

**TO WHOM SO EVER IT MAY CONCERN**

I, Tanay Ayde, Advocate do hereby certify that my Enrolment Number of Bar Council of Delhi is D-1841 of 2002.

Name : TANAY AYDE

Signature: Tanay Ayde.

## SPECIAL REPORT OF TITLE

REG : Plot GH-02A, Sector 77, Noida Uttar Pradesh admeasuring to 21,700sq meter belonging to M/s Express Builders & Promoters Pvt. Ltd.

### A. PARTICULARS

1	Name of Title Holder	Express Builders & Promoters Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 and having its RegisteredOffice at 810 Surya Kiran Building, 19 Kasturba Gandhi Marg, Connaught Place, New Delhi 110001 (PAN NO. AACCE4727D)
2	Details of Property	Plot GH-02A, Sector 77, Noida, DisttGautamBudh Nagar, Uttar Pradesh admeasuring 21700 sq. meter.

### B. INVESTIGATIONS:-

1	Details of Title Deed	<p>M/s Express Builders &amp; Promoters Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 and having its RegisteredOffice at 810 Surya Kiran Building, 19 Kasturba Gandhi Marg, Connaught Place, New Delhi 110001 (PAN NO. AACCE4727D) through its Director Mr. Pankaj Goel, are the absolute owner of the aforesaid Property. The title of the Company is complete and indisputable regarding the land and things adjusting on the plot belongs to the above title holder.</p> <p>There is no prior mortgage/ charges/</p>
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		<p>encumbrance on the aforesaid property. Thus the said property is free from all sorts and encumbrances.</p> <p>The above titles are genuine. Further it is pertaining to mention that M/s Express Builders &amp; Promoters Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 and having its Registered Office at 810 Surya Kiran Building, 19 Kasturba Gandhi Marg, Connaught Place, New Delhi 110001 (PAN NO. AACCE4727D) through its Director Mr. Pankaj Goel, have obtained the possession on aforesaid plot through a registered lease deed dated 01.09.2010 registered as document no. 3608 in the office of Sub Registrar, Noida and became absolute owner and possession holder dated 01.09.2010 on the aforesaid property.</p>
2	Whether title deed given to the counsel are original or copy of the document	As Above
3	Whether documents given raise any doubt or suspicious ?	No.
4	Whether the particulars of registration as given in the title deed shown to the counsel tally with the particulars as stated in the Registration records?	Yes
5	Whether there is any restriction regarding the property ?	No.
6	Whether any defect in the title of the person ?	No.
7	Whether property in question is free from	Inspection conducted by the Counsel on behalf of Tenure Holder and

	encumbrance ?	aforesaid Plot since 01.09.2010 up till date in the office of Sub Registrar, Noida which do not disclose any encumbrance.
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Yours Faithfully,

**TANAY AYDE**

Adv.

Enrl.No.D/1841/02  
DELHI HIGH COURT

(*Tanay Ayde*)

Advocate