

# **K** KUMAR & ASSOCIATES

(Advocates & Consultants)

## Due Diligence Opinion

To,

EXPRESSWAY HOSPITALITY PVT. LTD.  
Corporate Office : 7th Floor, Gulshan  
One29, Plot No. C3-E1, Sector 129, Noida  
201304, Uttar Pradesh

Date:-	06.11.2025
Status of Legal Opinion Report	Positive
Purpose	Title Search Report

1.	Name of the Client	M/s. Expressway Hospitality Pvt. Ltd.
2.	Name of the Owner(s) of the property.	M/s Expressway Hospitality Pvt. Ltd. Corporate Office : 7th Floor, Gulshan One29, Plot No. C3-E1, Sector 129, Noida 201304, Uttar Pradesh
3.	Constitution of the Owner ( <i>Whether it is an individual/ partnership firm, proprietary firm, Company / trust etc.</i> )	Company
4.	Full description of the property:-	<p><u>Community Centre Plots bearing No.-P5A (6290 Sq. mtr) and P5B (6290 Sq. mtr) admeasuring 12580 sq. mtrs., Jaypee Green Wish Town, Sector-134 Noida, Gautam Budh Nagar, Uttar Pradesh</u></p> <p><u>Boundaries: (As per the site plan attached with Sub-Lease Deed (s) dated 27.06.2017)</u></p> <p>East: NA West: NA North: NAsouth: NA</p>
5.	List with details of Title Deeds / documents scrutinized	



Head Office : Office No. 200, Second Floor, 23, Shivaji Marg, Najafgarh Road, Opp. DLF Tower (Moti Nagar),  
New Delhi-110015 Ph. : 011-41112527-41112528 E-mail : legal@knalegal.com



1. Photocopy of Sub-Lease Deed dated 27.06.2017 executed by Jaypee Infratech Limited in favour of M/s Expressway Hospitality Pvt. Ltd. through its authorized Signatory Mr. Upinder Singh Gulati in respect of Plot No. P-5A Jaypee Green wish Town, Sector -134, Noida, Uttar Pradesh admeasuring 6290 Sq. mtr., (For Community Centre), duly reg. as doc no. 4229, in book no. 1, volume no. 7332, on pages 107-212 dated on 27.06.2017 (SR-I, Noida)
2. Photocopy of Sub-Lease Deed dated 27.06.2017 executed by Jaypee Infratech Limited in favour of M/s Expressway Hospitality Pvt. Ltd. through its authorized Signatory Mr. Upinder Singh Gulati in respect of Plot no. P-5B, Jaypee Green Wish Town, Sector-134 Noida, Uttar Pradesh admeasuring 6290 sq. mtr. (For Community Centre), duly reg. as doc no. 4228, in book no. 1, volume no. 7332, on pages 1-106, dated on 27.06.2017 (SR-I, Noida)
3. Photocopy of Possession Memo Dated 27.06.2017 issued by Jaypee Infratech Limited in favour of M/s Expressway Hospitality Pvt. Ltd. in respect of Plot No. P-5A Jaypee Green wish Town, Sector -134, Noida, Uttar Pradesh admeasuring 6290 Sq. meter, along with site plan.
4. Photocopy of Possession Memo Dated 27.06.2017 issued by Jaypee Infratech Limited in favour of M/s Expressway Hospitality Pvt. Ltd. in respect of Plot no. P-5B, Jaypee Green Wish Town, Sector-134 Noida, Uttar Pradesh admeasuring 6290 sq. mtr, along with site plan.
5. Photocopy of Amalgamation Letter dated 25.04.2024 issued by NOIDA Authority in favour of M/s Expressway Hospitality Pvt. Ltd. for merger of above two plots bearing no. Plot No.5-A & Plot No.P-5B total admeasuring 12580 sq. mtrs for community Centre.

