

NARENDRA KAMBOJ

Advocate

Email: narendra.kamboj95@gmail.com

Off.: 25,VDS Market,Opp. Park

Sector 51, NOIDA- 201301

Mob.-9911997004

TITLE REPORT

To,

The Director

Stellar Spring Projects Pvt. Ltd,

C-56/9, Sector-62 Noida.

Date: 28/11/2023

Dear Sir,

Ref: Title Opinion of the Lease - hold Group Housing residential plot no. GH-09, area measuring 64803.00 sq. mtrs, situated in Sector-01, Greater Noida, District- Gautam Budh Nagar, U.P. In the name of M/S STELLAR SPRING PROJECTS PVT. LTD.

With reference to your letter dated 28/11/2023, I, **Narendra Kamboj Advocate**, on the basis of the title deed forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation on 27.09.2023 vide receipt no. 2023145059710 (certificate number 216) and 28/11/2023 certificate number 1550 and submit my report as under :-

1.	Date of receipt of photocopy of title deed from the Developer	25/09/2023 Name & designation of the official who delivered the photocopy of title deed and Name & designation of the official to whom the copy of title deed with the title search report is handed over: Mr. Benny. K. John, Authorised representative of M/s Stellar Spring Projects Pvt. Ltd
2.	Name of the Present owner	M/S STELLAR SPRING PROJECTS PVT. LTD. a Company incorporated under Companies act and having Registered office at B-29, Sheikh Sarai Phase-1, New Delhi-17 CIN -U70102DL2010PTC202540 incorporated on 12/05/2010


NARENDRA KAMBOJ
Advocate
Ch. 529, Civil Court (Surajpur)
Gautam Buddha Nagar
Enrollment No. UP02557/08

3.	Full Description of the property	Lease- hold Group Housing residential plot no. GH-09, area measuring 64803.00 sq. mtrs, situated in Sector-01, Greater Noida, District-Gautam Budh Nagar, U.P. and which is bounded as under: On the North by:- On the North by :- As per lease plan On the North by:- On the North by:- The said Property is Lease-Hold
3.1	Details	Lease- hold Group Housing residential plot no. GH-09, area measuring 64803.00 sq. mtrs, situated in Sector-01, Greater Noida, District-Gautam Budh Nagar, U.P. and which is bounded as under: On the North by:- On the North by :- As per lease plan On the North by:- On the North by:-
3.2	Number/ Identification details as per para 3.2 above	Lease- hold Group Housing residential plot no. GH-09, area measuring 64803.00 sq. mtrs, situated in Sector-01, Greater Noida, District-Gautam Budh Nagar, U.P. and which is bounded as under: On the North by:- On the North by :- As per lease plan On the North by:- On the North by:-

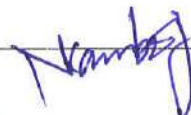
NARENDRA KAMBOJ
Advocate
Ch. 529, Civil Court (Sub-judice)
Gautam Buddha Nagar
Enrollment No. 100/2007

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3.3	Extent of property as per valuation report	Not Applicable
3.4	Name of the owner	M/S STELLAR SPRING PROJECTS PVT. LTD. The lessor has through a Sealed two bid tender system awarded to the consortium consisting of 1. M/s Spring Infradev (P) Ltd—Lead Member, 2. M/s Stellar Venture (P) Ltd—Relevant Member 3. M/s Key Stone Developer (P) Ltd—Relevant Member 4. M/s Fact Software (P) Ltd—Relevant Member 5. M/s A Plus Components (P) Ltd—Relevant Member All the consortium members are shareholders in the Company M/s Stellar Spring Projects Pvt.Ltd
3.5	Nature of ownership	Lease - hold rights
4.	Tracing of title	The land in question was acquired by U.P. State government Under the Land Acquisition Act 1894 and developed by the Greater Noida Development Authority for the purpose of establishing an urban and industrial township. Greater Noida Development Authority developed the land and divided into small residential group housing plots. Thereafter, Greater Noida Development Authority allotted the plot no.09 to M/S STELLAR SPRING PROJECTS PVT. LTD. after that, Greater Noida executed the Lease-Deed in favour of M/S STELLAR SPRING PROJECTS PVT. LTD. on dated 14.08.2014, vide Bahi No.1, Jild No.16654, pages 163-194 at serial No. 26868 in the office of Sub Registrar- Sadar, Greater Noida. Thereafter, the above said Company has constructed residential flats on it, for its proposed buyers.

