

SUNNY CHAWLA
Advocate



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06th October 2023

TITLE INVESTIGATION REPORT

[In respect of Property being Plot No. C1-D2, for commercial use/sector level shopping in Residential Sector - 133, Jaypee Greens, Wish Town, NOIDA Dist. Gautam Buddha Nagar, Uttar Pradesh]

To Whomsoever it may concern

Dear Sir,

This is certified that I have examined all documents pertaining to the Property being Plot No. C1-D2, for commercial use/sector level shopping in Residential Sector - 133, Jaypee Greens, Wish Town, NOIDA Dist. Gautam Budh Nagar, Uttar Pradesh in the office of Sub-Registrar, NOIDA.

That the above property comprises of Lease Hold commercial use/sector level shopping Plot of Land measuring 8273 Sq. Mtrs and with FAR of Two and title can be Tracked herein


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UP F 08492 / 13

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Whereas

A. The Government of U.P. constituted the Taj Expressway Industrial Development Authority, vide GoUP Notification No. 697 / 77 - 04 - 2001 - 3 (N) / 2001 dated 24.04.2001 (name changed to Yamuna Expressway Industrial Development Authority vide GoUP Notification No. 1165 / 77 - 04 - 08 - 65N/ 08 dated 11.07.2008), under the U.P. Industrial Area Development Act 1976, presently having its principal office at 1st Floor, Residential Group Housing Complex Block- P-2, Sector-Omega-1, Greater Noida, District Gautam Buddha Nagar-201308, U.P. (hereinafter referred to as "YEA") for anchoring development of Taj Expressway (renamed as the Yamuna Expressway vide GoUP Notification No. 1165/77-04-08-65N/08 dated 11.07.2008) which, inter alia, includes construction of six-lane, 160 Km long Yamuna Expressway with service roads and associated facilities connecting Noida and Agra (hereinafter referred to as the "Expressway").

B. By an agreement dated 07.02.2003, (hereinafter referred to as the "Concession Agreement") between Taj Expressway Industrial Development Authority (name changed to Yamuna Expressway Industrial Development Authority (i.e. YEA/ and Jaiprakash Industries Ltd. (subsequently merged with Jaypee Cements Ltd) and subsequently name changed to Jaiprakash Associates Ltd.) (JAL) was granted concession for arrangement of finances, design, engineering, construction and operation of the Expressway, and to collect and retain toll from the vehicles using the Expressway during the term of the Concession Period, which is 36 (thirty six) years commencing from the date of commencement of commercial operation of the Expressway plus any extensions thereto, in accordance with the Concession Agreement.


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C. In terms of Clause 18.1 of the Concession Agreement and the directives of YEA, JAL the then concessionaire, incorporated a Special Purpose Vehicle, namely Jaypee Infratech Limited (JIL) for the implementation of the Expressway project. All the rights and obligations of JAL under the Concession Agreement were transferred to JIL by an Assignment Agreement dated 19.10.2007 duly executed by and amongst YEA, JIL and JAL followed by Project Transfer Agreement dated 22.10.2007 executed between JAL and JIL, and therefore, JIL is now the concessionaire for the Expressway.

D. In terms of the Concession Agreement, YEA agreed to transfer on lease to JIL, 25 (twenty five) million square meters of land, for commercial, amusement, industrial, institutional and residential development at five or more locations alongside the Expressway, including 5 (five) million square meters of land at Noida/Greater Noida.

E. YEA, in part discharge of its obligations under the Concession Agreement for transfer of 5 (five) million square meters of land for development at Noida/Greater Noida, transferred on lease, for a period of 90 (ninety) years, 498.94 Hect. (1232.38 acres) of land (hereinafter referred to as the Leased Land") to JIL through various lease deeds at Noida, (hereinafter referred to as the "Lease Deeds") as per the terms and conditions specified therein, and the balance 1.06 Hect. (2.62 acres) land for development is in the process of being transferred by YEA to the JIL to complete the transfer of 5 (five) million square meters of land at Noida.

F. Out of 498.94 Hect. (1232.38 acres) Leased Land, 430.3141 Hect. (1062.84 acres) land (hereinafter referred to as the "Subject Land") falls in Sectors 128, 129, 131,133 and 134 at Noida (since named as


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Jaypee Greens Wish Town, Noida).

G. YEA granted rights in favour of JIL to transfer the whole or any part of the Subject Land, whether developed or undeveloped; by way of plots or constructed properties; or otherwise dispose of its interest in the Subject Land/or part thereof to any person in any manner whatsoever without requiring any consent or approval of YEA or of any other relevant authority.

