



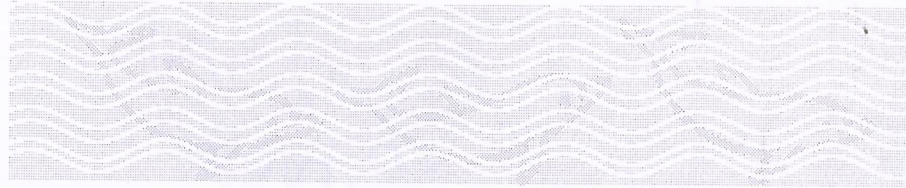
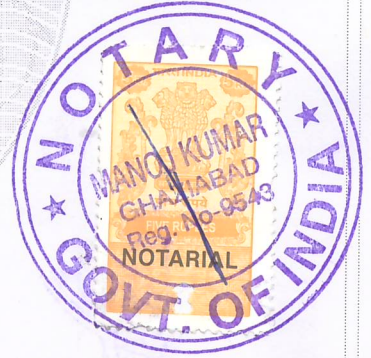
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP59188589066540T
Certificate Issued Date	: 07-Dec-2021 11:41 AM
Account Reference	: NEWIMPACC (SV)/ up14051004/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1405100408182604740808T
Purchased by	: GAURSONS INDIA PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: GAURSONS INDIA PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: GAURSONS INDIA PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



-----Please write or type below this line-----

AFFIDAVIT

I **Manoj Gaur** S/o sh. **B L Gaur**. R/o Gaur Biz Park, Plot No-01, Abhay Khand II, Indirapuram, Ghaziabad (UP) Director of the Company 'M/s Gaursons India Private Limited; for its Project "The Islands" / "Condominium Apartments-B11" Jaypee Greens (A Divison of Jaiprakash Associates Ltd) Golf Course at Sector-19 & 25 Surajpur-Kasna Road, Gautam Buddha Nagar, Greater Noida (U.P) do here by undertake as under:-



Mr. Gaur ✓

Statutory Alert:

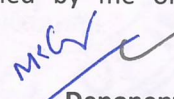
1. The authenticity of this Stamp certificate should be verified at www.shoilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

1. That, the name and address of the Deponent as well as its Authorized Signatory mentioned here are true.
2. That, the Details of Encumbrances of the said project "The Islands" / "Condominium Apartments-B11" Jaypee Greens (A Division of Jaiprakash Associates Ltd) Golf Course at Sector-19 & 25 Surajpur-Kasna Road, Gautam Buddha Nagar, Greater Noida (U.P) is mortgage under Aditya Birla Finance Limited. are as follow.

S.NO	PARTICULARS	DETAILS
1	BANK NAME	Aditya Birla Finance Limited
2	ADDRESS	Plot No-17, 1 st Floor, Vijaya Building, Barakhamba Road, New Delhi-110001
3	LOAN AMOUNT	200 CRORE

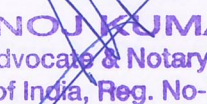

Deponent

Verification: The above Para's 1 & 2 is true in my best knowledge. This verified by me on Ghaziabad (U.P).


Deponent



ATTESTED


MANOJ KUMAR
Advocate & Notary
Govt. of India, Reg. No-9543



CPS Legal

Advocates & Solicitors

Client: Gaursons India Private Limited

Title Search Report

In respect of:

Leasehold rights on land at Plot no. B-11 admeasuring 9018 sq. mtrs. Jaypee Greens, Situated at G-Block Surajpur Kasna Road, Greater Noida, Uttar Pradesh ("**Development Land**") together with development rights for 1,23,095 sq. mtrs. of built-up area ("**Development Rights**") to be constructed on the DevelopmentLand.

SUBMITTED BY

CHHATER PAL SINGH YADAV
ADVOCATE
(CPS LEGAL)

E-78, LGF, East of Kailash, New Delhi, 110065
Tel: 01143161061,01143161062 / E-Mail: info@cpslegal.in



Continuation Sheet..

