

कार्यालय उप निबंधक नोएडा द्वितीय गौतम बुद्ध नगर जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202614700047

प्रमाण संख्या :22026147000043

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- नरेश चन्द्र गुप्ता एडवोकेट पुत्र- प्रकाश चन्द तहसील गौतम बुद्ध नगर जिला गौतम बुद्ध नगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - सैक्टर 75, वार्ड/परगना- द्वितीय, आवासीय- मैसर्स इन्डोसैम इन्फ्रा प्रा० लि० द्वारा श्री संजय अग्रवाल पुत्र स्व० श्री डा० आर अग्रवाल निवासी-सी ९०१ इंडोसैम सै ७५ नोएडा।, गुप हाउसिंग भूखण्ड संख्या-जीएच-05 एरिया-4228.77 वर्गमी० सै0 75 नोएडा सीमायें-पूर्व-प्लाट जीएच-05 पश्चिम सिनियर सेकेन्ड्री स्कूल उत्तर-नोएडा रोड दक्षिण-प्लाट जीएच-05, प्लाट नं० जीएच-05

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 23/01/2014 से दिनांक 23/01/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

क्रम सं०	सम्पत्ति का विवरण	लेखपत्र के पंजीकरण की तिथि	लेखपत्र का प्रकार/लेखपत्र का मूल्यांकन	पक्षकारों के नाम	लेखपत्र का क्रमांक/वर्ष
1	गुप हाउ० भूखण्ड सं० जीएच 05, एरिया 15771.233व०मी० सैक्टर 75	23/02/2017	बंधक पत्र (बिना कब्जा)/10000000	प्रथम पक्ष-मै० इन्डोसैम इन्फ्रा प्रा० लि० द्वारा सचिन गोयल/द्वितीय पक्ष-डीसीबी बैंक लिमिटेड द्वारा अनुपम चढढा	1134/2017

दिनांक :24-01-2026

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूढ़े गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: विकास वर्मा।
मिलान करने वाले निबन्धन लिपिक: अरविन्द कुमार कौशिक।

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उप निबंधक नोएडा द्वितीय
गौतम बुद्ध नगर



ABHISHEK GUPTA ADVOCATE

Mobile- 9990010262

E-mail- HARSHIT.NOIDA@GMAIL.COM

Office-1- CH. NO.725 District Court Gautam Buddha Nagar, Registration No.- UP11234/2012

Office-2, Chamber No. 45B , Allhabad High Court

DATE: 27-01-2026.

LEGAL SEARCH REPORT

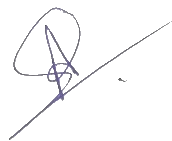
1. Property Description

- **Property Type:** Group Housing Plot (Residential)
- **Plot Number:** GH-05, Eco City, Sector-75, Noida, District Gautam Budh Nagar, Uttar Pradesh.
- **Area Under Sub-Lease:** 4228.77sq. meters (out of a larger area of sq. meters).

2. Chain of Title (Ownership History)

Based on the Sub-Lease Deed/Supplementary Deed **registered with the Sub Registrar-III, Noida as Document No. 924 Book No. 1 Zild No. 9834 Pages 351 to 390 on 16-02-2024.**ad measuring 4228.77 Sq.Mtrs, the ownership flow is as follows:

1. **Lessor (Original Owner): New Okhla Industrial Development Authority (NOIDA).**
2. **Lessee/Developer: M/s Aims Max Gardenia Developers Pvt. Ltd.** The plot was allotted under Scheme Code GH-2009(V). A Lease Deed was executed by NOIDA in favor of the Developer for a period of 90 years.
3. **Sub-Lessee: M/s Indosam Infra Pvt. Ltd.** NOIDA issued a permission letter (No. NOIDA/GHP/2023/14633 dated 20-12-2023) allowing the Developer to sub-lease the specific portion of sq. meters to Indosam Infra Pvt. Ltd.
4. **Current Status:** The Sub-Lease Deed was registered **with the Sub Registrar-III, Noida as Document No. 924 Book No. 1 Zild No. 9834 Pages 351 to 390 on 16-02-2024.**



(A). Description of documents scrutinized:-

SR. No.	Date of document	Name of document	Whether original/Certified/true Copy/Photostate
1.	Sub-Lease Deed/Supplementary Deed registered with the Sub Registrar-III, Noida as Document No. 924 Book No. 1 Zild No. 9834 Pages 351 to 390 on 16-02-2024	LEASE DEED	Photostate/Certified Copy
2.	Sub-Lease Deed/Supplementary Deed registered with the Sub Registrar-II, Noida as Document No. 1540 Book No. 1 Zild No. 4042 Pages 85 to 1440 on 23-02-2012	LEASE DEED	Photostate/Certified Copy

(B). Description of property/properties:-

Item No.	Survey No./Flat No.	Extent Areas	Location	Boundaries
(1)	GH-05, Eco City, Sector-75, Noida, District Gautam Budh Nagar, Uttar Pradesh.	4228.77sq. meters (out of a larger area of sq. meters).	GH-05, Eco City, Sector-75, Noida, District Gautam Budh Nagar, Uttar Pradesh.	North: Noida Road South: Plot No. GH-05 East: Senior Secondary School Plot West: Plot No. GH-05

