

## **GAUTAM & ASSOCIATES**

**CHAMBER NO. 54, SUB – REGISTRAR OFFICE COMPOUND, SECTOR-33,  
NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P.,**

**ASHOK GAUTAM**  
(Advocate)

**VIJAY KUMAR GAUTAM**  
(Advocate)

Friday, August, 18, 2017

**M/S WISE ZONE BUILDERS PRIVATE LIMITED,  
7th Floor, Tower B, Plot No. 8, Secror -127, Noida,  
Gautam Buddha Nagar, Uttar Pradesh – 201301**

### **TITLE SEARCH REPORT**

This is to certify that on your instructions we have inspected the records in the office of the Sub-Registrar-III, Noida, Distt. Gautam Budh Nagar, U.P., Vide Application No. **312/2017** in respect of **Commercial Plot No. C-001A/1, Sector-16B, Noida, Distt. Gautam Budh Nagar, U.P., area measuring 3352 sq. Mtrs.,** belonging to **M/S Wise Zone Builders Private Limited**, a company incorporated under the (Indian) Companies Act, 2013 and having its registered office at C-23, Greater Kailash Enclave, Part-1, New Dewlhi-110048., and our report is asunder :-

And whereas Lease Deed is executed on **29-06-2010**, by Noida Authority in favour of **M/S BOULEVARD PROJECTS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, and having its registered office at C-23, Greater Kailash Enclave Part I, New Delhi -110048 in respect of **Commercial Plot No. C-001A, Sector-16B, Noida, Distt. Gautam Budh Nagar, U.P., area measuring 40,056.72 Sq. Mtrs.,** and same was duly registered in the office of sub Registrar-III Noida, in Book No. I, volume No. 1971, Pages 33 to 106, as document No. 2668, Dated 29-06-2010.


And whereas Pursuant to an application made by **M/S BOULEVARD PROJECTS PRIVATE LIMITED**, the sub-division of the Plot was approved by Noida Authority vide approval No. Noida/Commercial/2017/127 dated February 3, 2017 and a Sub-Lease Deed dated April 29, 2017 was executed by **M/S BOULEVARD PROJECTS PRIVATE LIMITED**, in favour of **M/S Wise Zone Builders Private Limited**, for sub-lease of the Plot No. C-001A/1, Sector 16B, Noida District Gautam Budh Nagar, Uttar Pradesh, India, admeasuring 3352 Sq. Meters.

(2)

And whereas Sub Lease Deed Dated **28-04-2017**, executed by Noida Authority Through **M/S BOULEVARD PROJECTS PRIVATE LIMITED**, in favour of **M/S Wise Zone Builders Private Limited**, a company incorporated under the (Indian) Companies Act, 2013 and having its registered office at C-23, Greater Kailash Enclave, Part-1, New Dewlhi-110048., and the plot no. C-001A renumbered as **Commercial Plot No. C-001A/1, Sector-16B, Noida, Distt. Gautam Budh Nagar, U.P., area measuring 3352 Sq. Mtrs.**, and same was duly registered in the office of sub Registrar-III Noida, in Book No. I, volume No. 5785, Pages 205 to 256, as document No. 1809, Dated 29-04-2017.

That as per records available for the period from **2006 TO 16-08-2017** in the office of Sub-Registrar-III, Noida, Distt. Gautam Budh Nagar, U.P., the above mentioned Commercial land is owned and stand in the name of **M/S Wise Zone Builders Private Limited**, a company incorporated under the (Indian) Companies Act, 2013 and having its registered office at C-23, Greater Kailash Enclave, Part-1, New Dewlhi-110048., since 28-04-2017 and there have not been found any sort of encumbrances. The Copy of receipt No.12063, as well as NO ENCUMBRANCE CERTIFICATE No. **140/2017** in original is being attached with this Report.

In our opinion the Commercial Land in question has a good marketable title. The report is given without any prejudice.

  
**VIJAY KUMAR GAUTAM**  
(Advocates)

**VIJAY KUMAR GAUTAM**  
ADVOCATE  
Sub Registrar Office  
Compound Sector-33, Noida

**(RULE-327)**  
**CERTIFICATE OF SEARCH**

Certificate No. 140  
Application No. 312

श्री विजय कुमार गौतम एड0

have applied to me for certificate givenp

Particulars of registered acts & encumbrances if any, in respect the under-mentioned.

प्लॉट नं0-सी-001 ए/1, क्षेत्रफल- 3352 वर्गमी0, सै0-16 बी, नोएडा जिला गौतमबुद्धनगर। सीमायें- मौके अनुसार।

**(To be seats & described as given in the application)**

I hereby certify that search has been made in book and the annexed relating to from the year.01-01-2006 to the year 16-08-2017 and appears:

Sl. No.	(a) Description of the property is given in the documents	Date of execution	Tenure & Value of documents Claimed	Name of the parties Execution	Reference No. Year
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बजाहिर कोई भार नहीं मिला उपलब्ध इन्डेक्स नं0:2 के अनुसार तैयार किया गया।

~~I also Certify that have there aforesaid act and encumbrances on the acts affecting the said property have been found.~~

Search Prepared by:

(Signature) 

(Designation) 

Search made and certificates Examined by:

(Signature) 

Office: नोएडा तृतीय,

Date: 18-08-2017

Signature of Sub-Registrar

  
**SUB REGISTRAR**  
**NOIDA-III**

**NOTES**

1. The acts and encumbrance shown in the Certificate are those discovered with reference to the described of property furnished by the applicant if the some projects have been described in registered documents in manner different from lieu in which the applicant has described those transaction evidence by such documents will not be included in the certificate.
- ✓ 2. The require search has been made as carefully as possibly by office, but the department will not pay in account hold itself responsible or errors in the results of the search embodied in the certificate.
3. This certificate does not include in any which have been presented buy have not been registered up-to-date.