

Atul Kumar Agarwal

Advocate Regn.No. 02(10)2001

Office :- Near Sub registrar office, Greater Noida Authority

Office: H-189, Gamma-II, Near Authority

Dated:- 04/04/2022

DETAILED TITLE INVESTIGATION REPORT

In favour of :

M/s NIRALA INFRATECH PVT. LTD.
H-61, Sector-63, Noida,
GautamBudhNagar, U.P.

Dated 04/04/2022

Details/Description of the Property

Plot No. GH-04 situated at Techzone-IV, Greater Noida West, GautamBudh Nagar, U.P.
area measuring 99991.40 Sq. mtr.,

Brief history of the property and how the owner has derived the title

As per record of GNIDA & Sub Registrar office, sadar, GautamBudh Nagar

This is certified that I have searched the relevant records in the office of Sub-Registrar, sadar, GautamBudh Nagar, vide Receipt No. 2022145019187, from 2010 to 2022 on Dated 04/04/2022 in respect of the said property,

1. Greater Noida Industrial Development Authority ("GNIDA") as Lessor invited bids under its scheme No. BRS-02/2010 for allotment of Large Group Housing/Builders Residential Plots for development of Group Housing/Plots/Flats, situated in different sectors of Greater Noida, District GautamBudh Nagar, Uttar Pradesh.
2. The Lessee including other parties in a consortium, were successful bidders of the Plot No. GH-04, situated at Techzone-IV, Greater Noida West, GautamBudh Nagar, Uttar Pradesh, vide Acceptance Letter No. PROP/BRS-02/2010/1465 Dated 30.03.2010 and Allotment Letter No. PROP/BRS/2010/1487 Dated 23.04.2010.
3. The Lessor executed a Lease Deed dated 26.07.2010 and Supplementary Lease Deed dated 11.10.2010, which was duly registered with the Sub-Registrar, Sadar, Greater Noida, District GautamBudh Nagar, Uttar Pradesh, registered in Document No. 19011, Book No 1, Zild No. 7162 from Pages 187 to 216, having registered on 28.07.2010 and Document No. 22083, Book No 1, Zild No. 7439 from Pages 223 to 276, having registered on 12.10.2010 respectively (hereinafter referred to as the "Lease Deed") for the lease term of 90 (ninety) years commencing from 28.07.2010 to demise the Said Land/Plot No. GH-04 area measuring 99991.40 Sq. mtr., Sector-Techzone-IV, GreaterNoida, District GautamBudh Nagar, Uttar Pradesh in favour of



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M/s NIRALA INFRATECH PVT. LTD. on and subject to the terms, terms and conditions, inter-alia, to construct and thereafter transfer the developed Flats/Dwelling Units/Commercial Space and Facilities in favour of its Allote/Sub-Lessee by executing the Sub-Lease Deed, for the un-expired period of Lease Deed executed in favour of the Lessee by the Lessor.

4. The Lessee(Mortgagor) (**M/s NIRALA INFRATECH PVT. LTD**) mortgaged 39 units built on Plot No. GH-04 situated at Techzone-IV, Greater Noida West, GautamBudh Nagar, U.P. in favour of Mortgagee(**Indiabulls Housing Finance Limited**), and a Mortgage Deed was duly registered with the Sub-Registrar, Sadar, Greater Noida, District GautamBudh Nagar, Uttar Pradesh, registered in Document No. 12522, Book No 1, Zild No. 18245 from Pages 193 to 220.
5. And further(Mortgagor) (**M/s NIRALA INFRATECH PVT. LTD**) repay the loan amount of Mortgagee(**Indiabulls Housing Finance Limited**) and a Deed of Redemption (**Mortgage**) was duly registered with the Sub-Registrar, Sadar, Greater Noida, District GautamBudh Nagar, Uttar Pradesh, registered in Document No. 27600, Book No 1, Zild No. 33779 from Pages 83 to 102.

Thus by this manner **M/s NIRALA INFRATECH PVT. LTD** is acquired the lease hold right of the said immovable property Plot No. GH-04 situated at Techzone-IV, Greater Noida West, GautamBudh Nagar, U.P. The title of property is complete and the said property is free from all Encumbrance charges and marketable.

Note:- Myself Atul Kumar Agarwal Advocate have more than 20 Years Professional Experience of working as an Advocate.

I hereby certify that title of the said property is Free from all encumbrances, liabilities and charges etc and the title of the said property is clear and marketable and chain of title is complete.

Dated:- 04/04/2022

Place:- Greater Noida



Signature of the Advocate

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर ग्रेटर नोएडा

क्रम संख्या 2022145019187

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 04/04/2022

प्रस्तुतकर्ता या प्रार्थी का नाम अतुल कुमार एड

लेख का प्रकार: मुआयना 2010 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग

100

शुल्क बमूल करने का दिनांक

04/04/2022

दिनांक जब लेख प्रतिलिपि या तलाश

04/04/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB REGISTRAR
(Greater Noida)
Gautam Budh Nagar (U.P.)