6. Tracing of title and investigation of title



- 1) The Government of U.P ("GoUP") constituted the Taj Expressway Industrial Development Authority vide GoUP Notification no. 697/77-04-2001-3(N)/2001 dated 24.04.2001 (name changed to Yamuna Expressway Industrial Development Authority ("YEA" )vide GoUP Notification no. 1165/77-04-08-65N/08 dated 11.07.2008), under the U.P. Industrial Area Development Act, 1976, anchoring development of Taj Expressway (renamed as the Yamuna Expressway vide GoUP Notification no. 1165/77-04-08-65N/08 dated 11.07.2008.
- 2) By an Agreement dated 07.02.2003 (the "Concession Agreement" ) between YEA and Jaiprakash Industries Ltd. ("JPIL"), JPIL was granted concession for agreement of finance, design, engineering, construction and operation of the Expressway for 36 years.
- 3) Pursuant to Scheme of Amalgamation approved by the Honorable High Court of Judicature at Allahabad by order dated 10.03.2024 passed under Section 394 of the Companies Act, 1956 in Company Petition No. 26 of 2003, JPIL was amalgamated and merged with Jaypee Cements Limited with effect from 01.04.2022.
- 4) The name of Jaypee Cements Limited was subsequently changed to Jaiprakash Associates Limited ("JAL") by way of Special Resolution passed by shareholders of Jaypee Cements Limited on 29.03.2003 under section 21 of the Companies Act, 1956 and approval of the Central Government accorded by letter dated 11.03.2004 and a fresh certificate of incorporation dated 11.03.2004 consequent to change in name was issued by the Registrar of Companies situated at Kanpur ;
- 5) In terms of the Concession Agreement and the directives of YEA, JAL the then concessionaire incorporated a special purpose vehicle namely Jaypee Infratech Ltd ("JIL") i.e. Sub-Lessor for the implementation of the Expressway.
- 6) All the rights and obligations of the JAL under the Concession Agreement were transferred to Sub-Lessor i.e. JIL by an assignment agreement dated 19.10.2007 duly executed by and amongst YEA and JIL and JAL. Further a Project transfer agreement dated 22.10.2007 was executed between JAL and the JIL and therefore the JIL is now the concessionaire under the concession agreement.
- 7) In terms of the Concession Agreement, YEA agreed to transfer on lease to the Sub Lessor i.e. JIL, 25 (twenty five) million square meters of land for commercial, amusement, industrial, institutional and residential development at five or more locations alongside the Expressway, including 5 (five) million Square meters of Land at Noida/ Greater Noida.
- 8) YEA, in part discharge of its obligations under the Concession Agreement for transfer of 5(five) million square meters of Land for development of 5 (five) million square meters of land for development of Noida/ greater Noida , transferred on lease for a period of



90(ninety) years i.e. 498.94 hectares i.e. 1232.38 acres of Land, ("Leased Land") situated at Noida to the JIL, through various lease deeds. ("Lease Deeds").

9) Out of 498.94 hectares of Land (i.e. 1232.38 acres of Land) of the Leased Land, 430.3141 hectares (i.e. 1062.84 acres) of the land ("Subject Land") falls in Sectors 128, 129, 131, 133 and 134 at Noida (which has since been named as "Jaypee Greens, Wish Town," Noida)

10) The Sub-lessor i.e. JIL has represented that as per the Lease Deeds, the JIL has an unfettered right to sub-lease the whole or any part of the Leased Land, whether developed or undeveloped and whether by way of plots or constructed properties or give on leave and license or otherwise dispose of its interest in the Leased Land or part thereof in any manner what so ever without requiring any consent or approval or payment of any additional charges, transfer fees, premium etc. to YEA or any other authority and the sub-lessee of the Leased Land is also entitled to further sub-lease Leased Land / part thereof and to undertake execution of subsequent multiple leases of the Leased Land in smaller Parts. The sub-lessee / license shall be vested with the same rights as vested in the Sub-Lessor i.e. JIL.

