

Kaustubh Bhardwaj

(Advocate)

Reg. No: - D/781/01

Office: - F- 351, Lado Sarai,
New Delhi - 110030

Cell phone:- 09711179207

Chamber: - 8, Lawyer's Chamber, Tehsil Building,
Tis - Hazari, Delhi- 110054

E-mail:- uttkarsh.2005@gmail.com

Dated: 29.02.2024

With due Respect,

FOR USE AS PER REQUIREMENT

Subject: Title Search Report in respect of the Group Housing plot no. GH-03, Sector-22A, Yamuna Expressway Industrial Development Area, Distt. Gautambudh Nagar, Uttar Pradesh allotted and leased to M/s IITL-NIMBUS The Palm Village by Yamuna Expressway Industrial Development Authority.

Sir,

As per your request I visited the office of Sub Registrar, Greater Noida, Gautambudh Nagar on 29/02/2024 and inspected the record of plot no. GH-03, Sector-22A, Yamuna Expressway Industrial Development Area, Distt. Gautambudh Nagar, Uttar Pradesh, having experience of more than 10 years, I am giving this inspection/search report, which is as follows:

Documents Provided by M/s IITL-NIMBUS The Palm Village

Sr.	Document Name	Document Detail	Registration Office
1	Lease Deed	Registration no. 13283 dated 05/07/2012 at Bahi no. 1 Jild no. 11195 pages 193 to 415.	Sub Registrar Sadar, Guatam Budh Nagar U.P.
2	Surrender Deed	Registration no. 22554 dated 01/12/2021 at Bahi no. 1 Jild no. 39890 pages 359 to 378.	Sub Registrar Sadar, Guatam Budh Nagar, U.P.
3	Surrender Cum Correction Deed	Registration no. 25484 dated 17/11/2022 at	Sub Registrar Sadar, Greater Noida, U.P.

Kaustubh Bhardwaj

(Advocate)

Reg. No: - D/781/01

Office: - F- 351, Lado Sarai,
New Delhi - 110030

Cell phone:- 09711179207

Chamber: - 8, Lawyer's Chamber, Tehsil Building,
Tis - Hazari, Delhi- 110054

E-mail:- uttkarsh.2005@gmail.com

	Bahi no. 1 Jild no. 41933 pages 1 to 16	
--	--	--

LESSEE INFORMATION

1.	Name of the unit/concern/ company/person/frim seeking opinion.	M/s IITL-NIMBUS The Palm Village
2.	Constitution of the unit/concern/person/body/a uthority offering the property for creation of charge.	A Partnership Firm registered under the provisions of Indian Partnership Act, 1932, having its principal place of business at 1012, 10th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi, 110001

LESSOR INFORMATION

Lessor Name: Yamuna Expressway Industrial Development Authority	The Land was acquired by State of U.P. under the Land Acquisition Act, 1894 and handed over to the Lessor.
Mailing Address: First Floor, Commercial Complex, Sector-Omega- 1(P-2), Greater Noida, District Gautam Budh Nagar, U.P	

TITLE SEARCH REPORT

Nature of Title of Property:

The Group Housing plot no. GH-03, Sector-22A, Yamuna Expressway Industrial Development Area, Distt. Gautambudh Nagar, Uttar Pradesh was leased for a period of 90 years commencing from 5th day of July, 2012 to M/s IITL-NIMBUS

Kaustubh Bhardwaj

(Advocate)

Reg. No: - D/781/01

Office: - F- 351, Lado Sarai,
New Delhi - 110030

Cell phone:- 09711179207

Chamber: - 8, Lawyer's Chamber, Tehsil Building,
Tis - Hazari, Delhi- 110054

E-mail:- uttkarsh.2005@gmail.com

The Palm Village, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932.

Complete full description of the immovable property where the residential project is to be developed by the Firm:

Plot No.	Total Area of Plot	Boundaries	Nature of Land	Land Use
GH-03, Sector-22A, Yamuna Expressway Industrial Development Area, Distt. Gautambudh Nagar, Uttar Pradesh	47776.52 Sq. Mtr	East-As per Site West-As per Site North-As per Site South-As per Site	Lease Hold	Residential

TITLE CHAIN AND DESCRIPTION

1. That the Yamuna Expressway Industrial Development Authority an Authority constituted under the provisions of the U.P Industrial Area Development Act, 1976 and having its present office at First Floor, Commercial Complex, Sector-Omega-1(P-2), Greater Noida, District Gautam Budh Nagar, U.P. (in short, 'Development Authority') invited tenders for allotment of large Group Housing/Builders Residential Plots in its scheme having Scheme Code: YEA-GH-02/2011, situated in Sectors 26A, 22A and 22D, Yamuna Expressway Industrial Development Area, District Gautam Budh Nagar, U.P.
2. That the Development Authority executed a Lease Deed dated 05/07/2012 in favor of the Firm for a period of 90 years of area admeasuring 102995.70 sq. mtrs. and the same was registered in the office of Sub Registrar Sadar, Guatam Budh Nagar U.P. vide registration no. 13283 dated 05/07/2012 at Bahi no. 1 Jild no. 11195 pages 193 to 415.

