

VINAY KUMAR DUBEY
(ADVOCATE)

DUE DILIGENCE REPORT

TO WHOMSOEVER IT MAY CONCERN

ASSIGNMENT

Off Site Due Diligence of a Land upon which proposed project viz. *Rise Retailia* (Block 1 & 2) is to be constructed being Land admeasuring 5,525 sq. mtrs. ("Said Land") forming part of land admeasuring 3,52,036 sq. mtrs., Situated in the revenue estate of Sport City adjoining Tech Zone IV of Greater Noida, Gautam Buddha Nagar, Uttar Pradesh for the purpose of verifying the status/title of the Said Land.

A. DOCUMENTS SCRUTINIZED

SR. NO.	NAME OF THE DOCUMENT	NATURE OF DOCUMENTS
1.	Lease Deed dated 24 th May, 2016 signed, entered and executed between Greater Noida Industrial Development Authority (hereinafter referred to as "GNIDA") and M/s. Euphoria Sports City Pvt. Ltd.	Original Copy
2.	Possession Certificate dated 13 th July 2016 issued by GNIDA in favor of M/s. Euphoria Sports City Pvt. Ltd. in respect of the said land	Original Copy
3.	General Agreement dated 15 th March, 2019 for Development duly signed and executed between M/s. Euphoria Sports City Pvt. Ltd. and Rise Projects Pvt. Ltd.	Original Copy
4.	Approved Layout by GNIDA dated 02 nd November 2016 for the project viz. <i>Rise Retailia</i> admeasuring 5,525 sq. mtrs.	Original Copy

B. DESCRIPTION OF THE LAND PROPERTY

a. As per the Records:-

The said land, i.e Land admeasuring 5,525 sq. mtrs., situated in the revenue estate of Sport City adjoining Tech Zone IV of Greater

Office at:-

A-199, Arni Law Chambers, 1st Floor, Defence Colony, New Delhi-110024,
Chamber No:-315, Lawyers Block, Saket Court complex, New Delhi-110017

Contact details:-

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Noida, Gautam Buddha Nagar, Uttar Pradesh is at present in the possession of M/s. Rise Projects Pvt. Ltd.

b. As per the Physical Verification/ Spot Visit:-

Upon visit to the abovementioned land, it is found that the said land is in peaceful/rightful/legal possession of the Rise Projects Pvt. Ltd.

C. TRACING OF TITLE, DERIVATION AND POSSESSION :-

- a) GNIDA as constituted under the provisions of the Uttar Pradesh Industrial Development Act, 1976(U.P. Act No. 6 of 1976) and forming part of the land as acquired under the Land Acquisition Act, 1894 and developed for the purpose of the planned integrated industrial and urban township.
- b) GNIDA executed a Lease Deed dated 24th May, 2016 in favor of the M/s. Euphoria Sports City Pvt. Ltd. in respect of sport city plot no. SC-01, Sector- adjoining Tech Zone IV, Greater Noida. The Lease Deed is for the period of 90 years along with sublease rights. The said lease deed was registered with the Sub-registrar at Sr. No. 18633 bearing book No.1, additional book no. 21059 at page number 131 to 182.
- c) GNIDA issued a Possession Certificate dated 13th July, 2016 in favor of M/s. Euphoria Sports City Pvt. Ltd.
- d) M/s. Euphoria Sports City Pvt. Ltd. further entered into a General Agreement dated 15th March, 2019 with M/s. Rise Projects Pvt. Ltd. thereby transferring its right/title/interest in respect of the said land, including but not limited to "**Development Rights**" pertaining to Sports City, in favor of M/s. Rise Projects Pvt. Ltd. The said General Agreement was registered with the Sub-registrar, Preet Vihar, Delhi bearing registration no. 203 in book no. 4, volume number 170 at page number 105, 2128 dated 18th March, 2019.
- e) The physical and actual possession of the said land as on today is with M/s. Rise Projects Pvt. Ltd.

D. RECORDED USER AND NATURE OF LANDS: -

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That on the basis of records scrutinized as mentioned at **Point No. A**, and physical verification, the Said Land is an acquired land under the Land Acquisition Act, 1894, by GNIDA for the purpose of planned integrated industrial and urban township.

