PARASHAR & ASSOCIATES
Advocates & Solicitors

DINESH PARASHAR
Advocate (D-1093/95)
Supreme Court & Delhi High Court

Ref.: PA/2017-18/NEC/173 Date: 17.08.17

To,
M/s Maxblis Construction Pvt. Ltd.,
Corp. Off. Plot no. 17, White House,
Golf City, Sec-75, Noida

NON-ENCUMBRANCE CERTIFICATE & DETAILED REPORT ON TITLE

REF.:- Plot No. 12, Maxblis Grand Kingston, Eco City, Sector-75, Noida, U.P. measuring 6366 Sq. Mtrs (hereinafter called the "**Subject Property**").

The Subject Property is being developed by M/s Maxblis Construction Pvt. Ltd. being authorized and relevant member. The Subject Property has been allotted to and owned by Special Purpose Company (SPC) i.e. consortium namely M/s AIMS Max Gardenia Developers Pvt. Ltd., which consists of M/s AIMS Promoters (P) Ltd., M/s Gardenia India Ltd., M/s Maxblis Construction (P) Ltd., M/s AMR Constructions Ltd., M/s K.J. Infrastructure Ltd. AND M/s Quality Heightcon Pvt. Ltd. I have caused necessary searches in the Sub-Registry Office at Noida for the period from 2006 to 2017 and from Records, Noida Authority and all other relevant documents in respect of the aforesaid property. My detailed report is as follows:-

1. M/s AIMS Promoters (P) Ltd., M/s Gardenia India Ltd., M/s Maxblis Construction (P) Ltd., M/s AMR Constructions Ltd., M/s K.J. Infrastructure Ltd. AND M/s Quality Heightcon Pvt. Ltd. formed a Consortium in the name and style of M/s AIMS MAX GARDENIA DEVELOPERS and applied to New Okhla Industrial Development Authority (NOIDA) for reserving 6,00,000 sq.mtr. of land of ECO CITY in Sector-75, NOIDA.
2. Subsequently, NOIDA vide letter dated 05.02.2010 reserved 6,00,000 sq.mtr. of land of ECO CITY in Sector-75, NOIDA.
3. Subsequently, vide allotment letter dated 12.03.2010, NOIDA allotted 'ECO CITY' in Sector-75, NOIDA under Group Housing Scheme Code-GH-2009 (V) to M/s AIMS MAX GARDENIA DEVELOPERS comprising M/s Aims Promoters (P) Ltd., M/s Gardenia India Ltd., M/s Maxblis Construction (P) Ltd., M/s AMR Constructions Ltd., M/S K.J. Infrastructure Ltd. and M/s Quality Heightcon Pvt. Ltd.
4. Subsequently, vide corrigendum letter dated 09.06.2010, NOIDA modified some terms and conditions of allotment letter dated 12.03.2010.
5. Subsequently, vide letter dated 09.06.2010, NOIDA granted approval of Special Purpose Company (SPC) in the name of M/s Aims Max Gardenia

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email. parasharnassociates@gmail.com / dineshparashar2@gmail.com

Developers Pvt. Ltd. (herein 'SPC / Consortium) with respect to ECO CITY, Sector-75, Noida Comprising M/S Aims Promoters (P) Ltd., M/s Gardenia India Ltd., M/s Maxblis Construction (P) Ltd., M/S AMR Constructions Ltd., M/S K.J. Infrastructure (P). Ltd. and M/S Quality Heightcon Pvt. Ltd.

6. Thereafter, NOIDA allotted land to the SPC (Consortium) for a period of 90 years to be commenced from 16.06.2010, 31.01.2011 and 01.12.2011 respectively as per three Lease Deeds executed i.e. :-
   a. Lease Deed dated 16.06.2010 in respect of the said Plot admeasuring 330474.67 sq. mtr., which is registered with the office of the Sub-Registrar NOIDA on 17.06.2010 Bahi No.1, Jild No. 2801 Pages 349 to 388, Serial No. 4219;
   b. Lease Deed dated 31.01.2011 in respect of the said Plot admeasuring 23916 sq. mtr., which is registered with the office of the Sub-Registrar NOIDA on 31.01.2011 Bahi No.1, Jild No. 3027 Pages 197 to 236, Serial No. 915 and
   c. Lease Deed dated 01.12.2011 in respect of the said Plot admeasuring 209668.87 sq. mtr., which is registered with the office of the Sub-Registrar NOIDA on 01.12.2011 Bahi No.1, Jild No. 3843 Pages 199 to 236, Serial No. 10841. (the consolidated lands of all the lease deed is hereby referred to as **"Said Land"**)
7. Subsequently, NOIDA handed over possession of 330474.67 Sq. Mtr., vide possession order no. NOIDA/GHP/Sector-75(ECO CITY)/2010/9248 dated 17.06.2010 and possession certificate dated 23.06.2010, Possession of 209668.87 Sq. Mtr. has been given vide possession order no. NOIDA/GHP/Sector-75(ECO CITY)/2011/ dated 02.12.2011 and Possession certificate dated 02.12.2011, Possession of 23916 Sq. Mtr. has been given vide possession order No. NOIDA/GHP/SECTOR-75(ECO CITY)/2011/1932 dated 02.02.11 and possession certificate dated 02.02.11.
8. The Said Land is to be developed in a Township which consists of residential and commercial purposes with its allied uses and accordingly the said land was divided into plots and the same have been earmarked for their respective purposes i.e. residential, commercial etc.
9. Subsequently, the consortium as empowered by the NOIDA sold some of the plots and has also decided to develop, construct and market the project in phases and decided that the relevant members be handed over the responsibilities to develop, construct and market the portion of the project.
10. In view of above understanding Developer i.e. **M/s Maxblis Construction Pvt. Ltd.**, being relevant member, has been authorised to develop, construct and market in respect of the Plot No. 12, admeasuring 6366 Sq. Mtr. (out of the above said land) Eco City, Sector-75, Noida, U.P. and subsequently a

