

HIMANSHU TYAGI
Advocate
Chamber No. 303 C.K. Daphtary Block,
Supreme Court of India, New Delhi- 110001
Email. I.D adv.himanshutyagi@gmail.com
Ph: - 9654010728

Reference No.

DATED: 10/11/2021

To

M/s. R.G.B Infra LLP
B-7/45 Extension, Second Floor,
Safdarjung Enclave,
New Delhi - 110029.

Dear Sir,

Regarding: Legal Opinion and Non Encumbrance Certificate in respect of the Commercial Plot bearing No. C-1 and C-2, Sector 131, Jaypee Greens Wish Town, Noida, Distt- Gautam Budh Nagar, admeasuring 6972 sq. mtr. (1.72 Acres) owned by M/s. R.G.B Infra LLP, having its registered office at B-7/45 Extension, Second Floor, Safdarjung Enclave, New Delhi - 110029.

It is hereby informed that I have scrutinized the title document pertaining to property fully detailed and discussed herein below. My report is as under:

Part I - DESCRIPTION OF PROPERTY

Commercial Plot bearing No. C-1 and C-2 (Commercial), Sector 131, Jaypee Greens Wish Town, Noida, Distt- Gautam Budh Nagar, admeasuring 6972 sq. mtr. (1.72 Acres), bounded as under:

North : Internal Road
South : B-11 Group Housing
East : Internal Road
West : Community Facilities

HIMANSHU TYAGI
Advocate-on-Record
Chamber No. 303, C.K. Daphtary Block,
Supreme Court of India, New Delhi-110001
AOR Code -2663



Part II - DESCRIPTION OF DOCUMENTS SCRUTINIZED

- Sub-Lease Deed of aforesaid plot was executed by Jaypee Infratech Ltd. And Jaiprakash Associates Ltd. in favour of M/s R.G.B Infra LLP on 30.03.2017 which was duly registered with the Sub Registrar Sadar, Gautam Budh Nagar, Uttar Pradesh as **Book No. 1, Volume 7136, Page No. from 259 to 360 Serial No. 2350 on 25-04-2017.**
- Map sanctioned by Noida Industrial Development Authority vide Sanction Letter No. **IV – 1529/1197** dated **20-10-2021.**

Part III- FLOW OF TITLE DEED

- WHEREAS M/s R.G.B Infra LLP was allotted **Commercial Plot bearing No. C-1 and C-2 (Commercial), Sector 131, Jaypee Greens Wish Town, Noida, Distt- Gautam Budh Nagar, admeasuring 6972 sq. mtr. (1.72 Acres)** on lease hold basis for 90 (NINETY) Years. Lease Deed of aforesaid plot was executed by Jaypee Infratech Ltd. And Jaiprakash Associates Ltd. in favour of M/s R.G.B Infra LLP on 30.03.2017 which was duly registered with the Sub Registrar Sadar, Gautam Budh Nagar, Uttar Pradesh as **Book No. 1, Volume 7136, Page No. from 259 to 360 Serial No. 2350 on 25-04-2017.**

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 photograph of previous owners and of the M/s R.G.B Infra LLP 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 09-11-2021, I have applied for the record before Sub-Registrar Sadar, G.B. Nagar for the years 2010 to 2021 with my fellow Advocate Mr. Mahesh Nagar and the report is still awaited and the status regarding the same shall be provided once the process is complete.

Part IV A – SEARCH IN REVENUE RECORDS

That State of Uttar Pradesh acquired land at District G.B. Nagar and gave it to Yamuna Expressway Development Authority for planned development over it and Yamuna Expressway Development Authority in turn allotted / Leased out the demised property to Jaypee Infratech Ltd. and Jaiprakash Associates Ltd.

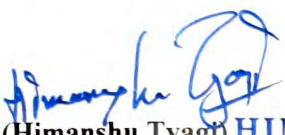
HIMANSHU TYAGI
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Supreme Court of India, New Delhi-110001
AOR Code-2663

Part IV B – SEARCH IN MUNICIPAL RECORDS

That the undersigned has not searched the Municipal records at Noida as there is no Municipal Authority at Noida.

Part IV C – SEARCH IN REGISTRAR OF COMPANIES

That this is to certify that as per the ROC record as on 09.11.2021, the land of project having registered charge of IIFL Home Finance Ltd. having its registered office at IIFL House, Sun Infotech Park, Road No. 16 V, Plot No. B-23, MIDC, Thane Industrial Area, MH 400604 which was created on 27.03.2021 and subsequently modified on 10.06.2021 for total amount of Rs. 75,00,000,000/- (Sevety Five Crores Only) having SRN No. M21884051.


