

# VIRENDRA KUMAR GARG (ADV)

ADVOVATE NO-3431/93

MOBILE NO-9911810611

Address:-169 SUB-REGISTRAR OFFICE, SECTOR-GAMMA-II, GREATER NOIDA, DISTT. G.B. NAGAR U.P.

Dated: 08/10/2025

## ENCUMBRANCE CERTIFICATE

REPORT ON TITLE OF LEASEHOLD, PLOT NO. SLC - 8/G/4 ADMEASURING 2313.47 SQ. MTRS., SITUATED AT SECTOR-DELTA-II - II IN THE GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, DISTRICT GAUTAM BUDH NAGAR (UTTAR PRADESH).

### I. INTRODUCTION:

**Sukadiv Projects LLP**, a company registered under the Companies Act, 1956, having its office at TH-20, Jaypee Green Wish Town, Sector - 128, Noida - 201304 (hereinafter referred to as "**Developer**") has appointed us and instructed to conduct Legal Due Diligence of Leasehold, Commercial Plot No. SLC -8/G/4, situated at Sector -Delta II in Greater Noida, District Gautam Budh Nagar, U.P., for submission with UP-RERA.

### II. SCOPE OF THE LEGAL DUE DILIGENCE REPORT

The scope of this report is limited to the following:

- a) Searches in the office of Sub-Registrar-Sadar, Greater Noida;

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- b) Investigation of the Leasehold rights, title and interest of the Developer in respect of the Plot in question;
- c) Online Searches for pending litigation on the web portal of the concerned High Court, NCLT, NCLAT, RERA, and Consumer Forum/Commission.
- d) Online searches on the web portal of CERSAI, ROC, and RERA have also been undertaken.

### III. DETAILS OF THE PROPERTY

Leasehold Plot No. SLC -8/G/4 admeasuring 2313.47 Sq. Mts, situated at Delta-II in Greater Noida, District Gautam Budh Nagar (Uttar Pradesh).

Bounded as under: -

North: Delta II, Residential Sector

South: Road

East: Plot No.- 3

West: Plot No. -5

(Hereinafter referred to as "**Demised Plot**").

### IV. DOCUMENTS EXAMINED FOR THE DUE DILIGENCE

While conducting the investigation,

we examined a Photocopy of the Allotment letter issued to 1. Sukadiv Infotech Pvt. Ltd. consortium with Mittal

Virendra Kumar Garg

Advocate

08 OCT 2025

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Machines Pvt. Ltd., dated 9th August 2024,  
Lease Deed executed on 16/05/2025 between  
Greater Noida Industrial Development  
Authority and M/s **Sukadiv Project LLP**,  
bearing document No.: Book no. 1, volume  
47064. Page No. from 29 to 74 at serial no  
16241 dated 16/05/2025.

## V. DEVOLUTION OF TITLE

5.1. **Background:** Greater Noida Industrial  
Development Authority (**GNIDA**), a body  
corporate which was constituted under the  
U.P. Industrial Area Development Act, 1976,  
Greater Noida has now emerged as a planned,  
integrated, modern Industrial City, well  
connected to Delhi through a network of  
roads, national highways and the ultra-  
Modern DND flyover, offering inter-road  
linkages to all parts of the country, with  
many sectors fully developed, Greater NOIDA  
offers a pollution free high standard of  
living and highly supportive industrial  
environment with its unique infrastructure  
providing numerous, matchless facilities.  
Today, it stands as an enviable monument of  
the concept of an integrated Industrial  
Township in the world, with smooth and wide  
roads, well-developed land, uninterrupted  
power supply, clean and safe drinking water,

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- (a) to prepare a plan for the development of the area;
- (b) to demarcate and develop sites for industrial, commercial and residential purpose according to the plan;
- (c) to provide infrastructure for industrial, commercial and residential purposes;
- (d) to provide amenities;
- (e) to allocate and transfer either by way of sale or lease or otherwise plots of land for industrial, commercial or residential purposes;
- (f) to regulate the erection of buildings and setting up of industries: and
- (g) to lay down the purpose for which a particular site or plot of land shall be used, namely for industrial or commercial or residential purposes or any other specified purpose in such area."

Virendra Kumar Garg  
Advocate

08 OCT 2025

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The Authority is vested with powers to dispose of the land or property by way of sale, lease, etc. under section 7 of the Act, which is reproduced below:

"The Authority may sell, lease or otherwise transfer, whether by auction, allotment or otherwise, any land or building belonging to the Authority in the industrial development area on such terms and conditions as it may, subject to any rules that may be made under this Act, think fit to impose."