11) That for the one time premium, / consideration being received by the Sub-Lessor i.e. JIL from the Sub-lessee i.e. Expressway Hospitality Pvt. Ltd, the JIL shall grant, transfer and convey on sub-lease all rights, title and interest vesting tin the Sub-Lessor or JIL under the Lease Deeds over the Plot no. P-5A and P-5B having total area admeasuring 12,580 sq. meter on the same terms and conditions as mentioned in the Lease Deeds.

7.	Whether the property is in the list of PROHIBITED Property List issued by the Authority.	NO.
8.	Whether any additional document is required to complete the report more particularly if the owner is Company / Partnership firm / HUF / Trust Proprietorship concern etc.	N. A.



9.	Particulars of tax/ revenue receipts studied (Along with particulars of the tax receipts also specify whether whose name the Municipal Taxes are assessed or raised and whether up to date Municipal Taxes / Society charges have been paid)	N. A.
10.	Particulars of Encumbrance Certificate/ Search Notes. Search Fee Receipt No. and Amount (Original receipt to be enclosed),	Following searches are carried out:-
		<p>a. In Sub-registrar office vide Slip No.2025146025691 Dated 24.10.2025 of SR- Noida-1, Sadar Gautam BudhNagar, (Slip Attached).</p> <p>b. Online Cersei Office, no charge has been found. (Report attached) Non Encumbrance Certificate (NEC) bearing No.22025146000549, dated 06.11.2025</p>
11.	Particulars of any charges / encumbrances found to be recorded /registered on the property.	c. In our opinion, on the basis of documents examined above M/s. Expressway Hospitality Pvt. Ltd.. has a clear and marketable title to the said property (subject to pending litigation, if any).
12.	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.	Leasehold  Tenure of Lease:- Till 27.02.2093 starting from 27.06.2017.



13.	Permission / NOC from Society Builder / Co-operative Society/Authority/ Govt Dept.	N. A.
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  SARFAESI	To be obtained  Not applicable  Not applicable  Applicable
17.	Last / latest mutation in revenue recordis in whose name (Not applicable where Society is formed)	N. A.
18.	Any other deficiency or restriction intitle/ 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 view, the title of M/s. Expressway Hospitality Pvt. Ltd. to the captioned property under consideration is clear, valid & marketable, subject to the pending litigation, if any.

I am the proprietor of the firm "Kumar & Associates" and have been in law practice for more than 20 years.

Thanking you,  
FOR KUMAR & ASSOCIATES

  
Mr. Ashish Kumar  
ADVOCATE  
Reg. No D-1411/2005

**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.

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक नोएडा प्रथम  
गीतम बुद्ध नगर

काग संख्या 2025146025691

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 24/10/2025

प्रस्तुतकर्ता या प्रार्थी का नाम एन एम नगी एड०

लेख का प्रकार: मुआयना 2012 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग 100  
शुल्क बसूल करने का दिनांक 24/10/2025  
दिनांक जब लेख प्रतिलिपि या तलाश 24/10/2025  
प्रमाण पत्र वापस करने के लिए तैयार किया  
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB REGISTRAR -1  
NOIDA IG B NAGAR



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

आवेदन संख्या :2202514600590

प्रमाण संख्या :22025146000549

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

श्री- एन एम नेगी एडवोकेट पुत्र- ० 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 134, वार्ड/परगना- प्रथम , आवासीय- उपेन्द्र गुलाटी , प्लाट नं० पी-पी5ए कम्यूनिटी सेन्टर प्लाट एरिया 6290 वर्ग मीटर जे पी ग्रीन्स विश टाउन सैक्टर 134 नोएडा , पी-पी5ए

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 06/11/2013 से दिनांक 05/11/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :06-11-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर डूँढे 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।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
  - 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।
  - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
  - 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **विवेक शर्मा ।**

मिलान करने वाले निबन्धन लिपिक : **विवेक शर्मा ।**

उप निबंधक नोएडा प्रथम  
गौतम बुद्ध नगर

VIVEK SHARMA  
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