

RAMESH KUMAR WALIA

(Advocate)

Office : G-843, Gamma-II, Near Sub Registrar Office, Greater Noida Authority - 201308

Dated:- 06.05.2023

NON-ENCUMBRANCE CERTIFICATE CUM DETAILED TITLE INVESTIGATION REPORT

In favourof:

M/s NIRALA PROJECTS PVT. LTD.

GH-03, SECTOR-02, GREATER NOIDA WEST

GAUTAM BUDDH NAGAR, UP (hereinafter called as Second Party/Lessee)

Lessor:

Greater Noida Industrial Development Authority (GNIDA) (hereinafter called First Party/Lessor)

Details/Description of the Property

Group Housing Plot bearing No. GH-03, situated at Sector-02, Greater Noida West, Gautam Buddh Nagar, U.P. area measuring 40852.50 Sq.mtr., (hereinafter called Scheduled Property)

Brief history of the property and how the owner has derived the title

As per record of GNIDA & Sub Registrar Office, Sadar, Gautam Buddh Nagar

This is to certify that I have searched the relevant records in respect of the said property.

1. Greater Noida Industrial Development Authority ("GNIDA") as Lessor invited bids under its scheme no. BRS-04/2010 for allotment of Large Group Housing/Builders Residential Plots of development of Group Housing/Plots/Flats, situated in different sectors of Greater Noida, District Gautam Buddh Nagar, Uttar Pradesh.
2. The Lessee including other parties in a consortium, were successful bidders of the Plot No. GH-03, situated at Sector-02, Greater Noida West, Gautam Budh Nagar, Uttar Pradesh, vide Acceptance Letter No. PROP/BRS-04/2011/283 dated 14/January/2011 and Allotment Letter No. PROP/BRS-04/2011/396 dated 01/March/2011

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3. The Lessor executed a Lease Deed dated 07.July.2011 which was duly registered with the Sub-Registrar, Sadar, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh, registered Lease Deed in Bahi No.1, Jilad No.10034, on pages 83 to 114, on Sl. No.25111 dated 29.12.2011 respectively (hereinafter referred to as the "Lease Deed") for the lease term of 90 (ninety) years and and conditions, inter-alia, to construct and thereafter transfer the developed Flats/Dwelling Units/Commercial Space and Facilities in favour of its Allotte(s)/Sub-Lessee(s) by executing the Sub-Lease Deed, for the un-expired period of Lease Deed executed in favour of the Lessee by the Lessor.
4. That the M/s Nirala Projects Pvt Ltd. has taken over the possession of the plot no. GH-03, situated at Sector-02, Greater Noida West on dated 29.12.2011 vide possession certificate no. PROP/BRS/2011/1191.
5. That thereafter a Supplementary Lease Deed dated 01.04.2015 document registered at, in Bahi No.1, Jilad No.17905, on pages 381 to 404, on Sl. No.7593 dated 08.04.2015. Those now the total allotted area vide Lease Deed and Supplementary Lease Deed is 40852.50 sqmtr. Vide possession letter bearing no. PROP/BRS/2015/589 dated 08.04.2015 measuring area by First Party in favour of Second Party.
6. That M/s Nirala Projects Pvt Ltd. have/has a legal title of the land on which the development of the Large Group Housing/Builders Residential Plots is to be carried out.
7. That the said land is "free from all encumbrances" (excluding instalment of GNIDA), at upto 22.04.2023.

Thus by this manner M/s Nirala Projects Pvt. Ltd. is acquired the lease hold right of the said immovable property at plot no. GH-03, situated at Sector-02, Greater Noida West, Gautam Buddh Nagar, UP. The title of property is complete and the said property is free from all Encumbrance charges and marketable.

Note: - Myself Mr. Ramesh Kumar Walia (Advocate) have more than 36 years professional experience of working as an advocate.

I hereby certify that the title of the said property is free from all encumbrances, liabilities and charges etc. and the title of the said property is clear and marketable and chain of title is complete.

Dated:- 06.05.2023

Place : Greater Noida


Signature of the Advocate