BACKGROUND

CPS Legal, Advocates and Solicitors having its office at E-78, LGF, East of Kailash, New Delhi-110065 (hereinafter referred to as '**CPS Legal**') has been assigned by **Gaursons India Limited**, having its registered office at Gaur Biz Park, Plot No.-1, Abhay Khand II, Indirapuram, Ghaziabad-201014 (U.P.) India (hereinafter referred to as '**Client**'), to conduct the title due diligence in respect of leasehold rights on land at Plot no. B-11 admeasuring 9018 sq. mtrs. Jaypee Greens, Situated at G-Block Surajpur Kasna Road, Greater Noida, Uttar Pradesh ("**Land**") together with development rights for 1,23,095 sq. mtrs. of Built-up area ("**Development Rights**") to be constructed on the Development Land.

We understand that:

- A. Jayprakash Associates Limited ("**JAL**") is the lessee of Total Land (*as hereinafter defined*) and is developing the project Jaypee Greens situated in G-Block Surajpur Kasna Road, Greater Noida ("**Project**") spread over 452.26 acres of land ("**Total Land**") which has been earmarked for development of golf course, club house, hotel/resort and for constructing of villas, condominiums, houses for residential purposes, tennis academy and other permissible commercial/ institutional/ public use;
- B. JAL is seized and possessed of the Total Land on leasehold basis vide 3 (three) separate Lease Deeds (*as defined hereinafter*):
- (i) 222.42 acres on leasehold basis by virtue of the lease deed dated June 08, 2000 executed by the Greater Noida Industrial Development Authority ("**GNIDA**") in favour of Mussoorie Hotels Limited (name changed to Jaypee Greens Limited ("**JGL**") which subsequently merged with JAL ("**Lease Deed 1**");
 - (ii) 14.4565 acres on leasehold basis by virtue of the lease deed dated May 18, 2001 executed by the GNIDA ("**Lease Deed 2**") in favour of Jaypee Greens Limited (now JAL); and
 - (iii) 215.38 acres on leasehold basis by virtue of the lease deed dated June 08, 2000 executed by the GNIDA in favour of Mussoorie Hotels Limited (name changed to JGL, which subsequently merged with JAL) ("**Lease Deed 3**").

(The land area leased through Lease Deed 1 and Lease Deed 2 above are referred to as the "**Land 1**" and the land area leased through Lease Deed 3 above is referred to as the "**Land 2**". The Lease Deed 1, Lease Deed 2 and Lease Deed 3 are hereinafter referred to as the "**Lease Deeds**")

- C. Lease Deed 1 and Lease Deed 3 were executed by GNIDA in favour of Mussoorie Hotels Limited. Thereafter, the name of Mussoorie Hotels Limited was changed to JGL with effect from September 14, 2000. Post the name change, JGL was merged



Continuation Sheet..

with JAL by virtue of the order dated August 8, 2006 passed by the High Court of Judicature at Allahabad in the Company Petition No. 24 of 2006.

- D. JAL has prepared the layout and other plans for the development of the Land 1 which were approved by GNIDA vide its letter bearing no. PLG/(BP)/907'S/REC/OPA-5578 dated 14.08.2012, valid for period of 5 years i.e. till 13.08.2017 which was revised and the same was approved by GNIDA vide its letter ref. no. PLG/(BP) 907/2463 dated 09.06.2020 valid for 5 years i.e. till 08.06.2025 ("**Development Plan**").
- E. As per which Development Plan, out of the said Land 1, land admeasuring 193.86 acres of land has been earmarked for its development as golf course, club and attendant facilities and the balance area of 43.02 acres (hereinafter referred to as the "**Subject Land**") has been earmarked for development of residential and commercial component.
- F. As per the Development Plan, the Plot no. B-11, admeasuring 9,018 (nine thousand and eighteen) square meters approximately (hereinafter referred to as the "**Development Land**") has been earmarked for the development of condominium apartments having a ground coverage of 7,500 (seven thousand and five hundred) square meters with maximum height of 160 (one hundred and sixty) meters with a total sanctioned covered area of 1,23,095 (one lakh twenty-three thousand and ninety-five) square meters to be counted towards floor area ratio and to be utilized towards development of units.
- G. JAL is in the process of development of the Land 1 including the Development Land as per the Development Plan and has already developed some types of residential, commercial, institutional and recreational properties on the Subject Land and is entitled to develop more residential, commercial, institutional and recreational properties based on the Floor Area Ratio ("**FAR**") as permitted to it and as per other applicable building regulations of GNIDA.
- H. Subsequently, JAL and IBL had entered into an assignment agreement dated June 30, 2017 bearing registration no. 19130, registered in Book no. 1, Jild/Volume no. 24273 on Page 243 to 336 registered before the Sub- Registrar of Assurance, Greater Noida ("**JAL-IBL Assignment Agreement**") in terms whereof JAL had assigned its Development Rights (*as defined hereinafter*) over the Development Land for 1,23,095 square meters of built up area to be counter towards FAR (hereinafter referred to as the "**FAR Area**") within a demarcated Plot in the Subject Land. The assignment of the Development Rights of FAR Area permits construction and development of the residential group housing project.



