

HIMANSHU TYAGI

Advocate -on- Record
Supreme Court of India

Ph.: 0120-4215045
Mob.: +91-9654010728
adv.himanshutyagi@gmail.com
himanshutyagi@cohtlawfirm.in

Reference No.

DATED: 29/10/2018

To

M/s. Forever Infrabuild India LLP

Registered Office at 28A/9,

JiaSarai, IIT Gate,

New Delhi- 110016

Dear Sir,

Regarding: Legal Opinion and Non Encumbrance Certificate in respect of the property no. /plot no.C-1, Sector-Ecotech-12, Greater Noida, Distt-Gautam Budh Nagar owned by M/s. Forever Infrabuild India LLP, having its registered office at 28A/9, JiaSarai, IIT Gate, New Delhi- 110016.
I have scrutinized the title document pertaining to property fully detailed and discussed herein below. My report is as under:

Part I - DESCRIPTION OF PROPERTY

Commercial Plot bearing No.-1, Sector-Ecotech-12, Greater Noida, Distt- GautamBudh Nagar, admeasuring 12,000 sq. mtr., bounded as under:

North	: 24 Meter wide Road
South	: 130 wide Meter Road
East	: Plot no. C-2
West	: 60 Meter wide road

Part II - DESCRIPTION OF DOCUMENTS SCRUTINIZED

- Lease Deed of aforesaid plot was executed by Greater Noida Industrial Development Authority in favour of M/s Forever Infrabuild India LLP on 28.03.2016which was duly registered with the Sub Registrar Sadar, Gautam Budh Nagar, Uttar Pradesh as Book no. 1, Volume 19890, Page No. from 391 to 442 on 29-03-2016.
- Map sanctioned by Greater Noida Industrial Development Authorityvide letter no. PLG (BP) 3988/7499 dated 26-10-2018.

- Committee report UID: 2018/51687/GBN/ Gautam Budh Nagar/ 2813/ J.D. dated 19.09.2018 with respect to fire NOC for the project.
- No objection Certificate dated 12-06-2017 issued by Airport Authority.

Part III- FLOW OF TITLE DEED

- WHEREAS M/s M/s Forever Infrabuild India LLP were allotted commercial Plot No.C-1, Sector Ecotech-12, Greater Noida measuring 12000 sq. meters on lease hold basis for 90 years vide allotment letter no. GNIDA/ Prop/ Commercial/ 3285 dated 14-10-2015 by the Greater Noida Industrial Development Authority (GNIDA) a body corporate under the U. P. Industrial Development Area Act, 1976. Lease Deed of aforesaid plot was executed by Greater Noida Industrial Development Authority in favor of M/s Forever Infrabuild India LLP on 28.03.2016 which was duly registered with the Sub Registrar Sadar, Gautam Budh Nagar, Uttar Pradesh as Book no. 1, Volume 19890, Page No. from 391 to 442 on 29-03-2016.

I hereby certify that the registration particulars-number, date and page particulars etc., as shown in the copy of title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar / Registrar of assurances. I further certify that the photograph of previous owners and of the M/s Forever Infrabuild India LLP affixed / seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Part IV – NON ENCUMBRANCE CERTIFICATE

This is to certify that on 27-10-2018, I have made the search in the records of Sub-Registrar Sadar, G.B. Nagar for the years 2006 to 2018 with my fellow Advocate Mr. Mohit Nagar and have also obtained Search Certificate (Form No.29) from the office of Sub-Registrar Sadar, Gautam Budh Nagar. That it is certified that the property mentioned in Part I of the opinion is free from all encumbrances, lien, charge and mortgage etc. The inspection receipt issued by the office of Sub-Registrar, Greater Noida towards the inspection fee is enclosed here with.

Part IV A – SEARCH IN REVENUE RECORDS

That State of Uttar Pradesh acquired land at District G.B. Nagar and gave it to Greater Noida Industrial Development Authority for planned development of residential over it and Greater Noida Industrial Development Authority in turn allotted / Leased out the demised property without any recourse to revenue records thus inspection in revenue records is not possible.

Part IV B – SEARCH IN MUNICIPAL RECORDS

That the undersigned has not searched the Municipal records at Greater Noida as there is no Municipal Authority at Greater Noida.

Part IV C – SEARCH IN REGISTRAR OF COMPANIES

That this is to certify that as per the ROC record as on 29-10-2018, the company is free from any kind of lien or charge.



(Himanshu Tyagi)

ADVOCATE

Dated 29/10/2018

Enclosure:

- Receipt No. 2018145061274 dated 27/10/2018 for inspection for Years 2006 to 2018 issued by Sub-Registrar, Greater Noida, G. B. Nagar.
- ROC record of the Company stating that no charge exists on the company.

Company Master Data

LLPIN	AAD-3762
LLP Name	FOREVER INFRABUILD INDIA LLP
Number of Partners	0
Number of Designated Partners	6
ROC Code	RoC-Delhi
Date of Incorporation	14/02/2015
Registered Address	H.No-28A-9 Jia Sarai, Near IIT Gate New Delhi New Delhi DL 110016 IN
Email Id	clients@goyalmalhotra.com
Previous firm/ company details, if applicable	
Total Obligation of Contribution	100000
Main division of business activity to be carried out in India	45
Description of main division	Construction
Date of last financial year end date for which Statement of Accounts and Solvency filed	31/03/2018
Date of last financial year end date for which Annual Return filed	31/03/2018
LLP Status	Active

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exists for Company/LLP				

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
00429060	SANJEEV KUMAR TYAGI	29/09/2015	-	
05318705	SHIV KUMAR GUPTA	29/09/2015	-	
06870400	VIJAY KUMAR AGGARWAL	14/02/2015	-	
07011563	MOHIT AGGARWAL	14/02/2015	-	
07817357	ARUN GUPTA	22/11/2017	-	
00524726	VIKAS BHASIN	22/11/2017	-	