E. ACCESS TO THE SAID LAND:-

As per the records perused (mentioned in Point A) and physical verification of the Said Land, it derives that the Said Land has un-encumbered access to the proposed main road of 60 meter width.

F. PENDING LITIGATION:-

As per our knowledge or record, there is no litigation pending with regards to right/title of the said land.

G. CONCLUSION:-

On the basis of the documents and records available and after carefully perusing the same, the following can be concluded:

1. The said land was acquired by GNIDA and hence was government property with absolute right to Lease out.
2. GNIDA has successfully leased the said land by virtue of Lease Deed dated 24th May, 2016 to M/s. Euphoria Sports City Pvt. Ltd. for the period of 90 years. The veracity of the documents cannot be under any suspicion or doubt as the same is a duly registered document with the Sub-Registrar, Gautam Buddha Nagar.
3. The subsequent General Agreement dated 15th March, 2019 between M/s. Euphoria Sports City Pvt. Ltd. and M/s. Rise Projects Pvt. Ltd. also can be relied upon and the veracity could not be under any suspicion as the same is also a duly registered document with the Sub-Registrar, Preet Vihar.
4. The M/s. Rise Projects Pvt. Ltd. has proposed to launch a project viz. *Rise Retailia* upon the said land. A sanction plan has already been

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Contact details:-

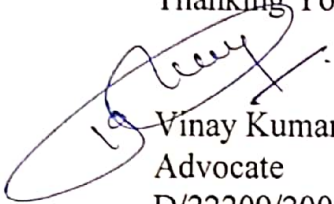
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approved by GNIDA on 2nd November, 2016. After perusal of the aforesaid documents, it is evident that there is no lien/charges on the said land being 5,525 sq. mtrs. and is free from all kind of encumbrances and suitable for proposed project viz. *Rise Retailia*.

In case of any clarifications please feel free to contact the undersigned.

Thanking You



Vinay Kumar Dubey
Advocate
D/22209/2009

Date: 27th July, 2021
Place: New Delhi

Disclaimer:-

The Due Diligence Report is made on the basis of information received from the client and the records made available from them and our verification to the best of our abilities. We neither guarantee nor represent the completeness or accuracy in respect thereof.

All information in the Report shall be provided on "as is" basis without warranties, expressed or implied, or representations of any kind from us under the fullest extent possible under applicable law.

We will not be liable for the quality, accuracy, completeness or reliability of this report, or for any direct, indirect, consequential, incidental, special or punitive damages that may arise out of the use of this report by the client or anyone else.

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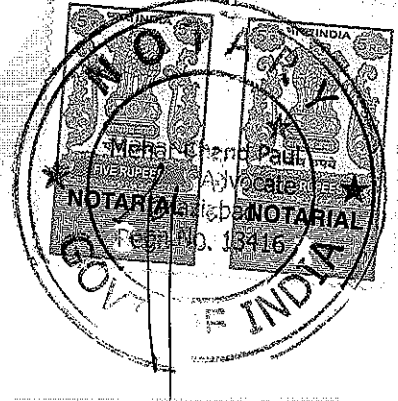
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Parmod Kumar
प्रमोद कुमार (स्टाम्प विक्रेता)
ला0नं0 281, 33 नवयुग मार्किट
गाजियाबाद मो0 : 9211681000

Certificate No.	: IN-UP86157462218848T
Certificate Issued Date	: 16-Jun-2021 02:38 PM
Account Reference	: NEWIMPACC/ up14071204/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407120460168099410916T
Purchased by	: RISE PROJECTS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: RISE PROJECTS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: RISE PROJECTS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



.....Please write or type below this line.....

