

Virendra Kumar Garg

Notary Advocate, Reg. No. 2874/2007
Sub registrar office Campus, Greater Noida Authority

Ref. No. 1326/2025

Dated:- 10/10/2025

(1)
DETAILED TITLE INVESTIGATION REPORT

In favour of:

M/s PARTH BUILTECH PVT. LTD.
Office No. 21, Ground Floor, Logix Infotech Park,
D-5, Sector-59, Noida, G.B. Nagar, Uttar Pradesh

Details/Description of the Property

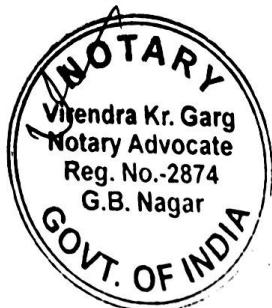
Commercial Plot No. C-6 situated at Sector-10, Greater Noida, Gautam Budh Nagar, U.P. area measuring 10600 Sq. mtr.

Brief history of the property and how the owner has derived the title

As per record of GNIDA & Sub Registrar office, Dadri, Gautam Budh Nagar

This is certified that I have searched the relevant records in the office of Sub-Registrar, Dadri, Gautam Budh Nagar, vide Receipt No. 2025149091579 from 2020 to 2025 dated 10/10/2025 in respect of the said property,

1. Greater Noida Industrial Development Authority ("GNIDA") as Lessor under its scheme No. CPS-03/2023-24, Form Serial/Event I.D. No. 29160 vide Allotment No. CPS-03/2023-2400005, Allotted the Commercial Plot No. C-6 situated at Sector-10, Greater Noida West, Gautam Budh Nagar, U.P. vide Letter No. GNIDA/COM/CPS-03/2023-24/4893 dated 23/08/2024.
2. The Lessor executed a Lease Deed dated 18.12.2024 which was duly registered with the Sub-Registrar, Dadri, District Gautam Budh Nagar, Uttar Pradesh, registered in Book No 1, Document No. 922, Zild No. 30012 from Pages 181 to 230, having registered on 08.01.2025 (hereinafter referred to as the "Lease Deed") and a correction deed dated 18.08.2025 vide Doc No. 43613 in book no. 1, Zild no. 32352 at page no. 251 – 280 dated 22.08.2025 for the lease term of 90 (ninety) years commencing from 18.12.2024 to demise the said **Commercial Plot No. C-6 situated at Sector-10, Greater Noida West, Gautam Budh Nagar, U.P.** area measuring 10600 sq. mtr. in favour of M/s PARTH BUILTECH PVT. LTD. for the un-expired period of Lease Deed executed in favour of the Lessee by the Lessor.



Virendra Kumar Garg

Notary Advocate, Reg. No. 2874/2007

Sub registrar office Campus, Greater Noida Authority

1326/2025

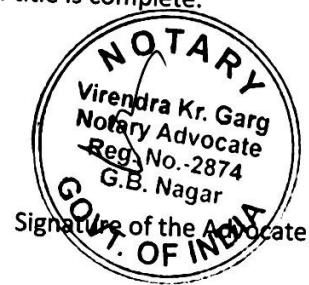
(2)

Ref. No.

Therefore M/s PARTH BUILTECH PVT. LTD. is legally entitled to develop Dated: Commercial complex for commercial activities such as shopping malls, showrooms, retail outlets, restaurants, banks, hotels, banquet halls, offices and others such Commercial activities as permitted in the zonal regulations and phase-I master plan 2021 of GNIDA, with the permission of GNIDA.

Thus by this manner M/s PARTH BUILTECH PVT. LTD. is acquired the lease hold right of the said immovable property Commercial Plot No. C-6 situated at Sector-10, Greater Noida West, Gautam Budh Nagar, U.P. The title of property is complete and the said property is free from all encumbrance charges and marketable.

I hereby certify that title of the said property is free from all encumbrances, liabilities and charges etc and the title of the said property is clear and marketable and chain of title is complete.