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		Greater Noida Development Authority shall execute the Sub Lease- Deed in favour of its proposed buyers. The property is having clear, valid & marketable title.
5.	Title Deeds/ documents, details under which ownership is acquired	As per the documents mentioned in Sr. No. 4 of the opinion.
6.	Certificate of Non-Encumbrance	As desired I have perused chain of documents placed before me for my legal opinion with regard to subject property.
7.	View on Encumbrance	No registered encumbrance was found with records of Sub Registrar-(Greater Noida) Gautam Budh Nagar & Sub-registrar (Dadri) Gautam Budh Nagar.(Certificates enclosed).
8.	Regulatory issue	None
9.	View on Regulatory hurdles	There is no regulatory hurdle.
10.	List of documents/ deed provided to the advocate and perused by him	I have examined the Original title document of chain of documents for last 2009 to 2023 years.
11.	List of documents found out while examine the deeds as above and in the search in the office of Sub Registrar / Revenue Authorities effecting the property and examine.	None
12.	List of further documents called for examined and perused.	Not required
13.	Whether the documents examined are duly stamped as per the stamped rule.	Yes

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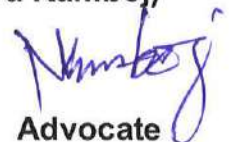
14.	While the registration and registered are in order.	Yes
15.	Certification of Examination.	As per the records made available at the time of my inspection at the office of the Sub Registrar (Greater Noida & Dadri), Gautam Budh Nagar. This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious.
16.	Certificate of title	This is to certify that the title to the property of the present owner is clear and marketable.
17.	List of documents to be deposited for creating the equitable mortgage by deposit of title deeds.	Equitable Mortgage shall be created in favour of Bank or any other Financial Institutions.
18.	Any other suggestion	Lease-Deed was executed in favour of M/S STELLAR SPRING PROJECTS PVT. LTD. Before that it was acquired by U.P. government and it handed over the land free from all encumbrance. All the Compliances, regulatory etc are to be obtained in the Stellar Spring Projects Pvt.Ltd only.

COUNSEL OPINION FINAL CERTIFICATE:

After perusal of the same I further confirm that the document pertaining to title of the property, as inspected by me are Genuine, as lying with the office of the Sub-Registrar, Dadri (Gautam Budh Nagar). The provisions of SARFACIE ACT are applicable on the above property.

(Narendra Kamboj)

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Advocate
Ch. 529, Civil Court (Surajpur)
Gautam Buddha Nagar
Enrollment No. UP02557/03


Advocate

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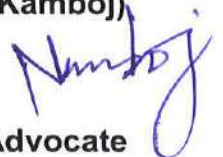
Dated 28/11/2023

TO WHOM SO EVER IT MAY CONCERN

This is to certify that I am an Advocate practicing in various courts with over 20 years of experience. I am also empanelled with various banks on their panels for title examination of the properties. I am also experienced in land related cases for more than 20 years.

(Narendra Kamboj)

NARENDRA KAMBOJ
Advocate
Ch. 529, Civil Court (Surajpur)
Gautam Buddha Nagar
Enrollment No. UP02557/08


Advocate

(नियम 327)

कार्यालय उपनिबन्धक गौतमबुद्धनगर, सदर जनपद गौतमबुद्धनगर।

तलाश का प्रमाण पत्र

प्रमाण पत्र संख्या 216 वर्ष 2023
आवेदन संख्या 216 वर्ष 2023

श्री नरेन्द्र कम्बोज, एडवोकेट द्वारा निम्नलिखित सम्पत्ति से सम्बन्धित, रजिस्ट्रीकृत कृत्यों और वारों का विवरण का प्रमाण पत्र के लिये आवेदन किये जाने पर प्लॉट नं० जीएच-09 क्षेत्रफल 64803 वर्ग मीटर सैक्टर-01 ग्रेटर नोएडा जिला गौतमबुद्धनगर (सम्पत्ति मालिक का नाम आवेदन पत्र के अनुसार) में स्टेयर सिंग प्रोजेक्टस प्रा० लि०।