This stamp paper forms part of Affidavit Cum Declaration (form- B)

[Signature]

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

FORM 'B'
[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. VAIBHAV JAIN promoter of the proposed project / duly
authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the
proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is
proposed

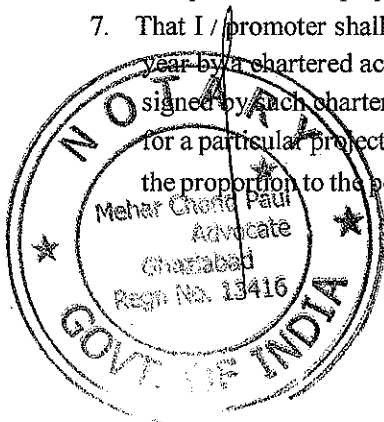
OR

RISE PROJECTS PVT LTD. have/has a legal title to the land on which the development
of the proposed project is to be carried out

AND

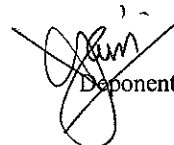
a legally valid authentication of title of such land along with an authenticated copy of the agreement
between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 4 years and 5 months
having start date of 15/06/2021 and end date 03/11/2025.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the
allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled
bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in
proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an
architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of
completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial
year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and
signed by such chartered accountant and it shall be verified during the audit that the amounts collected
for a particular project have been utilised for the project and the withdrawal has been in compliance with
the proportion to the percentage of completion of the project.



[Handwritten Signature]

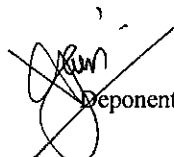
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

Verification

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

Verified by me at Ghaziabad on this 16 day of June 2021.

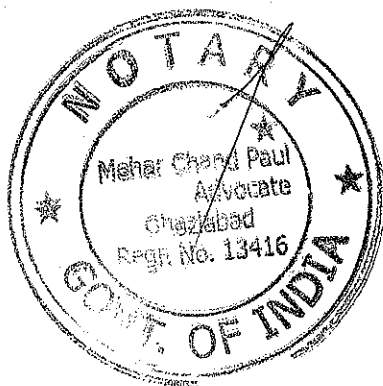

Deponent


Enclosed:

- 1) General Agreement between and Owner M/s EUPHORIA SPORTS CITY PRIVATE LIMITED and M/s RISE PROJECTS PRIVATE LIMITED.

General Agreement No :IN-DL-57545330155277R

Dated: 14/03/2019




ATTESTED
Notary Public
Ghaziabad
16/6/2021

Parmod Kumar

प्रमोद कुमार (स्टाम्प वि.)
ला0नं0 281, 33 नवयुग मार्ग
गाजियाबाद मो0 : 9211681000



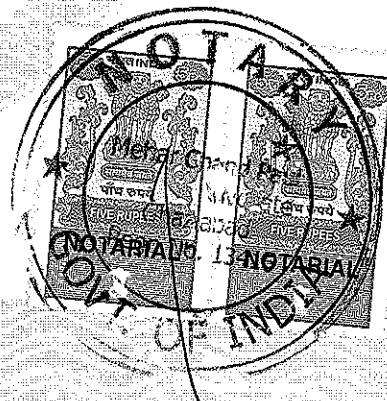
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Unique Doc. Reference	: SUBIN-UPUP1407120460163290151010T
Purchased by	: EUPHORIA SPORTS CITY PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: EUPHORIA SPORTS CITY PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: EUPHORIA SPORTS CITY PVT LTD
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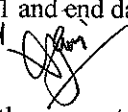
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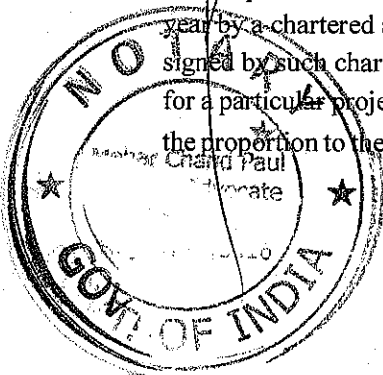
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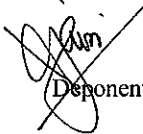
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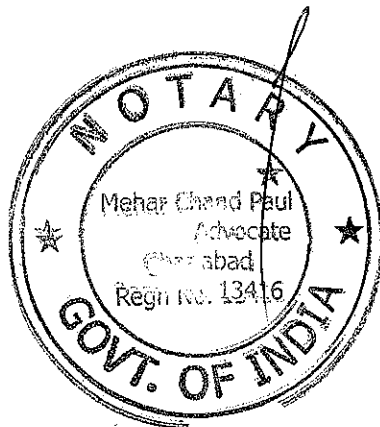

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