Dated:-10.10.2025

Place: Greater Noida

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवंधक दादरी

क्रम संख्या 2025149091579

गौतम बद्द नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 10/10/2025

प्रस्तुतकर्ता या प्रार्थी का नाम वैरेन्ट कमार गर्ग एड

लेख का प्रकार मुआयना 2020 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुळतार के अधिप्रभावी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग	60
शुल्क वसूल करने का दिनांक	10/10/2025
दिनांक लिखें अपने सब्सक्रिप्शन के साथ	10/10/2025
प्रदादरी, आपको इस शुल्क तयार किया	

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

10/10/2025 12:19 PM

कार्यालय उप निबंधक दादरी दादरी जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202514901509

प्रमाण संख्या :22025149001409

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

श्री- अतुल अग्रवाल एड० पुत्र- - तहसील दादरी जिला गौतम बुद्ध नगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - सैक्टर-१० ग्रेटर नोएडा, वार्ड/परगना- दादरी, आवासीय- श्री मेसर्स पार्थ बिल्टेक
सम्पत्ति प्राइवेट लिमिटेड के द्वारा श्री राजेश कुमार पुत्र श्री प्रेम मेहत जी -६२८ संगम विहार नई दिल्ली ,
का कमर्शियल प्लाट न० सी ६ एरिया 10600 वर्गमीटर सै० 10 ग्रेटर नोएडा गौतमबुद्धनगर उ० प्र०
विवरण : दादरी सैक्टर 10 ग्रेटर नोएडा 10600.0 वर्ग मीटर पूर्व लीज पक्षिचम प्लाट उत्तर के दक्षिण
अनुसार , -

मै एततद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक

14/09/2020 से दिनांक 12/10/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :14-10-2025 -----

नोट - 1.इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्लौरे के आधार पर ढूँढे 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. वाछित 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 सम्बन्धित 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।

5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **उमेश मोहन ।**

मिलान करने वाले निबन्धन लिपिक : **ओमकार वर्मा ।**

**उप निबंधक दादरी
गौतम बुद्ध नगर**

प्रिंट करें

Form - RA 8

Affidavit/ Declaration on Credit Facilities availed for the Project

To,

The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala kankar House Road,
Old Hyderabad, Lucknow, Uttar Pradesh- 226007

Sub: Affidavit/ Declaration on Credit Facilities availed for the Project "Nirala Diadem"

I, Bijendra Kumar Gupta S/o Bisheshwer Nath Gupta, Director of M/s Parth Builtech Private Limited, (hereinafter referred as "Promoter") duly authorized by the promoter of the proposed project, vide Board Resolution dated 03.09.2025, do hereby solemnly declare, undertake and state that the credit facilities (secured/unsecured) have not been availed/ are not in the process of finalization for the project Nirala Diadem as on the date.

I also undertake that any secured/unsecured project finance availed for the project will be deposited in the separate account only.

S. No.	Details	
a.	Name of Lender	Not Applicable
b.	Address of Lender's Office/Branch	Not Applicable
c.	Date of Borrowing/first Disbursement	Not Applicable
d.	Amount sanctioned	NIL
e.	Amount disbursed	NIL
f.	Outstanding amount as on the date of Affidavit	NIL
g.	Details of Project Assets given as Mortgage/Security	Not Applicable

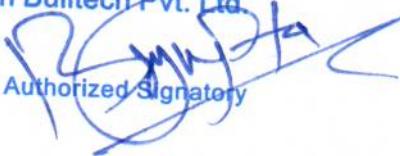
2. I undertake that funds from the declared credit facility will be deposited in the separate account only is not applicable as no credit facility has been availed by us as on date.

3. I also confirm that the certificate to be given by the Chartered Accountant certifying all the borrowings on date, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is not applicable as no credit facility has been availed by us as on date.



15 OCT 2025

Parth Builtech Pvt. Ltd.


Authorized Signatory

4. I confirm that the certificate issued by the lending bank/institution as required under para 10(ii) of the project account directions issued by U.P. RERA is not applicable as no credit facility has been availed by us as on date.

Parth Builtech Pvt. Ltd.

Authorized Signatory

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Noida on this 15th day of October, 2025.

Parth Builtech Pvt. Ltd.

Authorized Signatory

Deponent



Renu
ATTESTED
RENU BALA
Regd. No. 16727
Notary Public
Govt. of India

15 OCT 2025