

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर ग्रेटर नोएडा

क्रम संख्या 2022145068244

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 01/12/2022

प्रस्तुतकर्ता या प्रार्थी का नाम अतुल कुमार अग्रवाल एड

लेख का प्रकार: सुआयना 2010 वर्ष से 2022 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

100

शुल्क वसूल करने का दिनांक

01/12/2022

दिनांक जब लेख प्रतिलिपि या तलाश

01/12/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक
(सदर), गौतमबुद्धनगर

Atul Kumar Agarwal

Advocate

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(1)

DETAILED TITLE INVESTIGATION REPORT

In favour of :

NIRALA WORLD RESIDENCY PRIVATE LIMITED

H-61, 1st Floor, Sector-63, Noida-201301, Uttar Pradesh

Dated 01/12/2022

Details/Description of the Property

Plot No. GH-03A, situated at Sector-02, Greater Noida West, Gautam Budh Nagar, U.P.
area measuring 13617.50 Sq. mtr.,

Brief history of the property and how the owner has derived the title

As per record of GNIDA & Sub Registrar office, sadar, Gautam Budh Nagar

This is certified that I have searched the relevant records in the office of Sub-Registrar, sadar, Gautam Budh Nagar, vide Receipt No. 2022145068244, from 2010 to 2022 on Dated 01/12/2022 in respect of the said property,

1. Greater Noida Industrial Development Authority ("GNIDA") as Lessor invited bids under its scheme No. BRS-04/2010 for allotment of Large Group Housing/Builders Residential Plots for development of Group Housing/Plots/Flats, situated in different sectors of Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.
2. The Lessee (Nirala Projects Pvt. Ltd.), were successful bidders of the Plot No. GH-03, situated at Sector-02, admeasuring 54470 Sq. Mtrs., Greater Noida West, Gautam Budh Nagar, Uttar Pradesh.



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- 2.
3. The Lessor executed a Lease Deed dated 07.07.2011, which was duly registered with the Sub-Registrar, Sadar, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh, registered in Document No. 25111, Book No 1, Jild No. 10034, from Pages 83 to 114, having registered on 29.12.2011, (hereinafter referred to as the **"Lease Deed"**) for the lease term of 90 (ninety) years commencing from 07.07.2011 to demise the Said Land/ Plot No. GH-03, situated at Sector-02, admeasuring 54470 Sq. Mtrs., Greater Noida, District Gautam Budh Nagar, Uttar Pradesh in favour of **M/s NIRALA PROJECTS PVT. LTD.** on and subject to covenants, terms and conditions, inter-alia, to construct and thereafter transfer the developed Flats/Dwelling Units/Commercial Space and Facilities in favour of its Allotte/Sub-Lessee by executing the Sub-Lease Deed, for the un-expired period of Lease Deed executed in favour of the Lessee by the Lessor.
 4. And after the approval of the lay-out plan from the authority, the Lessee transferring lease hold rights to Sub-Lessee through sub lease deed as internal development work such as internal-roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street-lighting, etc. in that area is in progress.
 5. The Lessor (**"GNIDA"**) & Lessee (Nirala Projects Pvt. Ltd.), executed a tri-partite sub lease deed in favour of Sub-lessee (Duke Buildcon Pvt. Ltd.) Sub-Lease Deed dated 31.07.2013, which was duly registered with the Sub-Registrar, Sadar, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh, registered in Document No. 20154, Book No 1, Jild No. 13924, from Pages 369 to 394, having registered on 08/08/2013, (hereinafter referred to as the **"SUB Lease Deed"**).
 6. And as per the terms & condition on execution of this sub-lease deed, the sub-lessee will be bound to comply with the provisions of payment of proportionate share of lease premium, lease rent and all other charges payable to the Authority in the proportionate share of the land area so sublet.



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7. The sub-lessee (Duke Buildcon Pvt. Ltd.) shall have to follow and fully implement the group housing project on this allotted/sub-leased Plot no. GH-03A of GH-03, Sector-02, Greater Noida measuring 13617.50 sq.m., all the terms and conditions of allotment and lease deed executed by the lessor ("GNIDA") in favour of Lessee (Nirala Projects Pvt. Ltd.). Any default on the part of such sub-Lessee to fully implement the terms and conditions of the lease deed or scheme shall not be automatically considered as default of the Lessee, The Authority/Lessor ("GNIDA") shall be entitled to take any action against the sub-Lessee as has been mentioned in the scheme brochure and lease deed including cancellation of the sub-lease and forfeiture of the premium etc. as per the terms and conditions of the Brochure/bid document/lease deed.
 8. The layout plan of Developers | Lessee (Nirala Projects Pvt. Ltd.), has been approved vide Lessor's letter dated 24.06.2013. The Lessee has started internal development works such as internal roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street lighting etc.
 9. As per approved Layout Plan / Master Plan the Builder Residential/ Group Housing plot, Lessee (Nirala Projects Pvt. Ltd.), has further allotted Group Housing Plot No. GH-03A, Sector- 02, Area 13617.50 square metres in the Project being developed by the Lessee to M/S. DUKE BUILDCON PVT. LTD. (Sub-Lessee) a company incorporated under the companies act 1956 having its registered office at 211, New Delhi House, 27, Barakhamba Road, New Delhi-110001 which is being executed **through** this sub-lease Deed.
 10. And after that in the office of Registrar of Companies Delhi the name of the company company has been changed from (Duke Buildcon Pvt. Ltd.) to **NIRALA WORLD RESIDENCY PRIVATE LIMITED** with effect from the date of certificate issued on dated 28th July 2014.

Thus by this manner **M/s NIRALA WORLD RESIDENCY PRIVATE LIMITED** is acquired the lease hold right of the said immovable property Plot No. GH-03A situated at Sector-02, Greater Noida West, Gautam Budh Nagar, U.P. area measuring 13617.50 Sq. mtr., The title of property is complete and the said property is free from all encumbrance charges and marketable.

Note: Myself Atul Kumar Agarwal advocate have more than 35 yrs of professional experience of work as an advocate.

I hereby certify that title of the said property is free from all encumbrances, liabilities and charges etc and the title of the said property is clear and marketable and chain of title is complete.

Dated:- 01st December 2022
Place:- Greater Noida

Signature of the Advocate