Continuation Sheet..

- I. Pursuant to the execution of the JAL-IBL Assignment Agreement, JAL had executed, registered and issued a general power of attorney dated October 07, 2017 bearing registration no. 942, registered in Book no. 4, Jild/Volume no. 503 on Page 43 to 62 ("**POA**") registered before the Sub-Registrar of Assurance, Gautam Budh Nagar to deal with the Development Rights granted in favour of IBL vide the said JAL-IBL Assignment Agreement and exercise all the rights in respect thereof.
- J. IBL, vide the invitation of expression of interest, published in the newspaper Times of India dated August 25, 2021 ("**Invitation**") invited expression of interest ("**EOI**") for transfer of its rights over the Development Land earmarked for development and construction of the group housing project.
- K. Client had submitted its expression of interest dated September 01, 2021 and the financial offer dated September 17, 2021 which was accepted by IBL vide its email dated September 19, 2021 issued in favour of Client.
- L. Subsequently, our Client and IBL had entered into a memorandum of understanding dated October 25, 2021 ("**IBL-Gaur MoU**") describing and outlining the agreement for the transfer of the Development Rights along with all the rights and obligations under the JAL-IBL Assignment Agreement by IBL in favour of Client and acquisition of the same by Client, on an for the construction and development of the residential group housing project on the Development Land ("**Group Housing Project**").
- M. Now, in pursuance of the IBL-Gaur MoU, our Client proposes to enter into this assignment agreement for purchasing and acquiring the Development Rights along with all the rights and obligation vested with IBL by virtue of the JAL-IBL Assignment Agreement ("**Proposed Transaction**").

MANDATE

Keeping in view of the above, **CPS Legal** has been assigned to conduct land due diligence covering the following:

1. To ascertain clear and marketable title of the JAL and IBL qua the Development Land basis the physical visit by the representative of CPS Legal to the Office of the concerned Sub-Registrar of Assurances; and
2. To ascertain charge, encumbrances, mortgages if any, in relation to the Property, reflecting in the records of the Office of the concerned Sub-Registrar of Assurances.

CPS Legal has undertaken the aforesaid assignment subject to the scope of work covered, assumptions, disclaimer and liability stated herein:



Continuation Sheet..

READER'S NOTE

Contents of the opinion are confidential and subject to legal professional privileges.

This opinion is solely for the benefit of the Client, and the Client may share the opinion with other parties but only for advisory purposes. However, the same is not to be referred to and relied upon by any other person whatsoever without written consent of CPS Legal.

ASSUMPTIONS

For the purposes of this opinion, we have assumed that:

- (i) The photocopies of the documents provided to us are true, genuine, complete and accurate copies of the original of such documents. The documents are correct and authentic and no alteration has taken place.
- (ii) With reference to documents examined in the process of the conduct of the mandated exercise, all parties to the documents or signatories mentioned in such documents are within their legal and valid capacity and powers to execute and deliver such documents and such executions are binding on the parties thereto.
- (iii) That there are no facts or circumstances in existence and no events have occurred which render such documents / letters void or voidable, or repudiated or revoked or frustrated, or capable of rescission for any reason and in particular without limitation by reason of the lack of authority, consideration, influence, coercion, duress, default, fraud or misrepresentation.