(Himanshu Tyagi) **HIMANSHU TYAGI**
Advocate-on-Record
ADVOCATE Chamber No. 303, C.K. Daphtary Block,
Dated 29/10/2018 Supreme Court of India, New Delhi-110001
AOR Code - 2663

Enclosure:

- Receipt No. 2021146021602 dated 09.11.2021 for inspection for Years 2010 to 2021 issued by Sub-Registrar, Greater Noida, G.B. Nagar.

MAR 2011

तलाश या मुआयजा दरखास्त
रजिस्ट्री

संलग्नक ५११४

जाले वाले का नाम व पता कहेय नगर ८३०

की तारीख ०९/११/२०११

दरखास्त करने वाला दाहता है कि सूचना
17 का सर्तिफिकेट उसके पास डाक द्वारा
जाना या किसी आदमी को मार्फत वापिस लेगा
अथवा उसने इसके लिए कामजद किया है।

(2010-2011)

जुद्धों का नम्बर अदालत का नाम व मुकदमें के
जुद्धों के नाम सहित जिरुस्त के समय लिखा
जुद्धों साल जिसका रजिस्ट्री के तलाश या
जुद्धों किया जायेगा।

लिखितमें की दशा में वही नं० 3 या 4 दर्ज हो
इस बात का किरायल या मुआयजा करने का एक
नंबर है।

जुद्धों का नंबर	मालिक का मालिकाना मुस्तहकान	कीकियत
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Plot No - C-1 व C-2

M/S R.G.B. Infog LLP

मैमबल - 6972 39. मार

Sec-131, जेपी० ग्रीन्स

विध 2137

करी नं०-1, जिल्द नं०-7136

जुद्धों के जाले है कि उपरास्त जाले जहाँ तक मेरे ज्ञान में सही व दुरुस्त है।

206 नं० 259/360

64 नं०-2 350

5413 - 25-04-2017

Malush

दरखास्त करने वाले का हस्ताक्षर

21602

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम

क्रम संख्या 2021146021602

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 09/11/2021

प्रस्तुतकर्ता या प्रार्थी का नाम महेश नागर

लेख का प्रकार: भार प्रमाण 2010 वर्ष से 2021 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

150

शुल्क वसूल करने का दिनांक

09/11/2021

दिनांक जब लेख प्रतिलिपि या तलाश

09/11/2021

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB REGISTRAR -1
NOIDA (G. B. NAGAR)

FORM NO-29(RULE-827)
CERTIFICATE OF SEARCH

Certificate No-372
Application No-619

महेश नागर एडो Have applied to me for a certificate giving particulars of registered facts & encumbrances, if any, in respect the under mentioned

प्लॉट न० सी-1, व सी-2, क्षेत्रफल 6972 वर्ग मी० सेक्टर-131, जे०पी० ग्रीन्स विश टाउन, नोएडा
जिला गौतमबुद्ध नगर यू०पी० सीमाएँ-मीके अनुसार।

(To be seats & described as given in the application)

I hereby certify that Search has been made in the book II and the annexed relating there to from the year 01-01-2010 to 08-11-2021

Encumbrances efficient the said property & that on such the following facts and encumbrance appears:-

Sl No.	(a) Description of the property is given in the documents	Date of execution	Tenure & Valuation of document	Name of the parts Execution Chimed	Reference No Year
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बजाहिर कोई भार नहीं पाया गया उपलब्ध रिकार्ड इन्डैक्स ।। के आधार पर तैयार किया गया।

तैयार कर्ता -
मिलान कर्ता -

Signature of Sub Registrar-I

SUB REGISTRAR - I
NOIDA (G. B. NAGAR)

Office: Noida
Date: 12-11-2021

SEAL
NOTES

This Certificate only for search not owner ship certificate.

The acts and encumbrance show in this Certificate are those discovered with reference to the described in registered documents in manner different from lieu in with the applicant has described those transaction evidenced by such documents will not be included in the certificate.

The require search has been made as carefully as possibly by the office, but the department will not pay in account hold itself responsible for errors in the results of the search embodied in the certificate.

This certificate does not include documents, if any, which have been presented but have not been registered up-to-date.