

# LEGAL NEXUS

Page 1 of 3

Advocates & Solicitors  
Delhi High Court

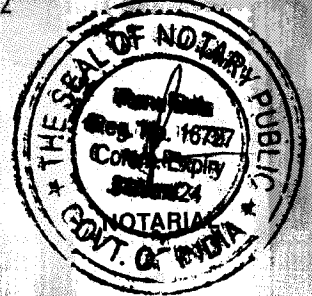
Office Add:-Plot No-828,Sector-5,Vaishali, Ghaziabad -201010.  
Mo.No-9868332215; 9891149756; e.mail-legal.nexus.delhi@gmail.com

Reference No.EXP/ 06/17/22

Dated: 22/06/2022

To,

M/s.Express Projects Private Limited,  
Regd.Office:-810, Surya Kiran Building,  
19,K.G.Marg, Connaught Place,  
New Delhi-110001.



Subject:-Legal Opinion and Non Encumbrance Certificate in respect of the property No.-Plot No.GH-06A, Sector- 01,Greater Noida, Distt- Gautam Budh Nagar, U.P owned by M/s,Express Projects Private Limited, having Regd. Office:- 810,Surya Kiran Building,19,K.G.Marg, Connaught Place,New Delhi-110001.

I have scrutinized the Title document pertaining to property in detail and my report is herein below:-

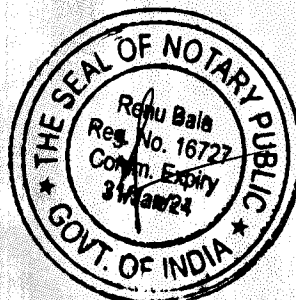
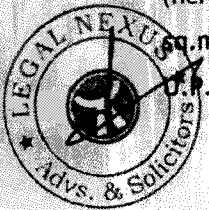
## Part I - DESCRIPTION OF PROPERTY

Residential Group Housing Plt bearing No.Plot No.GH-06A, Sector-01,Greater Noida, Distt-Gautam Budh Nagar,U.P admeasuring 23912.50 sq. mtr,bounded as under:

East : Plot No.-6C  
West : 24 Mt.wide Road  
South : Plot No.-6B  
North : 24 Mt.wide Road

## Part II - DESCRIPTION OF DOCUMENTS SCRUTINIZED:-

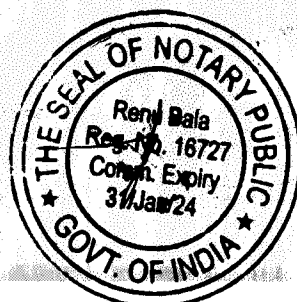
- Lease Deed dated 27.05.2011 duly registered with the Sub Registrar,Sadar,Greater Noida, District-Gautam Budh Nagar,U.P as Document No.9405 Vol. No.8610, Book No.1, Page from No.141 to 192 on 27.05.2011, executed by Greater Noida Industrial Development Authority in favour of M/s.Express Projects Private Limited (hereinafter referred to as the 'Company') for an area admeasuring 21718.56 sq.mtr in Plot No.GH-06A,Sector-01,Greater Noida,Distt-Gautam Budh Nagar,



- Supplementary Lease Deed dated 11.07.2013 duly registered with the Sub Registrar, Sadar, Greater Noida, District-Gautam Budh Nagar, U.P. as Document No.17196 Vol. No.13704, Book No. 1, Pages from 135 to 356 on 11.07.2013 and executed by Greater Noida Industrial Development Authority in favour of M/s.Express Projects Private Limited for an area admeasuring 2193.94 sq.mtr in Plot No. GH-06A, Sector- 01, Greater Noida, Distt- Gautam Budh Nagar, U.P.

