

# **LEGAL NEXUS**

Advocates & Solicitors  
Delhi High Court

Office Add:-Plot No.-828,Sector-5,Vaishali,Ghaziabad -201019  
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9717307337;9540739256

Reference No.LR/GRENO/ 03/23

DATED: 16/05/2023

To,

M/s.Sam India Abhimanyu Housing,  
Office at Plot No. GH- 02 Sec 16C  
Greater Noida(West), Gautam Buddha Nagar  
UP- 210308

Dear Sir,

**SUBJECT:**Legal Report/Opinion and Non Encumbrance Certificate in respect of the property(Plot) No.-GH-02,Sector-16C,Greater Noida, Distt- Gautam Buddha Nagar, U.P,owned by M/s.Sam India Abhimanyu Housing, having its office at Plot No.GH-02,Sector-16C,Greater Noida(West),Gautam Buddha Nagar,UP-210308.

I have scrutinized the Title document pertaining to aforesaid property in detail and discussed herein below. My report is as under:-

## **Part I - DESCRIPTION OF PROPERTY:-**

Residential Group Housing Plot bearing No. Plot No. GH-02,Sector-16C,Greater Noida, Distt-Gautam Buddha Nagar,U.P,admeasuring 101264.00 sq. mtr., bounded as under:

EAST -PLOT NO.-GH-03.

NORTH- PLOT NO.-GH-03

WEST-60 MTR WIDE ROAD

SOUTH- PLOT NO.-GH-01

## **Part II - DESCRIPTION OF DOCUMENTS SCRUTINIZED:-**

- Lease Deed dated 25.11.2010 duly registered with the Sub Registrar,Sadar,Greater Noida,District-Gautam Buddha Nagar,U.P as Document No.23733,Vol. No.7589, Book No.1,Page No.135to172on 25.11.2010, executed by Greater Noida Industrial Development Authority in favour of M/s.Sam India Abhimanyu Housing



(hereinafter referred to as the 'Firm') for an area admeasuring 101264.00 sq.mtr in Plot No. GH-02, Sector-16C, Greater Noida, Distt- Gautam Buddha Nagar, U.P.

- Map sanctioned by Greater Noida Industrial Development Authority vide letter no. PLG/BP SM-15-OCT-2020:9110 dated 01/05/2023.
- Letter No. UPFS/2021/27595/GBN/GAUTAM BUDDH NAGAR/8128/JD dated 06-02-2021 issued by Deputy Director, Fire Service, and Meerut Zone with respect to NOC for the project.
- No objection certificate Ref. No-580/Parya/SEAC/5900/5771/2019 dated 31 DECEMBER 2020 issued by State Level Environmental Impact Assessment Authority, Uttar Pradesh.
- No objection Certificate having no. AAI/RHQ/NR/ATM/NOC/2020/333/1325-1328 dated 27-10-2020 issued by Airport Authority.

**Part III- FLOW OF TITLE :-**

- WHEREAS a consortium consisting of 5(Five) developers namely- M/s.Sam India Infrastructure Pvt.Ltd (Lead Member) , M/s.Abhimanyu Housing Pvt.Ltd(Relevant Member),M/s.Sam India BuiltwellPvt.Ltd(Relevant Member),M/s.Mag Associates Pvt.Ltd(Relevant Member) and M/s.Prashant Enterprises (Relevant Member) was allotted Plot No.GH-02, Sector 16C, Greater Noida, measuring 101264.00sq. meters on lease hold basis under the Scheme Code PROP/BRS-03/2010 in Greater Noida, District Gautam Buddha Nagar, U.P by Greater Noida Industrial Development Authority (GNIDA), a body corporate constituted under the U.P.Industrial Development Area Act, 1976, vide Allotment Letter No.-PROP/BRS-03/2010/1728, dated 18.08.2010 for the development and marketing of Group Housing Pockets/ Flats on the terms and conditions set out in the said allotment letter.
- AND WHEREAS a Lease Deed dated 25.11.2010 duly registered with the Sub Registrar, Sadar, Greater Noida, District-Gautam Buddha Nagar, U.P as Document No.23733, Vol. No.7589, Book No.1, Page No.135 to 172 on 25.11.2010.
- AND WHEREAS on the request of the consortium members in accordance with the Clause C-8(e) of the brochure/Bid documents of the Scheme, the name of registered partnership firm M/s.Sam India Abhimanyu Housing was approved by Greater Noida Industrial Development Authority (GNIDA) to develop and market the project on the said allotted land-GH-02, Sector-16C, Greater Noida, Distt- Gautam Buddha Nagar, U.P.



- That the Developer/Firm has obtained NOC for Height, Structure, Fire, Pollution and Environment from various Government Departments and also got the lay out Plan sanctioned from Greater Noida Industrial Development Authority for raising Group Housing Flats/commercial shops in Phase-II of the project as per the bye laws of the Authority.

