

UTKARSH KUMAR SHARMA

Advocate

High Court, Bench Lucknow

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To,

Date: 18.08.2022

Real Estate Regulatory Authority,
New Hyderabad,
Lucknow,

Dear Sir,

Subject:- Land Title Opinion Report Certifying Non Encumbrances of the IT Park project "**DLF Tech Park, Noida**" being developed over Plot No.1, situated at Sector 143A, NOIDA, Gautam Buddh Nagar, U.P., belonging to Urvasi Infratech Private Limited.

In reference to furnishing Non-Encumbrance Report and certifying and submitting the Land title cum Opinion Report about the clear and marketable title to the above property to RERA through its Director . (Owner/Promoter):

1. **Description and Area of the Property.**

Specific number(s) and address of Property:

Plot No.1, situated at Sector 143A, NOIDA, Gautam Buddh Nagar, U.P.
admeasuring 100256 sq. meters.

2. **Nature of Property (Whether Agricultural, Non- Agricultural, Commercial, Residential or Industrial. If non-Agricultural, the reference and date of conversion order from the competent authority should be mentioned.**



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The nature of land is non-agricultural as the land has been acquired by the Government of Uttar Pradesh by virtue of U.P. Industrial Area Development Act 1976.

3. The owner is Partner/Director/Trustee who is developing the property on behalf of Partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/ Memorandum & Articles of Association/ Partnership Deed etc. whether examined and verified:

This is for project approval only. Promoter "Urvasi Infratech Private Limited" Directors:- Sanjeev Shekhar Sharma, Shambir, Pankaj Rastogi, Registered office -2nd Floor, DLF Gateway Tower, R Block, DLF City Phase - III Gurugram, HR-122002, Address other than R/o where all or any books of account and papers are maintained - 12th Floor, DLF Gateway Tower, DLF City, Phase-III National Highway No. 8, Gurgaon-122002.

4. Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps be taken.

No any minor, lunatic or undischarged insolvent is involved.

5. Whether the property is freehold or leasehold. If Ancestral then period of lease, and if freehold whether Urban Land Ceiling Act applies and permissions to be obtained.

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6. Freehold property. The Urban Land Ceiling Act has been repealed in the State of U.P., hence not applicable. Source of Property i.e., Self-Acquired or Ancestral. If Ancestral then mode of succession and whether original WILL/Probate is available.

- (i) M/s DLF Commercial Developers Limited (herein referred to as "Lessee") entered into a Lease Deed with New Okhla Industrial Development Authority (herein referred to as "Lessor") via lease deed no. 897 dated 07.03.2008, for land area admeasuring 100256 sq. mtr in Plot No.-1, Sector 143 A, NOIDA, Gautam Budh Nagar, U.P.
- (ii) M/s DLF Commercial Developers Limited, by virtue of scheme of arrangement sanctioned by Hon'ble Delhi Court u/s 391 to 394 of Companies Act 1956, the land area situated at Plot No.-1, Sector 143 A, NOIDA, Gautam Budh Nagar, U.P., admeasuring 100256 sq. mtr. (as stated in point (i) above) have been merged to M/s DLF Home Developers Limited via NOIDA Order, Letter No. NOIDA/Institutional/11/766 dated 11.04.2011
- (iii) M/s DLF Home Developers Limited, transferred the land area (as stated in point (i) and (ii) above) i.e. 100256 sq. mtr., situated at Plot No.-1, Sector 143 A, NOIDA, Gautam Budh Nagar, U.P., to



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its subsidiary M/s Urvasi Infratech Private Limited, which was approved by NOIDA via Letter No. NOIDA/Institutional/11/940 dated 29.04.2011.

It can be concluded that the legal ownership of the land situated at Plot-1, Sector 143 A, NOIDA, Gautam Buddh Nagar, U.P., is with M/s Urvasi Infratech Private Limited, and thus, M/s Urvasi Infratech Private Limited has the legal right to develop the proposed project on the said land area.

7. **Whether the Owner is Co-owner/Joint Owner and/or any partition of the property is made between the members of the family through Partition deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.**

No.

8. **Whether the Owner is in exclusive possession of the Property or it is leased/rented out to third party.**

As per documents, the owner has acquired the development rights on the said property via lease deed no. 897 dated 07.03.2008.

9. **Whether the property is mutated in municipal/revenue records and Owner's name is reflecting and if not, the reason thereof.**

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The property/land is in the name of New Okhla Industrial Development Authority, the same has been leased out to "Urvasi Infratech Private Limited" for development of the proposed project.

10. **Whether any restriction is imposed under the Central/State/Local Laws whose consent or permission would be required for development of the Project.**

No.

11. **Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.**

Following Documents were persued:-

1. Certified Copies of Lease Deed.
2. Copy of NOIDA Order dated 11.04.2011 for merger of Land Area between DLF Commercial Developers Limited to DLF Home Developers Limited
3. Copy of NOIDA Order dated 29.04.2011 for transfer of Land Area between from DLF Home Developers Limited to Urvasi Infratech Private Limited
4. Copy of MCA Letter for subsidiary relationship between DLF Home Developers Limited and DLF Commercial Developers Limited

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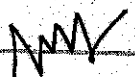
5. Copy of MCA Letter for subsidiary relationship between DLF Home Developers Limited and Urvasi Infratech Private Limited
6. Copy of Approved Maps
7. Copy of COI, and MOA & AOA of the companies
8. Copy of Layout Plan

12. Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records.

Yes.

13. Whether the search is being made for the period of 30 years. If no, reason thereof.

Search Inspection for the period 2022 to 2052 was made in the office of Sub Registrar, Noida, Gautam Buddha Nagar, U.P. The inspection was made for legible/accessible records and the Sub Registrar, Noida, Gautam Buddha Nagar, U.P. which shows that the property is free from encumbrance, no record of encumbrance is registered in the office of Sub-registrar, for the said property and no proof of creation of any third party right, title or interest in the said property is found, in any manner whatsoever. Hence the opinion is given on the basis of inspection of available/un torn records only issued by Sub Registrar, Noida, Gautam Buddha Nagar, U.P.



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14. Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.

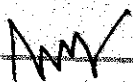
I have perused photocopy of title/lease deeds and compared the same with certified copy of title/lease deeds and evaluated the same with certified title deeds and establish that both are analogous and registered before the registrar of Assurance.

15. Final certificate/opinion:

The present title holder "Urvasi Infratech Private Limited" through its Director are valid and marketable title over captioned property and the property in question is free from encumbrances on the basis of inspection of legible records issued by S.R. Noida, Gautam Buddha Nagar, U.P. and the Project 'DLF Tech Park, Noida' developed by "Urvasi Infratech Private Limited" can be accepted for approval.

16. Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/property (ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

An affidavit elaborating that property in question is free from all sorts of encumbrances, charges or litigation whatsoever and the property in question



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which is proposed to be developed by them is not subject matter to any litigation, attachment or execution before any court of law.

17. Comments on enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016:

That the property in question had been declared as non-agricultural under U.P.Z.A. & L.R. Act, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Place: Lucknow

Date: 18.08.2022



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Regd. No. 909/2007

AOR NO. B/U 0109