K.C.BHATNAGAR

Advocate & Solicitor
Office Add:- Chamber No.-414, Moradabad Civil Court
Mo.No-9837604545

TITLE SEARCH REPORT

To,

M/s.Gulshan Homz Pvt. Ltd., Corporate Office at Gulshan One29, Plot No.-C3-E1, Sector-129, Noida, Gautam Buddha Nagar, U.P-201304.

Sub: - Title Search Report of the Property (Open Land) bearing No. Plot No.-GH-10, Sector-04, New Mordabad Yojana, Moradabad, U.P. admeasuring 50,084.27 sq. mtrs. (herein after referred to as "SAID LAND")

1	Description of the document verified/scrutinized		
	Name of the Document Verified	Original/Photocopy	
	1.Rent-Installment and Tenancy Agreemen dt. 19.06.06	t) Photocopy	
	2.Sale Deed dt.16.11.2009	Photocopy	
K	3.Transfer Deed dated 11.10.2013	Photocopy	
	4.Confirmation Order dated 12.01.2021 passed by Regional Director,MCA	Photocopy	
2.	Description of chain of title from the mother deed to the latest deed for the last 12 years: -		
	1. Rent-Installment and Tenancy Agreement dt. 19.06.2006		
	Name of Parties: -		
	Moradabad Vikas Pradhikaran	Lessor	
	In favour of	* 5 (#)	
	M/S. Sunglow Builders Pvt. Ltd.	Lessee	

Through above Agreement dt 19.06.06, Mora allotted the SAID LAND to M/s Sunglow Buil	dabad Vikas Pradhikaran ders Pvt. Ltd.
2. Sale Deed dt.16.11.2009: -	
Name of the Parties: -	
Moradabad Development Authority	Seller.
In favour of	
M/s. Sun Glow Builders Pvt. Ltd.	Allottee/Purchaser
Sale Deed executed between the parties for S	SAID LAND.
3.Transfer Deed dt.11.10.2013: -	
Name of the Parties: -	
M/s. Sun Glow Builders Pvt. Ltd.	Transferor.
In favour of	#
In favour of M/s. Sun Glow Housing Pvt. Ltd.	Transferee.
	that the SAID LAND be
M/s. Sun Glow Housing Pvt. Ltd. It has been resolved in the Board Resolution transferred by M/S Sunglow Builders Pvt. Ltd.	Transferee. that the SAID LAND be . (Owner of SAID LAND) to glow Housing Pvt. Ltd.
M/s. Sun Glow Housing Pvt. Ltd. It has been resolved in the Board Resolution transferred by M/S Sunglow Builders Pvt. Ltd. its wholly owned subsidiary named M/S. Sung 4.Order dated 12.01.2021 passed by Regional	Transferee. that the SAID LAND be . (Owner of SAID LAND) to glow Housing Pvt. Ltd.
M/s. Sun Glow Housing Pvt. Ltd. It has been resolved in the Board Resolution transferred by M/S Sunglow Builders Pvt. Ltd. its wholly owned subsidiary named M/S. Sung 4. Order dated 12.01.2021 passed by Regional approving scheme of amalgamation: -	Transferee. that the SAID LAND be . (Owner of SAID LAND) to glow Housing Pvt. Ltd.
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M/s. Sun Glow Housing Pvt. Ltd. It has been resolved in the Board Resolution transferred by M/S Sunglow Builders Pvt. Ltd its wholly owned subsidiary named M/S. Sung 4. Order dated 12.01.2021 passed by Regional approving scheme of amalgamation: - Name of the Parties: - M/s. Sun Glow Housing Pvt. Ltd.	Transferee. that the SAID LAND be . (Owner of SAID LAND) to glow Housing Pvt. Ltd. Director, MCA for