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 concerned Sub-Registrar/Registrar of assurances. I further certify that the photographs of representatives of GNIDA and of M/s. Sam India Abhimanyu Housing affixed / seen in the title deed tally with records of registration office as well as certified copy of the title deed.

#### **Part IV - ENCUMBRANCE :-**

This is to certify that on 10.05.2023, I have made the search in the records of Sub-Registrar, Sadar, Greater Noida, G.B. Nagar, U.P for the years 2009 to 2020 and have also obtained Search Certificate (Form No.29) from the office of the Sub-Registrar, Sadar, Greater Noida, U.P. On the basis of the search, it is certified that the property mentioned in Part I of the report/opinion is free from all encumbrances, lien, charge and mortgage etc. The inspection receipt issued by the office of Sub-Registrar, Sadar, Greater Noida, U.P towards the inspection fee is enclosed here with.

#### **Part IV A - SEARCH IN REVENUE RECORDS:-**

That the State of Uttar Pradesh acquired land at District - Gautan Budhha Nagar and gave it to Greater Noida Industrial Development Authority for planned development of residential project/complex over the said plot of land and Greater Noida Industrial Development Authority, in turn, allotted/leased out the demised property/land to M/s. Sam India Abhimanyu Housing 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 no Municipal Authority exists at Greater Noida, U.P.



This is end of my Report



(TANAY AYDE)  
ADVOCATE

Regn, No. -D-1842/02.

**Enclosure:-**

- Receipt No-2023145026928 dated 08.05.2023 for inspection for Years 2009 to 2020 issued by Sub-Registrar, Sadar, Greater Noida, G.B. Nagar.
- Search Certificate No-93 of 2023 dated 10.05.2023 for inspection for Years 2010 to 2020 issued by Sub-Registrar, Sadar, Greater Noida, G.B. Nagar, U.P.



भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर ग्रेटर नोएडा

क्रम संख्या 2023145026928

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 08/05/2023

प्रस्तुतकर्ता या प्रार्थी का नाम तनय आयडे एडवोकेट

लेख का प्रकार: मुआयना 2009 वर्ष से 2020 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमार्णीकरण लिए शुल्क
5. कर्मिशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 08/05/2023

दिनांक जब लेख प्रतिलिपि या तलाश 08/05/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब-रजिस्ट्रार  
(ग्रेटर नोएडा)  
गौतमबुद्धनगर (ज०प्र०)

(नियम 327)

**कार्यालय उपनिबन्धक गौतमबुद्धनगर, सदर जनपद गौतमबुद्धनगर।**  
**तलाश का प्रमाण पत्र**

प्रमाण पत्र संख्या 93 वर्ष 2023  
आवेदन संख्या 93 वर्ष 2023

श्री तनय आयड़े, एडवोकेट द्वारा निम्नलिखित सम्पत्ति से सम्बन्धित, रजिस्ट्रीकृत कृत्यों और वारों का विवरण का प्रमाण पत्र के लिये आवेदन किये जाने पर प्लॉट नं० जीएच-02 क्षेत्रफल 1012264 वर्ग मीटर सैक्टर-16सी ग्रेटर नोएडा जिला गौतमबुद्धनगर (सम्पत्ति मालिक का नाम आवेदन पत्र के अनुसार) मै० सेम इण्डिया अभिमन्यु हाउसिंग।

मैं एतद्वारा प्रमाणित करता हूँ कि कार्यालय के कम्प्यूटर में उपलब्ध इण्डैक्स संख्या-2 की वर्ष 2009 से 2020 तक की तलाश की गई और उपरोक्त सम्पत्ति को प्रभावित करने वाला कोई कृत्य या वार नहीं पाया गया।

क्रमांक	सम्पत्ति का ब्यौरा	लेखपत्र के निष्पादन की तारीख	प्रकार और मूल्यांकन	पक्षकारों के नाम		लेखपत्र का क्रमांक और वर्ष
				निष्पादनकर्ता	दावेदार	
-	-	-	-	-	-	-

**नोट**

1. इस प्रमाण पत्र में वो वार या कृत्य दिखाये जायेंगे जो आवेदक द्वारा दिये गये सम्पत्ति के ब्यौरे के आधार पर ढूँढे 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 इण्डैक्स 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 10 मई 2023

प्रमाणपत्र तैयार कर्ता

हस्ताक्षर

प्रमाणपत्र का परीक्षा किया

हस्ताक्षर

रजिस्ट्रीकर्ता अधिकारी  
का हस्ताक्षर

सब-रजिस्ट्रार  
(ग्रेटर नोएडा)  
गौतमबुद्धनगर (उ०प्र०)