DISCLAIMER AND LIABILITY

CPS Legal has taken due and reasonable care for preparation of the Report which is based on the information provided by government officials of the registration authority etc. However, CPS Legal shall not be responsible or in any way held liable, in the event of any loss and/ or damage suffered by the Client on account of this Report.

The decision of proceeding with or consummating the Proposed Transaction lies solely with the Client, and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client should (or should not) consummate the Proposed Transaction.

The Report is solely for the benefit of the Client, and no person(s) shall except with the consent of CPS Legal shall rely on the Report or any part thereof and as such, be treated as breach of confidentiality.



Continuation Sheet..

Our maximum aggregate liability to any involved parties arising from, or in relation to, this appointment (in contract, tort, negligence or otherwise) howsoever arising shall not in any circumstances exceed the professional fee payable to **CPS Legal** for this specific mandate.

EXCLUSIONS

We express no opinion on the possible outcome of any disputes/litigations, if any, discovered in course of our search and referred to in this report. In this regard, it may be noted that the power of an Indian Court to grant equitable remedies are discretionary and we express no opinion whether they would be available.

We express no opinion on the possible disputes/litigations, if any, which may exist and does not exist in public domain and not referred to in this report.

We express no opinion/view on current or potential user, zoning, reservations, development and F.S.I sanctioned /consumed related approvals including environmental sanction as pertain to the Property.

The observations mentioned in this report may be subject to change based upon obtaining any additional information gathered from the authorities concerned mentioned below as well the information/disclosures provided by the Client.

REPRESENTATION MADE BY CLIENTS

1. There is no dispute or litigation/ proceedings in any Court or any other forum in respect of the Subject Plot;
2. There is no loan, encumbrance, charge, lien, mortgage or third-party right agreements/ understanding in respect of the Subject Plot or any part thereof or on any benefit/ FSI available to the same.
3. With reference to documents examined in the Exercise, all parties to the documents or signatories mentioned in such documents are within their legal and valid capacity and powers to execute and deliver such documents and such executions are binding on the parties thereto;
4. All the documents are binding on the parties thereto and that there are no facts or circumstances in existence and no events have occurred which render the documents void or voidable, or repudiated or revoked or frustrated, or capable of rescission for any reason, and in particular without limitation by reason of the lack of consideration, influence, coercion, duress, default, fraud or misrepresentation;
5. The genuineness of all signatures, the authenticity of all documents submitted to us as originals and all documents submitted to us as copies thereof, as the case may be, are



Continuation Sheet..

true, complete and accurate.

DOCUMENTS EXAMINED/ REVIEWED

1. Copy of the Lease Deed dated 08.06.2000 executed by Greater Noida Industrial Development Authority in favour of M/s. Mussorie Hotels Ltd. in respect of land admeasuring 222.42 Acres. The said Deed is duly registered with Sub Registrar of Assurances as Document no. 2936-2937 in Vol. 246 on pages 1019-1052 on 08.06.2000.
2. Copy of the Lease Deed dated 08.06.2000 executed by Greater Noida Industrial Development Authority in favour of M/s. Mussorie Hotels Ltd. in respect of land admeasuring 215.38 Acres. The said Deed is duly registered with Sub Registrar of Assurances as Document no. 2938-2939 in Vol. 246 on pages 1053-1086 on 18.05.2001.
3. Copy of the Lease Deed dated 18.05.2001 executed by Greater Noida Industrial Development Authority in favour of Jay Pee Greens Limited (earlier known as Mussorie Hotels Ltd.) in respect of land admeasuring 14.4565 Acres. The said Deed is duly registered with Sub Registrar of Assurances as Document no. 3178-3179 in Vol. 331 on pages 393-428 on 18.05.2001.
4. Copy of the Assignment Agreement dated 30.06.2017 executed by Jaiprakash Associates Ltd. in favour of IndusInd Bank Limited in respect of the said Property. The said Deed is duly registered with Sub Registrar of Assurances as Document no. 19130 on 30.06.2017.
5. Copy of the General Power of Attorney dated 07.10.2017 executed by Jaiprakash Associates Limited in favour of IndusInd Bank Ltd. in respect of the said Property. The said Deed is duly registered with Sub Registrar of Assurances as Document no. 942 in Book No. 4 Vol. 503 on pages 43- 62 on 07.10.2017.
6. Copy of the Memorandum of Understanding executed by IndusInd Bank Ltd. in favour of Gaursons India Pvt. Ltd. in respect of the said Property.
7. Copy of the No Dues Letter dated 10.03.2022 issued by GNIDA in respect of the said Property.
8. Copy of the Receipt dated 29.12.2021 issued by GNIDA in respect of Revised Building Plans.