5.3. **Greater Noida Authority**, under the Land Acquisition Act, 1894, acquired a piece of land and subsequently, the acquired land was developed/bifurcated into plots, and thereafter, GNIDA/Authority allotted the plots to various entities/individuals for the purpose of setting up an Urban and Industrial Township.

5.4. **Allotment**: Pursuant to the bid/Tender Form No. 29172 submitted for the allotment of Plot No. SLC 8/G/4 admeasuring 2313.47. Sq. Mts., situated at Sec- Delta, II in the Greater Noida Industrial Development Authority, District Gautam Budh Nagar (Uttar Pradesh) under "Scheme-CPS-03/2023-24", Greater Noida vide its letter No. GNIDA/COM/CPS-03/2023-24/4864. dated 9<sup>th</sup> August 2024., allotted the

Virendra Kumar Garg 08 OCT 2025  
Advocate

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said Plot No. SLC 8/G/4, admeasuring 2313.47 Sq. Mtr. situated at Sec- Delta - II. in the Greater Noida Industrial Development Authority, District Gautam Budh Nagar, on quoted rate of Rs. 1,50,853.53 per Sq. Mtr. The 40% of the total premium amount of the plot, i.e. Rs. 11,76,49,001.00 (after adjusting the Earnest Money Rs 2,19,49,047), as allotment money has to be deposited within 60 days from the date of issue of allotment, this letter. Balance amount 60% of the premium shall be deposited in 6 half-yearly instalments along with interest in favour of the Greater Noida Industrial Development Authority.

5.5. **Lease Deed: Greater Noida Industrial Development Authority** (hereinafter refer to as **Lessor**) on 15 May 2025, executed a lease deed in favour of M/s **Sukadiv Projects LLP** (hereinafter referred to as **Lessee**) in respect of the Demised Plot, i.e. Plot No. SLC -8/G/4, admeasuring 2313.47 **Sq. Mtr.** situated at Sec- Delta-II in the Greater Noida Industrial Development Authority, District Gautam Budh Nagar (Uttar Pradesh) for a period of 90. years commencing from the date of execution of the lease deed, i.e.16/05/2025. The plot is bounded as under:-

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North: Delta II, Residential Sector

South: Road

East: Plot No 3

West: Plot No 5

The said Lease Deed is duly registered before the Sub-Registrar, Greater NOIDA, Gautam Budh Nagar, on 16/05/2025 at serial no 16241, Book no. 1, Volume 47064. Page No. from 29 to 74

The Demised Plot was leased out by the lessor, i.e. **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY NOIDA**, to the lessee, i.e. **M/s Sukadiv Projects LLP**, on certain terms and conditions. The relevant terms are as under:

- a. **Use:** The demised plot shall be used for the development of Commercial activities such as Offices, Residential Units, and other Commercial activities, subject to the condition that the activities considered to be a public nuisance/hazardous shall not be carried out. All the construction activities shall be only within the permissible Floor Area Ratio (F.A.R.). It shall be the responsibility of the LESSEE to obtain all statutory clearances from the concerned

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authority(ies) prior to commencement of the functioning in the premises.

- b. **Premium:** The total premium is Rs. 34,89,95,120.00 out of which Rs. 139,598,048.00 has been paid by the Lessee and acknowledged by the Lessor and the remaining 60% i.e. Rs. 209,397,072.00 is to be paid in six half yearly instalments and interest @ 10% per annum, the first installment due and payable on 09/02/2025 and last installment due and payable on 09/08/2027.

In case of default in depositing the instalments or any payment, interest @ 13.5% compounded half yearly shall be leviable for the defaulted period on the defaulted amount.

The payment made by the Lessee/Sub-Lessee shall first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the lease rent payable and the premium due.

- c. **Lease Rent:** The Lease rent is @2.5% premium of the plot per year i.e. Rs.. 87,24,878/- for the first 10 years from the date of execution of the lease deed. Thereafter, every 10 years from the date of execution of the Lease Deed, the Lease rent shall be automatically increased by @50% and the

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rate will be applicable for the next 10 years, and this process will continue for the future. The lease rent shall be paid in advance every year; the first payment is due on the date of execution of the lease deed and thereafter on or before the last date of the previous financial year. In case of failure to deposit the due lease rent by the due date, interest will be charged @ 13.5% p.a. compounded half yearly, on the defaulted amount and for the defaulted period.