Kaustubh Bhardwaj

(Advocate)

Reg. No: - D/781/01

Office: - F- 351, Lado Sarai,
New Delhi - 110030

Cell phone:- 09711179207

Chamber: - 8, Lawyer's Chamber, Tehsil Building,
Tis - Hazari, Delhi- 110054

E-mail:- uttkarsh.2005@gmail.com

3. That considering the slowdown / down fall in real estate industry Development Authority and other development authority had initiated / floated a Project Settlement Policy (PSP) dated 15.12.2016 to surrender/relinquish partial part of the project / project land.
4. That the Firm vide application dated 29.05.2017 applied with the Development Authority for partial surrender of land under PSP Policy.
5. That the Development Authority Vide letter ref no. Y.E.A./Builders/140/2017 dated 12.06.2017 informed the Firm that the Development Authority has accepted the application of the firm in its 60th board meeting filed under PSP for surrender of partial land.
6. That out of the total allotted area admeasuring 102995.70 sq. mtrs. Firm under Project Settlement Policy (PSP), 2016 partial surrendered the area admeasuring 47843.70 sq. mtrs. to the Development Authority and thereafter 55152 sq. mtrs. of area was remains with the firm.
7. That for the said act Firm executed a Surrender Deed dated 30/11/2021 in favor of the Development Authority and same was registered in the office of Sub Registrar Sadar, Guatam Budh Nagar, U.P. vide registration no. 22554 dated 01/12/2021 at Bahi no. 1 Jild no. 39890 pages 359 to 378.
8. That the Development Authority vide another letter dated ref. no. YEA/Builders/1000/2022 dated 04/08/2022 informed the firm that during audit process of CAG it was found that Development Authority has wrongly calculated the area which was required to be surrendered as per PSP policy and the firm is further required to surrender 7376.48 sq. mtrs of land in favour of Development Authority.
9. Thereafter a Surrender Cum Correction Deed dated 17/11/2022 was executed between the Firm and Development Authority and same was registered in the office of Sub Registrar Sadar, Greater Noida, U.P. vide registration no. 25484 dated 17/11/2022 at Bahi no. 1 Jild no. 41933 pages 1 to 16 vide which Firm out of 55152 sq. mtrs. area again surrendered the 7375.48 mtrs. area to the Development Authority and thereafter area admeasuring 47776.52 Sq. Mtr remains with the Firm.

Kaustubh Bhardwaj

(Advocate)

Reg. No: - D/781/01

Office: - F- 351, Lado Sarai,
New Delhi - 110030

Cell phone:- 09711179207

Chamber: - 8, Lawyer's Chamber, Tehsil Building,

Tis - Hazari, Delhi- 110054

E-mail:- uttkarsh.2005@gmail.com

CERTIFICATE OF TITLE & MARKETABILITY

This is certified that on the basis of inspection conducted in office of Sub Registrar Greater Noida, I certify that M/s IITL-NIMBUS The Palm Village has a legal, valid and marketable title on lease-hold basis for Group Housing Plot No. GH-03 measuring 47776.52 Sq. Mtr, GH-03, Sector-22A, Yamuna Expressway Industrial Development Area, Distt. Hautambudh Nagar, Uttar Pradesh

Conclusion :

That after inspection of record I found that M/s IITL-NIMBUS The Palm Village is the Lessee of Plot No. GH-03 measuring 47776.52 Sq. Mtr, GH-03, Sector-22A, Yamuna Expressway Industrial Development Area, Distt. Hautambudh Nagar, Uttar Pradesh and M/s IITL-NIMBUS The Palm Village has the legal marketable title.

There is no charge of any bank or the Financial Institutions on the above said plot.

Yours faithfully



(Kaustubh Bhardwaj)

Advocate

Kaustubh Bhardwaj
Advocate

Enrl. No. D/781/2001

Chamber No.-8, Lawyer's Chamber
Tehsil Building, Tis Hazari, Delhi- 54
Mob.:- 9711179207