Continuation Sheet..

9. Copy of the Sanction Plan Approval Letter and Sanctioned Building Plans dated 31.03.2022 issues by GNIDA in respect of the Revised Building Plans.
10. Copy of the Fresh Certificate of Incorporation dated 14.09.2000 for change of name of company from Mussorie Hotels Ltd to Jaypee Greens Ltd.
11. Copy of the Order dated 08.08.2006 passed by High Court of Judicature at Allahabad in Company Petition No. 24 of 2006 for merger of Jaypee Greens Ltd. and Jaiprakash Associates Ltd.
12. Copy of the Challan for TDS Payment bearing no. 53259 dated 20.07.2017.
13. Newspaper Publications in the English Newspaper daily, Times of India and Hindi newspaperdailies, Amar Ujala and Dainik Jagran dated March 22, 2022 to intimate and invite objections, if any, from the larger public about Client interest and proposal to acquire the development rights with respect to the Development Land.
14. No Claims letter dated April 1, 2022 from CPS Legal about receipt of no Claim from the larger public in response to the notices published in the newspapers Times of India, Amar Ujala and Dainik Jagran dated March 22, 2022.

OBSERVATIONS ON DEVOLUTION TITLE OF THE DEVELOPMENT LAND

1. Firstly, Greater Noida Industrial Development Authority (GNIDA) leased out the land admeasuring 452.26 Acres to Jaypee Greens Ltd. as per the below 3 Lease Deeds:
 - (a) Lease Deed dated 08.06.2000 executed by GNIDA in favour of M/s. Mussorie Hotels Ltd. (name changed to Jaypee Greens Ltd. vide Fresh Certificate of Incorporation dated 14.09.2000) in respect of land admeasuring 222.42 Acres. The said Deed is duly registered with Sub Registrar of Assurances as Document no. 2936-2937 in Vol. 246 on pages 1019-1052 on 08.06.2000.
 - (b) Lease Deed dated 08.06.2000 executed by GNIDA in favour of M/s. Mussorie Hotels Ltd. (name changed to Jaypee Greens Ltd.) in respect of land admeasuring 215.38 Acres. The said Deed is duly registered with Sub Registrar of Assurances as Document no. 2938-2939 in Vol. 246 on pages 1053-1086 on 08.06.2000.



Continuation Sheet..

- (c) Lease Deed dated 18.05.2001 executed by GNIDA in favour of Jaypee Greens Limited (earlier known as Mussorie Hotels Ltd.) in respect of land admeasuring 14.4565 Acres. The said Deed is duly registered with Sub Registrar of Assurances as Document no. 3178 in Vol. 331 on pages 393-428 on 18.05.2001.

The major terms of the above three Lease Deeds can be summarized as below:

- (i) Land in Khasra no. 102, 103 and 104 of Village Haldona out of this land was not leased out.
 - (ii) The consideration was payable in 10 instalments ending in 2010.
 - (iii) The lease is valid for a period of 94 years commencing from 8th June, 2000.
 - (iv) The lessee i.e. Jaypee Greens Ltd. shall not assign, relinquish, sublet, transfer or part with possession of the said Land without permission of the GNIDA.
 - (v) A portion of the said Property was required to be utilized for developing a golf course and balance area could be utilized for purpose of constructing villas, condominiums and houses for residential purpose and hotel, tennis academy and other commercial/institutional purposes.
2. Thereafter, Jaypee Greens Ltd. was merged with Jaiprakash Associates Ltd. vide High Court Order dated 08.08.2006 passed by Hon'ble High Court of Judicature at Allahabad in Company Petition No. 24 of 2006. As per the Merger Order Part II all these assets have been transferred to M/s. Jaiprakash Associates Ltd.
3. Further, layout plans were approved in respect of land parcel admeasuring 236.8765 Acres vide Letter dated 14.08.2012 which was valid for a period of 5 years i.e. till 13.08.2017. Revised building plan approval for the said plot has been issued by GNIDA on 31.03.2022.
4. As per the layout plan dated 14.08.2012, land admeasuring 193.86 Acres of land was earmarked for development of Golf Course, club and attendant facilities and balance 43.02 Acres was earmarked for development of residential and commercial component.
5. Further, out of the approval layout plan dated 14.08.2012, of 43.02 Acres, Plot no. B-11 admeasuring 9018 sq. mtrs. (said Development Land) has been earmarked for development of condominium apartments with a total FAR of 123,095 sq. mtrs.
6. Subsequently, Jaiprakash Associates Ltd. (JAL) assigned its development rights in the said Development Land to M/s. IndusInd Bank Ltd (IBL) vide Assignment Agreement



Continuation Sheet..

dated 30.06.2017.

Major terms and conditions of this Assignment Agreements are as follows:

- (a) The FAR assigned on this land is 1,23,095 sq. mtrs. There was a condition that even if applicable FAR is increased in respect of the said Development Land then also IndusInd Bank Ltd. shall not utilize FAR more than 1,23,095 sq. mtrs.
 - (b) Total consideration of transferring development rights was Rs. 331,00,00,000/- out of which Rs. 2,26,08,00,000/- was set off against the liabilities of JAL against IndusInd Bank Limited and balance Rs. 101,61,00,000/- has been paid. (Rs. 3,31,00,000 is the TDS amount) which has been paid vide Challan bearing no. 53259.
 - (c) IndusInd Bank Ltd. is entitled to assign these development rights in favour of any person/developer without the consent of Jaiprakash Associates Ltd.
7. IBL is authorized to develop the said Development Land into Group Housing and to book, allot, rent, license, transfer the units and receive consideration for the same.
 8. The Assignment Agreement was stamped as per the prevailing stamp duty of Conveyance and therefore 5% stamp duty has been paid because there is no separate entry for Assignment of Development Rights.
 9. Further, there is no permission requirement from GNIDA for assigning development rights mentioned in the Assignment Agreement. As per our belief, permission is required from GNIDA when land is transferred but not when Development Rights are transferred. Hence, no permission from GNIDA was required from for assigning development rights in favour of IndusInd Bank Ltd.
 10. Further, JAL has also executed a registered General Power of Attorney (GPA) dated 7th October 2017 in favor of IndusInd Bank Ltd. in respect of development rights in the said Development Land.
 11. Therefore, in this manner IBL has become the owner of Development Rights and JAL is the Lessee of Development Land.
 12. IBL presently intends to transfer these Development Rights to Gaursons India Pvt. Ltd. (Client) and Memorandum of Understanding dated 25th October 2021 (MOU) was executed for transferring these Development Rights.
 13. As per the MOU, post execution of the Assignment Deeds and GPA by IBL in favour



Continuation Sheet..

of our Client, the Development Rights currently with IBL shall flow to Client.

LAND USE (PRESENT & PROPOSED)

The land use of the Development Land is for the purpose of development of the Group Housing project as per the sanction plans approved by GNIDA.

ENCUMBRANCES SEARCH AT THE OFFICE OF SUB-REGISTRAR OF ASSURANCES, GAUTAM BUDH NAGAR

Before commenting on encumbrances, please note that ‘NIL’ encumbrances found in the office of the concerned Registrar of Assurances is exclusion/subject to the charge, encumbrances, lien created by the owner company by way of equitable mortgage or otherwise which may not find reflection in the records maintained by the concerned office.

As per the inspection and search conducted by us on the basis of the record produced before us in the Office of the concerned Sub-Registrar of Assurances, the Development Land is free from encumbrances. M/s. Jayprakash Associates Limited are the recorded leaseholder of the Total Land and IndusInd Bank Limited is the recorded owner of the Assignment Agreement.

POSSESSION OF THE DEVELOPMENT LAND

IndusInd Bank Limited have possession of the Development Land, pursuant to the Assignment Agreement.