H. JIL had prepared the layout plan including the land use plan, road network plan, landscape plan and area charts for the development of 453 acres situated in Sectors 128, 129, 131, 133 and 134 at NOIDA and the same was initially sanctioned by NOIDA vide letter NOIDA /CAP/07/472 dated 31st October, 2007. Subsequently, the said layout plans were revised and amended for an area admeasuring 1072.84 acres in Sectors 128, 129, 131, 133 and 134 at NOIDA and were sanctioned by NOIDA vide letter no. NOIDA/STP/2011/371 dated 23rd March, 2011. The said layout plans were again revised for development of land admeasuring 1062.84 acres i.e. the Subject Land and were sanctioned by NOIDA vide memo no. NOIDA/CAP/2015/774 dated 20th February, 2015.

I. JIL itself, through JAL and its associate companies is developing the Subject Land. JIL has represented that they have permitted JAL to develop & market the whole or any part of the Subject Land. JIL is in the process of development of the Subject Land as per the Development Plans and has already developed some residential, commercial, institutional and recreational properties on various parts of the Subject Land based on the Floor Area Ratio permissible thereon as per the Development Plans and Applicable Laws (as defined hereinafter). The project being developed on the Subject Land


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is known as the 'Jaypee Greens Wish Town'.

J. JIL apart from carrying out the development on the Subject Land in the above manner is also granting development rights on portions of Subject Land for development by third parties on the request of JAL. JAL was seized and possessed of or otherwise well and sufficiently entitled to and having the absolute and exclusive right thereof, and is in the exclusive physical possession, use, occupation and enjoyment of, all that piece and parcel of lease-hold non-agricultural land, admeasuring 8273 Sq. Mtrs. bearing Plot No. C1-D2 at Sector 133, Wish Town Noida (hereinafter referred to as the "Development Land") under the arrangements with JIL, and under which JIL has already received the consideration for assignment of development rights from JAL. The Development Land is part of the Subject Land / 'Jaypee Greens Wish Town'.

K. That JIL through sub lease deed executed on 21st July 2017 sub leased the Property being Plot No. C1-D2, for commercial use/sector level shopping in Residential Sector - 133, Jaypee Greens, Wish Town, NOIDA Distt. Gautam Buddha Nagar, Uttar Pradesh in favour of **Franklin Infratech Private Limited**, a Company having its registered office at H-19, Udyog Nagar, Main Rohtak Road, New Delhi, and registered in the office of Sub Registrar III Noida on 22nd July 2017 as Document No. 3569 in Book No. I, volume No. 5963 on pages from 63 to 156,

Thus, at present, the said property has a valid sub lease deed in Favor of **Franklin Infratech Private Limited**, and the same is also occupied by **Franklin Infratech Private Limited** And in my opinion **Franklin Infratech Private Limited** has the perfect assignment agreement of the said Property being Plot No. C1-D2, for commercial


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use/sector level shopping in Residential Sector - 133, Jaypee Greens, Wish Town, NOIDA Dist. Gautam Buddha Nagar, Uttar Pradesh

It is also certified that I have examined all documents pertaining to the said property from the date of origination of the same. The above property has a valid Sub Lease deed in favor of the said **Franklin Infratech Private Limited**. As per records of the office of Sub Registrar Noida, there is no ongoing mortgage over the Property. As on date the property is free from all encumbrances as per certificate No. 2202314800365 issued by the sub-registrar office III, Noida dated 06.10.2023.



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कार्यालय उपनिबंधक सदर तृतीय गौतम बुद्ध नगर जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202314800365

प्रमाण संख्या :22023148000338

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

श्री- सत्री चावला अधिवक्ता पुत्र- एम् पी चावला तहसील गौतम बुद्ध नगर जिला गौतम बुद्ध नगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - सैक्टर 133, वार्ड/परगना- तृतीय, व्यवसायिक- फ्रेंक्लिन इन्फ्राटेक प्राइवेट लिमिटेड, प्लॉट नंबर सी1 डी2 व्यावसायिक उपयोग सेक्टर स्तर के लिए आवासीय सेक्टर १३३ विश टाउन नोएडा , प्लॉट नंबर सी1 डी2 व

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 22/07/2017 से दिनांक 05/10/2023 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :06-10-2023

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे 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।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 - 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।
 - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: अरविन्द कुमार कौशिक।
मिलान करने वाले निबन्धन लिपिक : राजीव कुमार बरोलिया।

Shaily Chaudhary
Digitally signed by Shaily Chaudhary
Date: 2023.10.06 14:58:45 +05'30'

उपनिबन्धक सदर तृतीय
गौतम बुद्ध नगर