

OM PRAKASH BASOYA & ASSOCIATES

GR. NOIDA, DISTT. G.B. NAGAR, U.P.

Ref.

Date

Certificate

DATED: 31/07/2017

M/s JBK Developers Pvt Ltd
B 21 Sector 16
NOIDA

Dear Sir,

Regarding: Legal Opinion and Non Encumbrance Certificate in respect of the property owned by M/s JBK Developers Pvt. Ltd., having regd. office at 99, Patparganj, Delhi-91.

Name of the Client: M/s JBK Developers Pvt. Ltd., having regd. office at 99, Patparganj, Delhi-91.

I am required to scrutinize the Title of M/s JBK Developers Pvt. Ltd., having regd. office at 99, Patparganj, Delhi-91, Pertaining to property fully detailed and discussed herein below with a view of Project Loan to the borrowers M/s JBK Developers Pvt. Ltd. for completing the said Project. My report in terms of H.O. circular letter is as under:

Part I - DESCRIPTION OF PROPERTY

Residential Group Housing Plot bearing No. HRA-10, admeasuring 35154.02 sq. mtr., Housing Sector Surajpur Site-C, (Extension), Phase-II, Greater Noida, District GautamBudh Nagar, U.P. bounded as under:

North: Green Belt

South: 24 Meter Wide Road No.1

East: 18 Meter Wide Road No.4

West: 18 Meter Wide Road No.5

Part II - DESCRIPTION OF DOCUMENTS SCRUTINIZED

- Allotment Letter No. 3874-76/SIDC/RMS/SRJ-H-C(Extn.)/Ph-II/Plot No. HRA-10 dated 02.08.2011 issued by U.P. State Industrial Development Corporation Ltd.
- No objection certificate No. 8639/SIDC/RMS/SRJ-H-C(Extn.)/Phase-2/HRA-10 dated 23/03/2015 issued by U.P. State Industrial Development Corporation Ltd for mortgage of respective Flats by thereAllottees.
- Map sanctioned by U.P. State Industrial Development Corporation Ltd bearing No. 344-346/SIDC/ATP dated 27/08/2015.
- Letter No. 82/CFO/GBN-11(GN)/836 dated 26/04/2012 issued by Chief Fire Officer with respect to NOC for the project.
- No objection certificate No. 28631070/Parva/SEAC/2011/AAS dated 24/01/2013 issued by State Level Environmental Impact Assessment Authority, Uttar Pradesh.
- Letter No. F42735/C-1/N/NOC-922/2014 dated 09/05/2014 issued by Uttar Pradesh Pollution Control Board with respect to NOC Pollution.
- No objection Certificate dated 14/02/2012 issued by Airport Authority.
- Plan Map sanctioned by U.P. State Industrial Development Corporation Ltd. bearing No.344-346 /SIDC dated 27/08/2015.

Part III- FLOW OF TITLE DEED

- Whereas U.P. State Industrial Development Corporation Ltd. allotted HRA-10, admeasuring 35154.02 sq. mtr., Housing Sector Surajpur Site-C, (Extension), Phase-II, Greater Noida, District GautamBudh Nagar, U.P. to M/s JBK Developers Pvt. Ltd. Vide Allotment Letter No. 3874-76/SIDC/RMS/SRJ-H-C(Extn.)/Ph-II/Plot No. HRA-10 dated 02.08.2011.

- Whereas U.P. State Industrial Development Corporation Ltd. executed a Lease Deed for the said Plot in favour of M/s JBK Developers Pvt. Ltd on 15/10/2011 for a period of 90 years & the same is registered at No. 19563 in Book No. 1, Jilad No. 9545 Pages 245 to 312 on 15/10/2011 with Sub-Registrar, GautamBudh Nagar.
- That the builder has obtained NOC for Height, Structure, Fire, Pollution and Environment from various Government Departments and also got the lay out Plan sanctioned from U.P. State Industrial Development Corporation Ltd. for raising Group Housing Flats over the stated land vide letter dated 27/08/2015.

Note: That as per Lease Deed Lessee M/s JBK Developers Pvt. Ltd. was supposed to pay a sum of Rs.22,38,60,393.20 towards Premium along with interest w.e.f. 01/01/2014 to 01/07/2018 by 10 installments. That the undersigned has searched at the office of U.P.S.I.D.C. with regard to balance payment / dues and found that the the Lessor U.P.S.I.D.C. has demaned sum of Rs.6,97,16,383/= by the due date 01/01/2016 vide letter bearing No.7490/SIDC/RMS/SRJ-H-C(E)/HRA-10 dated 08/12/2015.

That I have seen the original Title / Lease Deed pertaining to property mentioned above at the office of U.P. State Industrial Development Corporation Ltd. and the same is found to be genuine. That as per policy of Lessor U.P. State Industrial Development Corporation Ltd. the original Lease Deed is retained by Lessor, which is released the Lessor on request from Bank / Financial body financing the Lessee. I hereby certify that the registration particulars-number, date and page particulars etc., as shown in the copy of title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar / Registrar of assurances. I further certify that the photograph of previous owners and of the intending mortgagor affixed / seen in the title deed tally with records of registration office as well as certified copy of the title deed. **That the said property being residential shall be covered under the provisions of SARFAESI Act 2002.**

Part IV – NON ENCUMBRANCE CERTIFICATE

This is to certify that on 31/07/2017, I have made the search in the records of Sub-Registrar, G.B. Nagar for the years 2006 to 2017 and have also obtained Search Certificate (Form No.29) from the office of Sub-Registrar, Greater Noida. That it is certified that the property mentioned in Part I of the opinion is free from all encumbrances, lien, charge and mortgage etc. The inspection receipt issued by the office of Sub-Registrar, Greater Noida towards the inspection fee is enclosed here with.

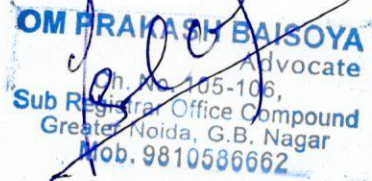
Part IV A – SEARCH IN REVENUE RECORDS

That State of Uttar Pradesh acquired land at District G.B. Nagar and gave it to U.P. State Industrial Development Corporation Ltd. for planned development of residential over it and U.P. State Industrial Development Corporation Ltd. in turn allotted / Leased out the demised property without any recourse to revenue records thus inspection in revenue records is not possible.

OM PRAKASH BAISOIA

ADVOCATE

Dated 31/07/2017



Enclosure:

- Receipt No. 38282 dated 31/07/2017 for inspection for Years 2006 to 2017 issued by Sub-Registrar, Greater Noida, G.B. Nagar.
- Search Certificate No. 1000 of 2017 dated 29/07/2017 for inspection for Years 2006 to 2017 issued by Sub-Registrar, Greater Noida, G.B. Nagar.