RECOMMENDATIONS ON PROPOSED TRANSACTION

- We have perused photocopies/ soft copies of documents mentioned hereinabove. However, we recommend that all original documents, Lease Deeds, Assignment Agreement, IBL-Gaur MoU must be perused before entering into the Proposed Transaction.
- It is recommended that an opinion/ certificate be obtained from a government registered Architect/Valuer who will opine/ certify that the land/ property intended to be sold/ developed is contiguous and having an independent access.



CPS Legal

Advocates & Solicitors

Continuation Sheet..

CONCLUSION

We are of the opinion that M/s. Indusind Bank Ltd. is the owner of Development Rights and M/s. Jaiprakash Associates Ltd. is the lessee of Development Land on Plot No. B-11 admeasuring 9018 sq. mtrs. Jaypee Greens, situated at G-Block Surajpur Kasna Road, Greater Noida, Uttar Pradesh and the title of M/s. IndusInd Bank Ltd. and Jaiprakash Associates Ltd. is clear marketable and free from all encumbrances.

Post the execution of Assignment Deed and GPA in favour of Gaursons India Pvt Ltd, all such rights vested with Indusind Bank shall be transferred to Gaursons India Pvt Ltd.

Should you desire any further information and/or clarification please do revert to us.

Thanking you,

Yours faithfully,

for CPS Legal

CHHATER PAL SINGH YADAV
Reg No 1330/81 Advocate

CHHATER PAL SINGH YADAV
ADVOCATE

Enrolment No.- 1330/81 C.O.P.- COP- 028937
Encl.- a/a

भाग 2

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला
उपनिबन्धक सदर ग्रेटर नोएडा
गौतम बुद्ध नगर

बम संख्या 2022145022989

लेख या प्राप्ति पत्र प्रस्तुत करने का दिनांक 25/04/2022
प्रस्तुतकर्ता या प्राप्ति का नाम उत्तर पाल सिंह यादव एड
लेख का प्रकार, मात्र प्रमाण 2011 वर्ष से 2022 वर्ष तक

प्रतिफल की धरराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुकदमा के अधिप्रभाषी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. वार्षिक भत्ता

1 से 6 तक का योग 150
शुल्क प्रस्तुत करने का दिनांक 25/04/2022
दिनांक जब लेख प्रतिलिपि या तलाश 25/04/2022
प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब-रजिस्ट्रार
(ग्रेटर नोएडा)
गौतमबुद्धनगर (उप्र)

(नियम 327)
कार्यालय उपनिबन्धक गौतमबुद्धनगर, सदर जनपद गौतमबुद्धनगर।
तलाश का प्रमाण पत्र

प्रमाण पत्र संख्या 973 वर्ष 2022
आवेदन संख्या 978 वर्ष 2022

श्री छत्तर पाल सिंह यादव, एडवोकेट द्वारा निम्नलिखित सम्पत्ति से सम्बन्धित, रजिस्ट्रीकृत कृत्यों और वारों का विवरण का प्रमाण पत्र के लिये आवेदन किये जाने पर प्लॉट नं० बी-11 क्षेत्रफल 9015.16 वर्ग मीटर जेपी ग्रीन्स जी ब्लॉक सूरजपुर कासना रोड ग्रेटर नोएडा जिला गौतमबुद्धनगर (सम्पत्ति मालिक का नाम आवेदन पत्र के अनुसार) मै० गौड़संस इण्डिया प्रा० लि० द्वारा श्रीमती वीनू सिंघल।

मैं एतद्वारा प्रमाणित करता हूँ कि कार्यालय के कम्प्यूटर में उपलब्ध इण्डेक्स संख्या-2 की वर्ष 2011 से 2022 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	
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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 : 25 अप्रैल 2022

प्रमाणपत्र तैयार कर्ता

हस्ताक्षर

प्रमाणपत्र का परीक्षा किया

हस्ताक्षर

रजिस्ट्रीकर्ता अधिकारी
का हस्ताक्षर

सब-रजिस्ट्रार
(ग्रेटर नोएडा)
गौतमबुद्धनगर (उ०प्र०)