3. Encumbrance & Search Details

A formal search was conducted at the Sub-Registrar Office, Noida-II, as evidenced by the **Bhar Mukh Praman-Patra (Non-Encumbrance Certificate)** (Image 1):

- **Search Period:** 2015 to 2026.
- **Registered Encumbrance Found:** A Mortgage Deed (**Bandhak Patra**) was registered on **23/02/2017** (Document No. 1134/2017) by M/s Indosam Infra Pvt. Ltd. in favor of **DCB Bank Limited** for a valuation of ₹1,00,00,000.
- **Status of Loan:** According to the **No Dues Certificate** provided by **M/s Indosam Infra Pvt. Ltd.** dated 06.09.2019, DCB Bank has confirmed that the credit facilities (Account Nos. 11955100000134 and 11955100000143) stand **closed** and there are no outstanding dues.

Note: While the bank has issued an NOC, the NEC still lists the 2017 mortgage. This indicates that a "Discharge Deed" or "Deed of Release" may need to be registered at the Sub-Registrar office to formally clear the entry from government records.

4. Statutory Payments & Stamp Duty

- **Stamp Duty Paid:** ₹2,55,61,000 (Two Crore Fifty-Five Lakh Sixty-One Thousand) via e-Stamp (IN-UP66594413247455W) on 16-Feb-2024.
 - **Registration Date:** 16/02/2024.
 - **Document Details:** Bahi No. 1, Jild No. 9834, Pages 351 to 390, Serial No. 924.
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5. Key Observations & Findings

1. **Clear Title:** The property is held on a 90-year leasehold basis from NOIDA. The Sub-Lease to Indosam Infra Pvt. Ltd. is backed by NOIDA's official permission.
 2. **Possession:** The Sub-Lease deed grants the Sub-Lessee the right to develop and further transfer rights to individual flat buyers .
 3. **Financials:** The primary mortgage with DCB Bank is reported as closed by the bank.
 4. **Current Search:** The NEC is updated until **January 2026**, confirming no new unauthorized sales or mortgages were registered during the search window.
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6. Final Legal Opinion

The title of **M/s Indosam Infra Pvt. Ltd.** over Plot No. GH-05 (Area sq. mtr), Sector-75, Noida, appears **clear, marketable, and free from undisclosed encumbrances**, subject to the formal registration of the mortgage satisfaction/discharge for the 2017 DCB Bank entry.



ORIGINAL DOCUMENT VERIFICATION CHECKLIST

1. Primary Ownership Documents

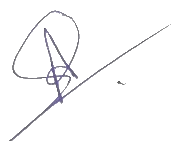
- **[Original Sub-Lease Deed (Dated 16/02/2024):** Verify the original document between Aims Max Gardenia (Lessee) and Indosam Infra Pvt. Ltd. (Sub-Lessee). Look for the Registrar's holographic seals and the specific registration number **924/2024**.
- **Original NOIDA Permission Letter:** The letter from NOIDA Authority (Ref: **NOIDA/GHP/2023/14633 dated 20-12-2023**) specifically permitting the sub-lease of the 4228.77 sq. mtr portion.
- **Parent Lease Deeds:** Certified copies of the original Master Lease Deeds between NOIDA and Aims Max Gardenia (dated 17.06.2010, 31.01.2011, and 20.12.2016) to verify the 90-year lease term.

2. Financial & "Lien-Free" Documents

- **Original No Dues Certificate (NOC) from DCB Bank:** The original letter dated 06.09.2019 (as seen in Image 2) signed by the Credit Operations Manager.
- **Registered Deed of Release / Discharge Deed:** Since the NEC still shows the 2017 mortgage, you must ask for the **original registered discharge deed**. This is the document that proves the mortgage was officially "deleted" from the Sub-Registrar's records.
- **NOIDA Authority No Dues:** A recent "No Dues Certificate" from NOIDA Authority confirming that all lease rent and premium installments for Plot GH-05 are paid up to date.

3. Approvals & Sanctions

- **[Sanctioned Building Plans:** The layout plan approved by NOIDA for the specific development on the 4228.77 sq. mtr area.
- **UP-RERA Registration:** Ensure the project is registered under the Uttar Pradesh Real Estate Regulatory Authority. Verify the RERA registration certificate and check for any ongoing litigation on the RERA portal.
- **Possession Letter:** The internal possession letter handed over from the Developer to the Sub-Lessee.



4. Identity & Authority

- **Board Resolution:** The original Board Resolution from **M/s Indosam Infra Pvt. Ltd.** (dated 23.01.2024) authorizing Mr. Shri Sanjay Agrawal to sign documents.
- **[KYC of Signatories:** Self-attested copies of PAN and Aadhaar of the authorized directors of Indosam Infra.



Abhishek Gupta
Advocate
En. No. U.P.11234/12.Ch. No. 483
High Court Allahabad
Mob-7081595901,9911171417