

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.

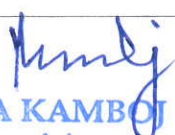
Date: 03/06/2024

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 28/05/2024, 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 28/05/2024 vide certificate number 22024149000355 issued by sub-registrar Dadri and also a previous search vide certificate number 216 issued by Sub-Registrar Greater Noida and submit my report as under :-

1.	Date of receipt of photocopy of title deed from the Developer	28/05/2024 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

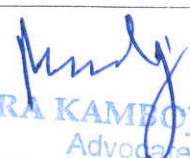

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Advocate

Ch. 529, Civil Court (Surajpur)
Gautam Buddha Nagar

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:-


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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. M/s Stellar Spring Projects Pvt. Ltd. is the lessee under the lease deed for plot dated 14/8/2014.
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.


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		Thereafter, the above said Company is constructing residential flats on it in phases, for its proposed buyers. 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 2024 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	Yes


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	stamped as per the stamped rule.	
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)

Advocate

NARENDRA KAMBOJ
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Ch. 529, Civil Court (Surajpur)
Gautam Buddha Nagar
Enrollment No. UP0051853

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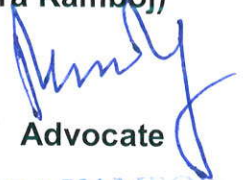
Mob.-9911997004

Dated 03/06/2024

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)



Advocate

NARENDRA KAMBOJ
Advocate
Ch. 529, Civil Court (Surajpur)
Gautam Buddha Nagar
Enrollment No. UP02557103

कार्यालय उपनिबन्धक दादरी दादरी जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202414900390

प्रमाण संख्या :22024149000355

भार मुक्त प्रमाण-पत्र (रजि० मैनुअल के नियम 328)

श्री- नरेन्द्र कम्बोज एडवोकेट पुत्र- व तहसील दादरी जिला गौतम बुद्ध नगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - सैक्टर-१ ग्रेटर नोएडा, वार्ड/परगना- दादरी, आवासीय- मैसर्स स्टेलर स्प्रिंग प्रोजेक्ट प्रा०लि०, प्लॉट न० जीएच-09 क्षेत्रफल 64803 वर्गमीटर, प्लॉट न० जीएच-09

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 14/09/2020 से दिनांक 27/05/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :28-05-2024

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: लोकेश गुप्ता।

मिलान करने वाले निबन्धन लिपिक: उमेश मोहन।

उपनिबन्धक दादरी
गौतम बुद्ध नगर

प्रिंट करे



VIKAS
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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) मै० स्टैलर सिंग प्रोजेक्ट्स 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 ब्योरा	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 ब्योरे के आधार पर दूढ़े गये। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति को आवेदक द्वारा आवेदन में दिये गये वर्णन से किसी दूसरे ढंग से वर्णीत 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. वांछित तलाश कार्यालय द्वारा यथासम्भव सावधानी के साथ की गई है और विभाग प्रमाण पत्र में शामिल सूचना के लिये 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



10/11/2019
10/11/2019
10/11/2019