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4.	The link in the title history of last established on the basis of the available came into the legal possession of i Developers Pvt. Ltd. through legal me ownership. The said property is still i current owner and there is no impedime ownership.	e documents. The said properts current owner M/s. Jain ans and there is no doubt not the actual possession of ents and/or issue involved in	erty nco its
4.	Full/correct description of the property	y: -	
	Plot No GH-10.		
. 0	There is no Survey/ Patta/ Khata/ Khasra the land has been acquired by Moradaba divided into sectors after merging all preseveral land parcels.	d Development Authority and	as d
	Address of property: - Sector-04, New Mordabad Yojana, Morad	abad, U.P.	
V	Total Area: -		
	50084.27 sq.mt.		
	Tenure of Property: - Free Hold.		
w 51	Nature of Property: -	æ	
	Group Housing –Residential.		
	City: -	v	
	Moradabad.		
	State: - U.P.		5
5.	Boundaries: -		
	North: Road.	East: Road.	
	South: N.H-9 (Previously N.H-24)	West: Road.	
6.	Present nature of tenure (Absolute Owner Owned /Acquired: -	rship/ Lease Hold Right / Gov	t.
	Free Hold/Absolute Ownership. The Said purposes of Group Housing Residential with the development plans approve accordance with applicable laws, rules from time to time;	d by the Authority and	ce

Whether the Sale Deed and other documents are in conformity with 7. applicable laws. Yes. a.) The registration details of sale Deed has been verified and tallied with the record of concerned Sub Registrar. Document No.-6338 dated 16.11.2009 Book No.-1 Volume No.-6263 Pages -99/110 b.) Transfer Deed dt.11.10.2013: -Name of Parties: -M/S Sunglow Builders Pvt. Ltd. and M/S Sunglow Housing Pvt. Ltd. c.) Order dated 12.01.2021 passed by Regional Director, MCA for approving scheme of amalgamation: -Name of Parties: -M/S Sunglow Housing Pvt. Ltd. ----- Transferor Company And M/S Jainco Developers Pvt. Ltd. ----- Transferee Company Thus, Jainco Developers Pvt. Ltd. became the owner of Said Land. Presence/Non Presence of Encumbrances: -8. The said property is not mortgaged with any Bank/Financial Institution. A Non Encumbrance Certificate dated 26.09.2022 has been issued by Sub Registrar, Moradabad, U.P regarding property. As per certificate, presently the property is free from any charge or lien. We have caused searches to be undertaken in the online records of the Ministry of Corporate Affairs, to ascertain whether any charges have been created by the Company over the Said Land. We have separately also been informed by the concerned officials of the Company that as on date, no dues are payable on account of farmers compensation land dues etc. by the Company in relation to the Said Land. 9. Pending Litigation: -We have caused negative searches to be undertaken on the website of Allahabad High Court (http://www.allahabadhighcourt.in/) (including the Principal Bench in Allahabad and the Lucknow Bench), the Supreme Court of India (http://supremecourtofindia.nic.in/), Delhi Bench of National Company Law Tribunal (http://nclt.gov.in/), the National Company Law Appellate Tribunal (http://nclat.gov.in/), and District Court

	of Moradabad (http://services.ecourts.gov.in/) to ascertain litigations in which the Company is involved for the period commencing from November 2009 till date in relation to the Said Land.
	No litigation was found to be pending in the names of either of the parties i.e. M/s. Sun Glow Builders Pvt. Ltd, M/s. Sun Glow Builders Pvt. Ltd and M/s. Jainco Developers Pvt. Ltd in relation to the said land.
10.	Physical verification of the property: -
1.71	The physical verification of the property was conducted as per rule.
11.	Current Value of the Property: -
	Based on review of the available documents and physical inspection, we do not believe that there has occurred any reason for deterioration in value of the said property. On the other hand, the value of the property has increased with passage of time.
12.	Transfer Rights in relation to the Property: -
	The land Owner company shall have the right to further transfer the ownership Said Land in its entirety, whether developed or underdeveloped, by way of sale deed or otherwise, or relinquish and transfer its rights and interests in the Said Land in favor of any third party, as per the terms stipulated under the Sale Deed and rules, regulations and directions laid down by Moradabad Development Authority.
13.	Future FAR: - Owner of the land shall be entitled to increased FAR in the project in future. If at any time in the future, there's an increase in the permissible FAR under the relevant rules prescribed by Moradabad Development Authority and applicable building regulations, the Owner shall be entitled to such increase in the FAR over the Said Land.
14.	Final Comments/Views: - Based on and subject to what is stated in Paragraphs, we are of the view that the current owner company i.e. M/s. Jainco Developers Pvt. Ltd. holds valid freehold rights over the Said Land and subject to compliance of all terms and conditions of the Sale Deed and rules and regulations of Moradabad Development Authority and Govt.

Place: Moradaba Date: 25.03.23 Kailash Chandra Bhatnagar Advocate