**Part III- FLOW OF TITLE DEED:-**

- WHEREAS a consortium consisting of 4(Four) developers namely- M/s.Express Projects Pvt.Ltd.(Lead Member), M/s.Dilshad Estate Pvt.Ltd (Relevant Member), M./s.Shomit Finance Ltd (Relevant Member) and M/s.Sino Credits and Leasing Ltd (Relevant Member) were allotted Plot No.GH-06,Sector-01, Greater Noida measuring 23912.50 sq. mtr on lease hold basis vide Reservation /Acceptance Letter dated PROP/BRS-02/2010/1467 dated 30.03.2010 and Allotment Letter No.- PROP/BRS-02/2010/1513 dated 27.04.2010 in Greater Noida, District Gautam Budh Nagar by the Greater Noida Industrial Development Authority (GNIDA), a body corporate under the U. P. Industrial Development Area Act, 1976.
- AND WHEREAS the said plot was further sub divided in accordance with the Clause C-8(e) of the brochure/Bid documents of the Scheme and an area admeasuring 23800.00 sq mts and marked as GH-06A was transferred in favour of M/s.Express Projects Pvt.Ltd.(Lead Member) after obtaining necessary approval from GNIDA vide its Letter No.-Builders/2011/BRS-62/434 dated 24.03.2011.
- AND WHEREAS GNIDA executed a Lease Deed dated 27.05.2011 duly registered with the Sub Registrar, Sadar, Greater Noida, District-Gautam Budh Nagar, U.P. as Document No.9405 Vol.No.8610, Book No.1, Page from No.141 to 192 on 27.05.2011, executed by Greater Noida Industrial Development Authority in favour of M/s. Express Projects Private Limited for an area admeasuring 21718.56 sq.mtr in Plot No. GH-06A, Sector- 01, Greater Noida, Distt- Gautam Budh Nagar, U.P.
- AND WHEREAS a Supplementary Lease Deed Supplementary Lease Deed dated 11.07.2013 duly registered with the Sub Registrar, Sadar, Greater Noida, District-Gautam Budh Nagar, U.P. as Document No.17196 Vol. No.13704, Book No.1, Pages from 135 to 356 on 11.07.2013 and executed by Greater Noida Industrial Development Authority in favour of M/s.Express Projects Private Limited for an area admeasuring 2193.94 sq.mtr in Plot No. GH-06A, Sector- 01, Greater Noida, Distt- Gautam Budh Nagar, U.P.



I hereby certify that the registration particulars-number, date and page particulars etc., as shown in the copy of title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances. I further certify that the photographs of representatives of GNIDA and of M/s. Express Projects Private Limited affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deed.

**Part IV - NON ENCUMBRANCE CERTIFICATE:-**

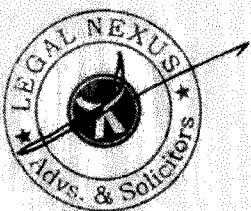
This is to certify that on 22.06.2022, I and my associate Mr. Atul Kumar Aggarwal, Adv have made the search in the records of Sub-Registrar, Sadar, Greater Noida, Gautam Budh Nagar for the years 2011 to 2022 and have also obtained Search Certificate (Form No.29) from the office of Sub-Registrar, Sadar, Greater Noida. That it is certified that the property mentioned in Part I of the opinion is free from all encumbrances, lien, charge and mortgage etc. The inspection receipt issued by the office of Sub-Registrar, Greater Noida towards the inspection fee is enclosed here with.

**Part IV A - SEARCH IN REVENUE RECORDS**

That State of Uttar Pradesh acquired land at District G.B. Nagar and gave it to Greater Noida Industrial Development Authority for planned development of residential over it and Greater Noida Industrial Development Authority in turn allotted / Leased out the demised property without any recourse to revenue records thus inspection in revenue records is not possible.

**Part IV B - SEARCH IN MUNICIPAL RECORDS**

That the undersigned could not search local Municipal records at Greater Noida as there is no Municipal Authority at Greater Noida.

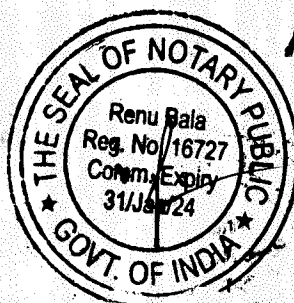


Dated 22/06/2022

*Tanay Ayde*

(TANAY AYDE)  
ADVOCATE

Regn.No. -D-1842/02.



**ATTESTED**

*Renu*  
Notary Public  
Govt. of India

01 JUL 2022