

**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,

Luckno, Uttar Pradesh – 226007

Date: 27.08.2025

**Subject: Issuance of Non-Encumbrance Certificate for the Proposed Real Estate Project comprising IT, Residential, and Commercial Development on Land ad-measuring 1,01,114.27 Sq. Mtr. situated at Greater Noida, Gautam Buddha Nagar, Uttar Pradesh**

Sir,

With reference to the above subject, I, the undersigned, at the specific instance and request of M/s Pooja Info Tech Pvt. Ltd., have examined and verified the relevant documents and records relating to the land parcels proposed for the development of the real estate project.

It is further observed that the subject land, admeasuring 1,01,114.27 square meters and located in Sector Knowledge Park-5, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, has been duly leased by the Greater Noida Industrial Development Authority (GNIDA) in favour of M/s Pooja Infotech Pvt. Ltd., a company incorporated under the Companies Act, 1956, pursuant to a registered Lease Deed dated 16th December 2013. The lease was granted specifically for the purpose of establishing IT Industries and IT Enabled Services (ITES), including Call Centers, in line with the policies and objectives of GNIDA for the planned urban and industrial development of Greater Noida.

The land in question is situated within the **Greater Noida Industrial Development Area**, District Gautam Buddha Nagar, Uttar Pradesh, and comprises the following components:

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

### Verification Conducted:

I have conducted online searches and checks at 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 examination of available documents and the results of the above searches, it is confirmed that:

- The subject land is **not mortgaged** with any financial institution/entity.
- **No charges, liens, or encumbrances** have been created or registered on the land.
- The land is free from any known encumbrances and is available for development by **M/s Pooja Info Tech Pvt. Ltd.**

### CERTIFICATE / REPORT

I, the undersigned, hereby certify that:

**"To the best of my knowledge and based on the verification of records and documents made available, there are no existing encumbrances, mortgages, loans, charges, or liens on the land ad-measuring 1,01,114.27 Sq. Mtr., proposed for the development of the real estate project by M/s Pooja Info Tech Pvt. Ltd."**

It is further declared that the undersigned:

**Has no personal or proprietary interest** in the subject land.

Has issued this certificate solely based on the information and documents provided by the concerned parties and upon online searches conducted.

Has not undertaken any independent title search or on-ground verification of records beyond the provided material.

This certificate is issued without prejudice, and without recourse to the undersigned. In the event that any undisclosed lien, charge, defect in title, or encumbrance surfaces subsequently, the undersigned shall not be held personally liable, whether civil, criminal, financial, or otherwise.

Issued by:



Adv. Rohit Dadwal  
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**ROHIT DADWAL**  
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FORM NO. 29

(RULE 827)

(SUPPLEMENTARY CERTIFICATE OF SEARCH)

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

Shri प्रशांत जिन्दल एडवोकेट have applied to me for a certificate giving particulars of Registration act and encumbrances, if any in respect that undermentioned property .

स्थित सैक्टर नालेज पार्क-5 ग्रेटर नोएडा परगना व तहसील दादरी जिला गौतमबुद्धनगर प्लॉट नं०-19 क्षेत्रफल 101114.27 वर्गमीटर। आवेदन पत्र के अनुसार नाम मै० पूजा इन्फोटेक प्रा०लि० द्वारा श्री मंगल सेन मित्तल पुत्र श्री बी०एल० मित्तल व श्री राजेश गुप्ता पुत्र स्व० श्री आर०के० 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 नं० 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 गौतमबुद्धनगर