मैं एतद्वारा प्रमाणित करता हूँ कि कार्यालय के कम्प्यूटर में उपलब्ध इण्डेक्स संख्या-2 की वर्ष 2009 से 2020 तक की तलाश की गई और उपरोक्त सम्पत्ति को प्रभावित करने वाला कोई कृत्य या वार नहीं पाया गया।

क्रमांक	सम्पत्ति का ब्यौरा	लेखपत्र के निष्पादन की तारीख	प्रकार और मूल्यांकन	पक्षकारों के नाम		लेखपत्र का क्रमांक और वर्ष
				निष्पादनकर्ता	दावेदार	
-	-	-	-	-	-	-

नोट

1. इस प्रमाण पत्र में वो वार या कृत्य दिखाये जायेंगे जो आवेदक द्वारा दिये गये सम्पत्ति के ब्यौरे के आधार पर बूटे गये। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति को आवेदक द्वारा आवेदन में दिये गये वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाणपत्र में दर्ज नहीं किया जायेगा। यह तलाश प्रमाणपत्र कम्प्यूटर में उपलब्ध डाटाबेस के इण्डेक्स के अनुसार तैयार किया गया है।
2. बतौर तलाश कार्यालय द्वारा यथासम्भव सावधानी के साथ की गई है और विभाग प्रमाण पत्र में शामिल सूचना को दिये उत्तरदायी न होगा।
3. इस प्रमाणपत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

This Certificate only for search not ownership certificate.

दिनांक 03 अक्टूबर 2023

प्रमाणपत्र तैयार कर्ता


हस्ताक्षर

प्रमाणपत्र का परीक्षा किया


हस्ताक्षर


रजिस्ट्रीकर्ता अधिकारी
का हस्ताक्षर
SUB-REGISTRAR
(Greater Noida)
Gautam Budh Nagar



FORM NO. 29

(RULE 827)

(SUPPLIMENTRY CERTIFICATE OF SEARCH)

Application No. 1550 of 2023

Certificate No. 1550 of 2023

Shri नरेंद्र कम्बोजा एडवोकेट have applied to me for a certificate giving particulars of Registration act and encombrances, if any in respect that undermentioned property .
स्थित सेक्टर-01 ग्रेटर नोएडा वेस्ट जिला गौतमबुद्धनगर प्लॉट नं० जीएच-09 क्षेत्रफल 64803 वर्गमीटर। आवेदन पत्र के अनुसार नाम नै० स्टैलर सिंग प्रोजेक्टस प्रा०लि०।

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 25/11/2023 of facts and encombrances affection the said Property and that on such the following facts and encumbrances appears:-

Sl. 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 सूची नं० 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:- 28.11.2023

Sub Registrar Dadri
Gautam Budh Nagar

28/11/23
2023



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

सदर ग्रेटर नोएडा

क्रम संख्या 2023145060568

गीतम बुद्ध नगर

लेख का प्रार्थना एवं प्रयत्न करने का दिनांक 30/09/2023

प्रभुत्वता या प्रार्थी का नाम नरेन्द्र कमलोज एडवोकेट

विषय का प्रकार: सार प्रमाण 2009 वर्ष से 2020 वर्ष तक

प्रतिफल की अनुराधि

1. रजिस्ट्रार वरण शुल्क
2. प्रतिनिधि वरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिग्रहणी वरण लिए शुल्क
5. वकील शुल्क
6. न्यायिक शुल्क
7. न्यायिक शुल्क

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भक्त, योग कर्म का दिनकि

30/09/2023

दितांक जत्र जेष प्रतिनिधि या तत्वाश

30/09/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB-REGISTRAR
(Greater Noida)
Gautam Budh Nagar

$$\frac{216}{216}$$

સુતરજ્ઞતા અથવા પ્રાર્થી દ્વારા શ્રદ્ધા જાને વાળા

प्रधानियन्त्रक सदर ग्रेटर नाँएडा

क्रम संख्या 2023145059710

गोतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 27/09/2023

प्रस्तुतकर्ता या प्रार्थी का नाम नरेन्द्र काभोज एड०

लेख का प्रकार: मुआयना 1997 वर्ष से 2023 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधित्वकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. गृह्णातक के अधिग्रहणी वरण लिए शुल्क
5. क्रमोपशान शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

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शल्क वसूल करने का दिनांक

27/09/2023

दिनांक जब लेख प्रतिलिपि या तलाश

27/09/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सा लिब्ररीयन
(सिद्धर), गौतमबुद्धनगर