

**DUE DILIGENCE REPORT**  
**TO WHOMSOEVER IT MAY CONCERN**

1<sup>th</sup> October, 2021

**ASSIGNMENT**

Off Site Due Diligence of a Land upon which proposed project viz. *Rise Golf Villas* is to be constructed being Land admeasuring 23,700 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 <sup>th</sup> May, 2016 signed, entered and executed between Greater Noida Industrial Development Authority (hereinafter referred to as " <b>GNIDA</b> ") and M/s. Euphoria Sports City Pvt. Ltd.	Original Copy
2.	Possession Certificate dated 13 <sup>th</sup> July 2016 issued by GNIDA in favor of M/s. Euphoria Sports City Pvt. Ltd. in respect of the said land	Original Copy
3.	Joint Development Agreement dated 13 <sup>th</sup> August, 2021 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 <sup>nd</sup> November 2016 for the project viz. <i>Rise Golf Villas</i> admeasuring 23,700 sq. mtrs.	Original Copy

**B. DESCRIPTION OF THE LAND PROPERTY**

a. **As per the Records:-**

The said land, i.e. Land admeasuring 23,700 sq. mtrs. situated in the revenue estate of Sport City adjoining Tech Zone IV of Greater 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

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Chamber No:-315, Lawyers Block, Saket Court complex, New Delhi-110017

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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 24<sup>th</sup> 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 13<sup>th</sup> July, 2016 in favor of M/s. Euphoria Sports City Pvt. Ltd.
- d) M/s. Euphoria Sports City Pvt. Ltd. further entered into a Joint Development Agreement dated 13<sup>th</sup> August 2021 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, Ashok Vihar, Delhi bearing registration no. 203 in book no. 4, volume number 170 at page number 105, 2128 dated 18<sup>th</sup> 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: -**

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 24<sup>th</sup> May, 2016 to M/s. Euphoria Sports City Pvt. Ltd. for the period of 90 years. The

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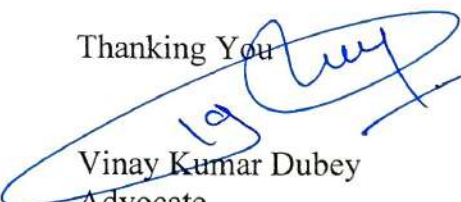
**VINAY KUMAR DUBEY**  
**(ADVOCATE)**

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- 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 13<sup>th</sup> August 2021 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, Ashok Vihar.
  4. The M/s. Rise Projects Pvt. Ltd. has proposed to launch a project viz. *Rise Golf Villas* upon the said land. A sanction plan has already been approved by GNIDA on 2<sup>nd</sup> November, 2016. After perusal of the aforesaid documents, it is evident, there is no lien/charges on the said land being 23,700 sq. mtrs. and is free from all kind of encumbrances and suitable for proposed project viz. *Rise Golf Villas*.

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

Thanking You

  
Vinay Kumar Dubey  
Advocate  
D/22209/2009

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**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.*

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सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

### e-Stamp

Certificate No.	: IN-UP72911594052097T
Certificate Issued Date	: 18-May-2021 05:20 PM
Account Reference	: NEWIMPACC (SV)/ up14004404/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1400440433450456352469T
Purchased by	: RISE PROJECTS PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
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]*

DISCLAIMER

This stamp paper is not to be used for any purpose other than the purpose of www.eStampIndia.com or using eStamp Mobile App. It is not to be used for any purpose other than the purpose of the website. Mobile App and eStamp India are not responsible for any loss or damage caused by the use of this stamp paper. The Government of India is not responsible for any loss or damage caused by the use of this stamp paper.

**FORM 'B'**  
[See rule3(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:

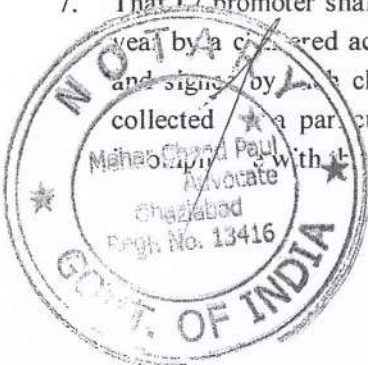
1. That I / promoter have / has a legal title to the land on which the development of the project is  
proposed

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 3  
months having start date of 18/08/20121 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 the 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 proportion to the percentage of completion of the project.



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 18 day of Aug 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-05390639454844T  
Dated: 02/08/2021



**ATTESTED**  
  
Notary Public  
Ghaziabad