

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 Moradabad Yojana, Moradabad, U.P. admeasuring 50,084.27 sq. mtrs. (herein after referred to as "SAID LAND")

1.	Description of the document verified/scrutinized										
	<table><thead><tr><th>Name of the Document Verified</th><th>Original/Photocopy</th></tr></thead><tbody><tr><td>1.Rent-Installment and Tenancy Agreement) dt. 19.06.06</td><td>Photocopy</td></tr><tr><td>2.Sale Deed dt.16.11.2009</td><td>Photocopy</td></tr><tr><td>3.Transfer Deed dated 11.10.2013</td><td>Photocopy</td></tr><tr><td>4.Confirmation Order dated 12.01.2021 passed by Regional Director,MCA</td><td>Photocopy</td></tr></tbody></table>	Name of the Document Verified	Original/Photocopy	1.Rent-Installment and Tenancy Agreement) dt. 19.06.06	Photocopy	2.Sale Deed dt.16.11.2009	Photocopy	3.Transfer Deed dated 11.10.2013	Photocopy	4.Confirmation Order dated 12.01.2021 passed by Regional Director,MCA	Photocopy
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2.	<p>Description of chain of title from the mother deed to the latest deed for the last 12 years: -</p> <p>1. Rent-Installment and Tenancy Agreement dt. 19.06.2006</p> <p>Name of Parties: -</p> <table><tbody><tr><td>Moradabad Vikas Pradhikaran</td><td>----- Lessor</td></tr><tr><td>In favour of M/S. Sunglow Builders Pvt. Ltd.</td><td>-----Lessee</td></tr></tbody></table>	Moradabad Vikas Pradhikaran	----- Lessor	In favour of M/S. Sunglow Builders Pvt. Ltd.	-----Lessee						
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Through above Agreement dt 19.06.06, Moradabad Vikas Pradhikaran allotted the SAID LAND to M/s Sunglow Builders 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 SAID LAND.

3.Transfer Deed dt.11.10.2013: -

Name of the Parties: -

M/s. Sun Glow Builders Pvt. Ltd.

-----Transferor.

In favour of

M/s. Sun Glow Housing Pvt. Ltd.

----- Transferee.

It has been resolved in the Board Resolution that the SAID LAND be transferred by M/S Sunglow Builders Pvt. Ltd. (Owner of SAID LAND) to its wholly owned subsidiary named M/S. Sunglow Housing Pvt. Ltd.

4.Order dated 12.01.2021 passed by Regional Director, MCA for approving scheme of amalgamation: -

Name of the Parties: -

M/s. Sun Glow Housing Pvt. Ltd.

-----Transferor.

In favour of

M/s. Jainco Developers Pvt. Ltd.


----- Transferee.

M/s. Jainco Developers Pvt. Ltd. becomes the owner of the SAID LAND.

3.	<p>The link in the title history of last 15 years have been properly established on the basis of the available documents. The said property came into the legal possession of its current owner M/s. Jainco Developers Pvt. Ltd. through legal means and there is no doubt its ownership. The said property is still in the actual possession of its current owner and there is no impediments and/or issue involved in its ownership.</p>				
4.	<p>Full/correct description of the property: -</p> <p>Plot No.- GH-10.</p> <p>There is no Survey/ Patta/ Khata/ Khasra number of the said property as the land has been acquired by Moradabad Development Authority and divided into sectors after merging all previous identities of acquired several land parcels.</p> <p>Address of property: - Sector-04, New Mordabad Yojana, Moradabad, U.P.</p> <p>Total Area: - 50084.27 sq.mt.</p> <p>Tenure of Property: - Free Hold.</p> <p>Nature of Property: - Group Housing –Residential.</p> <p>City: - Moradabad.</p> <p>State: - U.P.</p>				
5.	<p>Boundaries: -</p> <table border="0"> <tr> <td>North: Road.</td><td>East: Road.</td></tr> <tr> <td>South: N.H-9 (Previously N.H-24)</td><td>West: Road.</td></tr> </table>	North: Road.	East: Road.	South: N.H-9 (Previously N.H-24)	West: Road.
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6.	<p>Present nature of tenure (Absolute Ownership/ Lease Hold Right / Govt. Owned /Acquired: -</p> <p>Free Hold/Absolute Ownership.The Said Land shall be used for the purposes of Group Housing Residential development in consonance with the development plans approved by the Authority and in accordance with applicable laws, rules and regulations as amended from time to time;</p>				

	<p>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.</p> <p>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.</p>
10.	<p>Physical verification of the property: -</p> <p>The physical verification of the property was conducted as per rule.</p>
11.	<p>Current Value of the Property: -</p> <p>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.</p>
12.	<p>Transfer Rights in relation to the Property: -</p> <p>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.</p>
13.	<p>Future FAR: -</p> <p>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.</p>
14.	<p>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.</p>

Place:
Moradabad
Date:
25.03.23


Kailash Chandra Bhatnagar
Advocate