**5.6. Possession:** On 16/05/2025, the **Lessor**, i.e. GNIDA vide Possession Certificate no GNIDA/COM/2025/6803, handed over the possession of the Demised Plot admeasuring 2313.47. Sq. Mtr. to the **Lessee**, i.e. M/s **Sukadiv Projects LLP**. It is pertinent to mention that the size, area of the Demised Plot were as per plan and were free from encroachment.

## VI. PAYMENT RECEIPTS

**6.1 Letter regarding Payment:** Pursuant to the application of the Lessee, GNIDA vide its letter bearing Reference No. GNIDA/COM/CPS-03/2023-24/4864 dated 9th August 2024.

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approved the payment of the outstanding amount of Rs 20,93,97,072.00 towards the Demised Plot to be paid asunder:

Inst alme nt	Due date	Payable Princip al	Payabl e Intere st	Total payable instalme nt	Bala nce prem ium
Inst alme nt No. 1	09/0 2/20 25	3,48,99,5 12	1,06,13, 276	4,55,12, 788	0
Inst alme nt No. 2	09/0 8/20 25	3,48,99,5 12	86,53,16 7	4,35,52, 679	0
Inst alme nt No. 3	09/0 2/20 26	3,48,99,5 12	70,37,27 1	4,19,36, 783	4,19, 36,78 3
Inst alme nt	09/0 8/20 26	3,48,99,5 12	51,91,90 0	4,00,91, 412	4,00, 91,41 2

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No. 4					
Inst alme nt No. 5	09/0 2/20 27	3,48,99,5 12	35,18,63 6	384,18,1 48	384,1 8,148
Inst alme nt No. 6	09/0 8/20 27	3,48,99,5 12	17,30,63 3	3,66,30, 145	3,66, 30,14 5

## VII. DEVELOPMENT AND CONSTRUCTION

### 7.1 Letter for Building Sanction Plan:

Pursuant to the application, the Authority, i.e. GNIDA, vide its letter no. SM-23-May-2025:24907. dated 19/09/2025., sanctioned the building plan. The building plan was sanctioned on certain terms and conditions as mentioned in the letter under reference. Building sanction plan is valid up to five years, i.e., up to 18/09/2025. and is extendable for another Five years, i.e., total 10 years. The sanction is being granted under the provisions of the 'Greater Noida Building Regulation 2010.

Virendra Kumar Garg

Advocate 08 OCT 2025

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unfailing telephony, and splendid residential complexes in a serene and peaceful environment with greenery all around.

One of the largest Industrial Townships of Asia, not very far from Delhi, yet away from the dirt, grime and pollution, part of the National Capital Region, Greater NOIDA is the industrial fairy land of the nation. Greater NOIDA is one of the largest planned industrial townships of Asia. Set up with a view to develop an Integrated Industrial Township for the industrial growth of the area, under the Uttar Pradesh Industrial Area Development Act, it best symbolises harmony between human habitat and Industrial Enterprise.

5.2. Greater Noida Industrial Development Authority (GNIDA or Authority or Lessor), was established in January 1991 under the UP Industrial Area Development Act, 1976

(1) Designed as India's smartest and fastest-growing city, Greater Noida is emerging as a modern urban development hub with cutting-edge infrastructure and forward-thinking town planning.

(2) Without prejudice to the generality of the objects of the Authority, the Authority shall perform the following functions:

Virendra Kumar Garg  
Advocate  
08 OCT 2025

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Pradesh). Subject to that, upon completion of construction, shall get inspection by the fire department and obtain a permanent NOC.

8.3 Environment Clearance: Not applicable due to the area of Land being covered under the Greater Noida Industrial Development Authority (GNIDA)

IX. SEARCHES (LOCAL, ROC, CERSAI, Litigation and GNIDA)

9.1 Local Search: The searches were carried out at the office of the Sub Registrar-Greater GNIDA, Gautam Budh Nagar, where it was found that the lease deed document No.: Book no. 1, Volume 47064. Page No. from 29 to 74 at serial no 16241 dated 16/05/2025, executed by Greater NOIDA Industrial Authority in favour of M/s Sukadiv Projects LLP, is duly registered, and an additional copy of the same is pasted in the respective Volume. Further, we could not find any entry which adversely affects the right, title and interest of Lessee.