Development agreement dated 25.01.2012 was also executed by the consortium in favour of M/s Maxblis Construction Pvt. Ltd. which is supported by a General Power of Attorney dated 19.01.2012 which is duly registered as Document no. 9, Book no. IV, Jild no. 1 on pages 51 to 56 with the Sub Registrar- Jagdishpur, Bihar, under the name & style "**Maxblis GRAND KINGSTON**" situated in the project land of project land.

DOCUMENTS INSPECTED AND SEEN

The undersigned has inspected, perused and seen the following documents for the purpose of this report:

a. Allotment letter dated 12.03.2010
b. Corrigendum letter dated 09.06.2010
c. Letter dated 09.06.2010
d. Lease Deed dated 16.06.2010
e. Lease Deed dated 31.01.2011
f. Lease Deed dated 01.12.2011
g. Possession order no. NOIDA/GHP/Sector-75(ECO CITY)/2010/9248 dated 17.06.2010 and possession certificate dated 23.06.2010,
h. Possession order no. NOIDA/GHP/Sector-75(ECO CITY)/2011/ dated 02.12.2011 and possession certificate dated 02.12.2011,
i. Possession of 23916 Sq. Mtr. has been given vide possession order No. NOIDA/GHP/SECTOR-75(ECO CITY)/2011/1932 dated 02.02.11 and possession certificate dated 02.02.11.
j. Development agreement dated 25.01.2012
k. General Power of Attorney dated 19.01.2012

CONCLUSION

I hereby certify that the above Subject Property which is being developed by M/s Maxblis Construction Pvt. Ltd is free from all sort of encumbrances, charges, liabilities, liens, les-pendance and attachment of any kind whatsoever and the "Subject Property" is absolute clear, free and marketable. However, the NOIDA has first charge over the Lease Hold Land being Lesser as well as for the lease rent to be payable to NOIDA.

It is also hereby certified that the subject property is not affected by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of NOIDA. The Original receipt for the relevant searches, is enclosed hereto.

Enclosures:-

1. **Original Receipt**

For Parashar & Associates

(Dinesh Parashar)

(D-1093/1995), Advocate

Ref.: PA/2017-18/NEC/173 Date: 17.08.17

To,
M/s Maxblis Construction Pvt. Ltd.,
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भाग 2

[प्रस्तुतकर्ता अथवा पार्थी द्वारा रखा जाने वाला]

पंजीकरण हितीय संख्या 14855

पत्र के पार्थक पत्र प्रस्तुत करने का दिनांक 14-Aug-2017

पत्रकार के पुत्रों का नाम दिनेश चन्द्रशर एडी

भवन का प्रकार सलाहर/मुजाहरा 2006 वर्ष से 2017 वर्ष तक

शीर्षक की प्रकृति

1. प्रतिलिपिकरण शुल्क 100
2. तुलनात्मक शुल्क
3. रिजिस्ट्रार का प्रमाण शुल्क 100
4. मुद्रांकन के अतिरिक्त करण के लिए शुल्क
5. प्रमाणन शुल्क
6. विविध / स्टाम्प 0.00
7. पावती शुल्क
8. 6 वर्ष का योग

शुल्क प्रस्तुत करने का दिनांक 14-Aug-2017

दिनांक जब लेख संशोधित या लिखा प्रमाण पत्र प्रदान करने के लिए सूचना किया 14-Aug-2017

उपरोक्त अधिकारी के हस्ताक्षर

SUB REGISTRAR-II
NOIDA

PARASHAR & ASSOCIATES