

# KUMAR & ASSOCIATES

(Advocates & Consultants)

## Due Diligence Opinion

To,

GULSHAN DEVELOPERS PVT. LTD.  
4 DAYANAND VIHAR, DELHI-92

Date:-	08.05.2023
Status of Legal Opinion Report	Positive
Purpose	Title Search Report

1.	Name of the Client	M/s. Gulshan Developers Pvt. Ltd.
2.	Name of the Owner(s) of the property.	M/s. Gulshan Developers Pvt. Ltd. Reg. office: 4 Dayanand Vihar, Delhi-92
3.	Constitution of the Owner ( <i>Whether it is an individual/ partnership firm, proprietary firm, Company / trust etc</i> )	Company
4.	<b>Full description of the property:-</b>  Group Housing Plot No. GH-03A, admeasuring 5416.540 sq. mtrs., Sector-16B, Situated at Greater Noida, U.P  <b><u>Boundaries:</u></b>  <b><u>(As per the site plan attached with Lease Deed dated 29.07.2010)</u></b>  East: NA West: NA North: NA South: NA	
5	<b>List with details of Title Deeds / documents scrutinized</b>  1. Photocopy of Lease deed dated 29.07.2010 executed by Greater Noida Authority (GNIDA) in favour of M/s. Gulshan Developers Pvt. Ltd. through its director Mr. Satish Jain in respect of the said property, admeasuring 44007.96 sq. mtrs., duly reg. as doc no. 19218, in book no. 1, volume no. 7184, on pages 195-244, dated on 29.07.2010 (SR-Sadar, Gautam Budh Nagar) (FOR THE AREA ADMEASURING 44007.96 SQ MTRS).	

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2. Photocopy of Supplementary Deed dated 27.11.2018 executed by Greater Noida Authority (GNIDA) in favour of M/s. Gulshan Developers Pvt. Ltd. through its authorized signatory Mr. Manoj Mittal in respect of to rectify the area of land, duly reg. as doc no. 38597, in book no. 1, volume no. 30250, on pages 391-430, dated on 27.11.2018 (SR-Sadar Greater Noida Gautam Budh Nagar) (FOR THE AREA ADMEASURING 54160.540 SQ. MTRS)		
6.	<b>Tracing of title and investigation of title</b>	
1) This is a Leasehold institutional property.		
2) Initially, Greater Noida Authority (GNIDA) allotted the Plot No.GH-03, Sector-16B Greater Noida, to consortium consisting of M/s Ajnara India Ltd. (45% shareholding), M/s. Gulshan Developers Pvt. Ltd. (44% shareholding) and M/s Assotech Ltd. (11% shareholding) for the purpose of construction of residential flats/plots through sealed two-bid tender system.		
3) Thereafter, upon the request of M/s Ajnara India Ltd., Greater Noida Authority (GNIDA) sub-divide the Plot No.GH-03, Sector-16B, Greater Noida in the following manner:-		
(i) M/s APV Realty Ltd.: Plot No.GH-03, measuring 56010 sq. mtrs., situated at Sector-16B, Greater Noida.		
(ii) M/s Gulshan Developers Pvt. Ltd.: Plot No.GH-03A, measuring 44007.96 sq. mtrs. situated at Sector-16B, Greater Noida		
4) Thereafter, a Lease deed dated 29.07.2010 executed by GNIDA in favour of M/s. Gulshan Developers Pvt. Ltd. through its director Mr. Satish Jain in respect of the said property, admeasuring 44007.96 sq. mtrs., duly reg. as doc no. 19218, in book no. 1, volume no. 7184, on pages 195-244, dated on 29.07.2010 (SR-Sadar, Gautam Budh Nagar)		
5) Finally, a registered Supplementary Deed dated 27.11.2018 executed by GNIDA in favour of M/s. Gulshan Developers Pvt. Ltd. through its authorized signatory Mr. Manoj Mittal in respect of to rectify the area of land from 44007.96 sq. mtrs. to 5416.540 sq. mtrs.		
6) Now, M/s. Gulshan Developers Pvt. Ltd. intends to develop and construct a group housing society on the said plot of land after getting necessary permissions and sanctions from the concerned authorities.		
7.	<b>Whether the property is in the list of PROHIBITED Property List issued by the Authority.</b>	NO.

