

**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 – 226007

Uttar Pradesh

Date: 21-05-2025

**Subject:** Non-Encumbrance Certificate for the proposed Residential Project i.e. "Cyber City" situated at Plot No. 6, Knowledge Park-5, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh.

Respected Sir,

Reference to the captioned subject matter, the undersigned has read, checked, and verified the following details at the request of **M/S Elegant IT Solutions Pvt. Ltd.:**

Property documents with respect to the land bearing Plot No. 6, Knowledge Park-5, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, admeasuring approximately 24,919 square meters ("the project land"), situated in Greater Noida Industrial Development Area, Gautam Buddha Nagar District, Uttar Pradesh.

<b>Sr. No.</b>	<b>Subject Matter</b>	<b>Description</b>
1.	The Land	Plot No. 6, Knowledge Park-5, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, having total area of 80,961.18 square meters
2.	The Project	Plot No. 6, Knowledge Park-5, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, having area of 24,919 square meters

Searches conducted at the portal of Central Registry of Securitisation Asset Reconstruction and Security Interest of India (CERSAI). Searches conducted at the Ministry of Corporate Affairs (MCA) portal. After reading, scrutiny, and verification of the available details, it is confirmed that the said land is not mortgaged with any financial institution/entity.

There are no charges created and/or registered on the aforesaid land in any of the records.

The land is free for development by Elegant IT Solutions Pvt. Ltd.

The land is free from any known encumbrances as per the documents provided by Elegant IT Solutions Pvt. Ltd.

**CERTIFICATE/REPORT:**

I, the undersigned, hereby certify that:

**“There are no encumbrances, loans, mortgages, or charges on the said land, to the best of my knowledge and based on the verification carried out as per the documents provided by Elegant IT Solutions Pvt. Ltd. This certification has been issued at the specific request of Elegant IT Solutions Pvt. Ltd.”**

It is further clarified that the below stated has no personal standing, ownership interest, title, claim, or encumbrance whatsoever in respect of the subject land or the proposed project.

This Certificate has been issued solely based on the documents and information made available to me and the verification carried out thereupon, without any independent investigation or title search beyond the said documents.

This Certificate is issued *without prejudice* and *without recourse* to me, and in reliance upon the representations made by the concerned parties.

In the event that any information, lien, charge, mortgage, encumbrance, defect in title, or any other material fact not disclosed at the time of issuance subsequently surfaces, I shall not be held personally liable or responsible in any manner whatsoever, whether civil, criminal, financial, or otherwise.

Issued by: Rohit Adv

Adv. Rohit Dadwal

**ROHIT DADWAL**  
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FORM NO. 29

(RULE 827)

(SUPPLIMENTRY CERTIFICATE OF SEARCH)

Application No. 437 of 2025  
Certificate No. 437 of 2025

Shri प्रशांत जिन्दल एडवोकेट have applied to me for a certificate giving particulars of Registration act and encombrances, if any in respect that undermentioned property .  
स्थित सैक्टर नालेज पार्क-5 ग्रेटर नोएडा परगना व तहसील दादरी जिला गौतमबुद्धनगर प्लॉट न0-6 क्षेत्रफल 80961.18 वर्गमीटर। आवेदन पत्र के अनुसार नाम मै0 एलिगेन्ट आईटी सोल्यूशंस प्रा0लि0 द्वारा श्री ऋषभ जैन पुत्र श्री विनोद कुमार जैन निवासी 158 विज्ञान विहार 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 21/05/2025 of facts and encombrances 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 encombrances 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 encombrances 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:- 22.05.2025

Sub Registrar Dadri  
Gautam Budh Nagar

उप निबन्धक  
दादरी, गौतमबुद्धनगर