

19-12-2023

SPECIAL REPORT OF TITLE

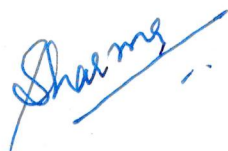
Reg.: Plot No. GH-03A, Sector-10, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh admeasuring 22,000 Sq. Mtr. belonging to M/s Golfgreen Mansions Private Limited

A. PARTICULARS

1.	Details of the Title Holder	M/s Golfgreen Mansions Private Limited, a company within the meaning and provisions of the Companies Act, 1956 (as amended) having its Registered Office at 73, Swayam Sewa, Co operative, GHS, Jhilmil, Delhi-100095 and Corporate Office at H-58, Sector-63, Noida
2.	Details of Property	Plot No. GH-03A, Sector-10, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh admeasuring 22,000 Sq. Mtr.

B. INVESTIGATION

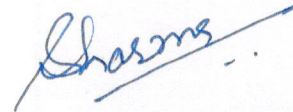
3.	Details of Title Deeds	Title of the said plot has been conveyed in favour of M/s Golfgreen Mansions Private Limited, a company duly constituted and existing under the provisions of the Companies Act, 1956 as amended having its Registered Office at 73, Swayam Sewa, Co-operative, GHS, Jhilmil, Delhi-100095 and Corporate Office at H-58, Sector-63, Noida [CIN: U70200DL2012PTC237482, PAN: AAECG7783M] by Greater Noida Industrial Development Authority, a body corporate constituted under Section 3 read with Section 2 (d) of the Uttar Pradesh Industrial Development Act, 1976 (U.P. Act No. 6 of 1976) on lease hold basis for a period of 90 years commencing from 09-06-2023 through the Lease Deed executed on 09-06-2023 duly registered in Bahi No. 1 Jild No.
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		<p>23799 on Pages 123-182 as Document No. 22132 on 09-06-2023 in the office of Sub-Registrar Dadri, Gautam Budh Nagar, Uttar Pradesh and having executed the Lease Deed the Title Holder namely M/s Golfgreen Mansions Private Limited has also obtained physical onsite possession of the said plot and became lease and possession holder of the said plot since 09-06-2023.</p> <p>The title of M/s Golfgreen Mansions Pvt. Ltd. is complete, clear and indisputable regarding the land and the things adjusting on the plot belong to the above title holder.</p> <p>There is no prior mortgage/charges/encumbrances on the aforesaid plot of land.</p> <p>Thus the said property is unencumbered and the title of M/s Golfgreen Mansions Private Limited is complete, clear, indisputable and marketable subject to the terms contained in the Lease Deed dated 09-06-2023.</p>
4.	Whether title deed(s) given to the counsel are original or copy of the documents?	As above
5.	Whether documents given raise any doubt or suspicion?	No
6.	Whether the particulars of registration as given in the title deed(s) shown to the counsel tally with the particulars as stated in the Registration Record?	Yes
7.	Whether there is any restrictions regarding the property?	The property is subject to the terms and conditions contained in the Lease Deed dated 09-06-2023 executed by the Greater Noida Industrial Development Authority in favour of the title holder M/s Golfgreen Mansions Private Limited.

8.	Whether property in question is free from encumbrances?	Inspection conducted by the Counsel on behalf of the Lease Holder in the office of the Sub-Registrar, Dadri, Gautam Budh Nagar on 28.11.2023 did not disclose any encumbrance on the said property as on date.
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Yours faithfully



DEEPENDRA K. SHARMA
Advocate
Regd. No.- D/800/2006

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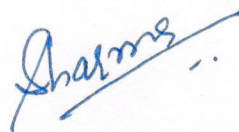
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19-12-2023

TO WHOM IT MAY CONCERN

I, **Deependra Kumar Sharma** do hereby certify that my Enrolment number of Bar Council of Delhi is D/800/2006.



Deependra Kumar Sharma
Advocate