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8.	<b>Whether any additional document is required to complete the report more particularly if the owner is Company / Partnership firm / HUF / Trust Proprietorship concern etc.</b>	N. A.
9.	<b>Particulars of tax/ revenue receipts studied</b> <i>(Along with particulars of the tax receipts also specify whether whose name the Municipal Taxes are assessed or raised and whether upto date Municipal Taxes / Society charges have been paid)</i>	N. A.
10.	<b>Particulars of Encumbrance Certificate/ Search Notes. Search Fee Receipt No. and Amount (Original receipt to be enclosed),</b>	<b>Following searches are carried out:-</b>
		<b>a. In Sub-registrar office vide Slip No. 2023145027071 Dated 08.05.2023 of SR-Sadar Gautam Budh Nagar, (Slip Attached).</b>
		<b>b. Online Cersei Office, no charge has been found. (Report attached)</b>
11.	<b>Particulars of any charges / encumbrances found to be recorded / registered on the property.</b>	In our opinion, on the basis of documents examined above M/s. Gulshan Developers Pvt. Ltd. has a clear and marketable title to the said property (subject to pending litigation, if any).
12.	<b>Whether the premises is leasehold/ freehold / Government land? Please check for negative / restrictive covenants i.e., AND in case of leasehold, mention the tenure of Lease. Also, to confirm if Lease renewal clause is mentioned in the lease deed.</b>	Leasehold  Tenure of Lease:- 90 years starting from 29 <sup>th</sup> July, 2010.
13.	<b>Permission / NOC from Society / Builder / Co-operative Society/ Authority/ Govt Dept.</b>	N. A.

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14.	Minor's Interest, if any (Whether any present or future claims of minor or their interest exist/ vested in the property)	N. A.
15.	Land is agricultural land or non-agricultural land	Non-agricultural
16.	Application of (a) RERA Act  (b) Urban Land (Ceiling & Regulation) Act  (c) Tenancy Laws  (d) SARFAESI	To be obtained  Not applicable  Not applicable  Applicable
17.	Last / latest mutation in revenue record is in whose name (Not applicable where Society is formed)	N. A.
18.	Any other deficiency or restriction in title/ any safeguard to be observed	N. A.

We have arranged/visited to the concerned Sub Registrar's Office and conducted search of the records and ensured the correctness of the entries in the register (original entries and documents annexed).

In our opinion on the basis of documents examined above, the title of M/s. Gulshan Developers Private Limited to the captioned property under consideration is clear, valid & marketable, subject to the pending litigation, if any.

I, Ashish Kumar being Proprietor of Kumar & Associates is in law practice for approx. 18 years, with Enrolment No.D-1411/2005.

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Thanking you,

*FOR KUMAR & ASSOCIATES*

*AUTHORISED SIGNATORY*

**NOTE / DISCLAIMER:**

While due care has been taken in the preparation of the present Report, we, shall not be responsible or in any way be held liable in the event of any loss and/or damage suffered by you on account of any information furnished under this report. Our maximum aggregate liability to any involved parties arising from or in relation to, this (in contract, tort, negligence or otherwise) however arising shall not be in any circumstances exceed the professional fee payable to Kumar & Associates for this specific mandate.

asuring 44007.96 sq. mtrs.,  
ter Noida, U.P

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर ग्रेटर नोएडा  
गौतम बुद्ध नगर

क्रम संख्या 2023145027071

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 08/05/2023

प्रस्तुतकर्ता या प्रार्थी का नाम एन एम नेगी एड

लेख का प्रकार: मुआयना 2011 वर्ष से 2023 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

08/05/2023

दिनांक जब लेख प्रतिलिपि या तलाश

08/05/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB REGISTRAR  
(Greater Noida)  
Gautam Budh Nagar



# CERSAI

Central Registry of Securitisation Asset  
Reconstruction and Security Interest of India

## Asset Based Search Report

### CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

### User Details

Report Download Date	08-05-2023 13:02:37.931
Transaction ID / QRF NO	200268087383
Generated by	Public User

### Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	08-05-2023
Approval/Modification Date	08-05-2023
Search Reference Number	3036711073899

### Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Other
Description Of Asset	
Survey Number / Municipal Number	GH-03A
Plot Number	GH 03A
House / Flat Number / Unit No	GH/03A
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	
Street Name / Number	
Pocket	
Locality / Sector	SECTOR-16B/GREATER NOIDA
City / Town / Village	GREATER NOIDA
District	GREATER NOIDA
State / UT	Uttar Pradesh
Pin Code / Post Code	201301



**CERSAI**  
Central Registry of Securitisation Asset  
Reconstruction and Security Interest of India

**Search Output Details**

No Match Found

**RMS Details**

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---