirm that the certificate issued by NA as required under para 10(ii) of the Project Account Directions issued by U.P RERA is enclosed with this certificate- **Not Applicable**.



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

Verified by me at Gurugram on this 19th date of December 2025

For BLITZBAY DEVELOPERS PVT. LTD.

DEPONENT Authorized Signatory

For BLITZBAY DEVELOPERS PVT. LTD.

DEPONENT Authorized Signatory