9.2 ROC Search:

**M/s Sukadiv Projects LLP**

The record of the MCA has been inspected ON-LINE, wherein it is found that M/s Sukadiv Projects LLP is duly registered with the MCA.

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Having LLPIN -ACK 9559, bearing TAN No MRTS33397A and found that the company was incorporated on 19/12/2024, having paid-up capital of Rs. 1,00,000./-and having its registered office at TH-20, Jaypee Greens Wish Town, Sector -128, Noida -201304.

We further inspected the Index of Charges and found that no charge is registered/exists against the company.

## 9.3 CERSAI Searches:

### **M/s Sukadiv Projects LLP.**

Online searches (Debtor Based) were carried out at the website of the Central Registry of Securitisation Asset Reconstruction and Security Interest of India, and found that no property is registered against the company bearing LLPIN -ACK 9559.

## 9.4 Litigation Searches:

Online searches with the key word " **Sukadiv Projects LLP**" were carried out on the websites of the Hon'ble Supreme Court of India, High Court of Allahabad & Delhi, E-District Court, Saket & Gautam Budh Nagar, National Company Law Tribunal (NCLT), bench Delhi and National Company Law Appellate Tribunal (NCLAT), National Consumer Disputes

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Redressal Commission (NCDRC), State Consumer Disputes Redressal Commission, Uttar Pradesh (SCDRC), District Consumer Disputes Redressal Commission, Gautam Budh Nagar, Real Estate Regulatory Authority, Uttar Pradesh (RERA) and found that No litigation is pending against the company.

## 9.5 Authority Searches:

We, along with the representative of Lessee, visited at the office of Greater NOIDA Development Authority to inquire about the Demised Plot, and found that above said lease deed was kept on record of GNIDA.

## X. OBSERVATION AFTER PERUSAL OF DOCUMENTS

Upon perusal of the aforesaid documents, we observed as under:

1. Leasehold Plot No. SLC -8/G/4 admeasuring 2313.47 Sq. Mts, situated at Delta-II in Greater Noida, District Gautam Budh Nagar (Uttar Pradesh), is free from encumbrance.
2. Sukadiv Projects LLP is the rightful lessee of the Plot.
3. There are future dues of instalments to be paid by Sukadiv
4. Projects LLP 15 demand raised.

08 OCT 2025  
Virendra Kumar Garg  
Advocate

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5. There are no legal proceedings against Sukadiv Projects LLP.
6. Sukadiv Projects LLP is active.
7. Sukadiv Projects LLP is not a defaulter.

## XI. CONCLUSION

- 12.1 On the basis of the aforesaid referred documents, searches, inspection & observations, we are of the opinion that the Demised Plot, i.e. Plot No. SLC 8/G/4 admeasuring 2313.47 sq. Mtr. situated at Sec-Delta II. in the Greater Noida Industrial Development Area, District Gautam Budh Nagar (Uttar Pradesh) is owned by Greater Okhla Industrial Development Authority (GNIDA) and M/s **Sukadiv Projects LLP** is the **Lessee** and has leasehold rights in the Demised Plot for a period of 90 years commencing from 16/05/2025.
- 12.2 A charge of GNIDA for Rs. 15,70,76,488 exists on the demised Plot, being the instalments and interest due.

We opine accordingly.

VIRENDRA KUMAR GARG, ADVOCATE  
3431/93

Virendra Kumar Garg 08 OCT 2025  
Advocate

DELHI :

कार्यालय उप निबंधक सदर ग्रेटर नोएडा गौतम बुद्ध नगर  
जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202514502583

प्रमाण संख्या :22025145002427

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

श्री- श्रीमती सुषमा सिंह पुत्र- पत्नी दिव्येन्दु पुन्धीर 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 डेल्टा-२, वार्ड/परगना- ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण, आवासीय- श्रीमती सुषमा सिंह पत्नी श्री दिव्येन्दु पुन्धीर, वाणिज्यिक प्लॉट नं०- एसएलसी-८/जी/४ एरिया 2313.47वर्ग मी० सैक्टर डेल्टा-०२ ग्रेटर नोएडा, .

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 08/10/2013 से दिनांक 07/10/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :08-10-2025

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्योरे के आधार पर दूँडे 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।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. 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।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: कृष्ण कुमार शर्मा।

मिलान करने वाले निबन्धन लिपिक : राम बहादुर दिवाकर।

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गौतम बुद्ध नगर

प्रिंट करें

