

SHARMA ASSOCIATES

HARI MOHAN SHARMA
(ADVOCATE)

Mob. 9873061622/8368678001

Office:- H-168/11, SECTOR-GAMMA II, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P.

PRABHAT KUMAR SHARMA
(ADVOCATE)

Mob. 9873583186

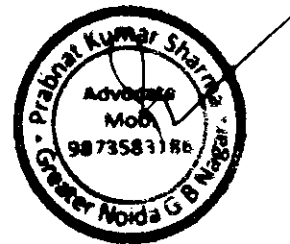
15th JANUARY, 2022

TITLE SEARCH REPORT

SUB: LEGAL OPINION IN THE MATTER OF LEASE-HOLD PROPERTY I.E.,
RG RESIDENCY PLOT NO. GH-02, LAND AREA 51,067.00 SQ.
MTRS., SITUATED AT SECTOR-120, NOIDA, GAUTAM BUDDHA
NAGAR, U.P.

Dear Sir/Madam,

That the aforementioned property is owned by **M/s RG Residency Pvt. Ltd.**, having its Regd. office at G-05, Ground Floor, Plot No. SU LSC B-Block RG City Centre, Lawrence Road, Delhi Northwest, Delhi, PIN-110035 through its then Authorized Signatory/Director Mr. Aman Gupta, S/o Mr. Umesh Kumar Gupta, R/o 21/40, Shakti Nagar, Delhi-110007, I have carefully examined the Xerox copy(ies) of the documents submitted and provided to me and have also inspected the records of the Sub-Registrar-II, Noida, from the period of 2010 to till date vide receipt No 2022147000850 dated 14.01.2022 and search the records from the period of 2010 till date vide receipt No. 2021147022328 dated 09.11.2021 in relation to the above said property. I am submitting herein below detailed legal opinion in the matter: -



SHARMA ASSOCIATES

HARI MOHAN SHARMA
(ADVOCATE)

Mob. 9873061622/8368678001

Office:- H-168/11, SECTOR-GAMMA II, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P.

PRABHAT KUMAR SHARMA
(ADVOCATE)

Mob. 9873583186

1. **NAME AND ADDRESS OF TITLE/HOLDER/SUB-LESSEE**

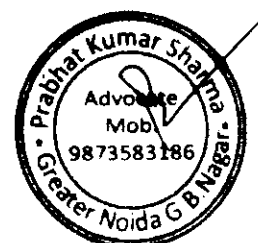
M/s RG Residency Pvt. Ltd., having its Regd. office at G-05, Ground Floor, Plot No. SU LSC B-Block RG City Centre, Lawrence Road, Delhi Northwest, Delhi, PIN- 110035 through its then Authorized Signatory/Director Mr. Aman Gupta, S/o Mr. Umesh Kumar Gupta, R/o 21/40, Shakti Nagar, Delhi-110007

2. **DESCRIPTION OF THE PROPERTY**

In respect of Lease-hold property i.e., PLOT NO. GH-02, SECTOR-120, NOIDA, GAUTAM BUDDHA NAGAR, U.P., LAND AREA ADMEASURING 51,067.00 SQ. MTRS. bounded as per Lease Plan.

3. **DETAILS OF DOCUMENTS STUDIED AND SCRUTINISED:**

S.NO.	Date of Document	Name of Document	Whether original/ Certified/true copy/ Photostat
1.	10.12.2009	Allotment-cum-Reservation Letter	Photocopy
2.	29.03.2010 (Registered on 29.03.2010)	Lease Deed.	Certified copy
3.	23.10.2021	No Objection Certificate, issued by Environmental Department.	Photocopy
4.	16.08.2018	No Objection Certificate, issued by Airport Authority of India	Photocopy



SHARMA ASSOCIATES

HARI MOHAN SHARMA

(ADVOCATE)

Mob. 9873061622/8368678001

Office:- H-168/11, SECTOR-GAMMA II, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P.

PRABHAT KUMAR SHARMA

(ADVOCATE)

Mob. 9873583186

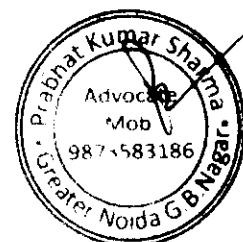
5.	01.07.2011	No Objection Certificate, issued by Pollution Control Board.	Photocopy
6.	07.08.2019	Map sanctioned letter No. NOIDA/GHP/2019/III-206/1136, issued by NOIDA	Photocopy
7.	28.03.2019	No Objection Provisional Certificate, issued by Fire Fighting Department.	Photocopy
8	01/06/2017	Mortgage Deed	Certified Copy

4. TRACING OF TITLE

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

Whereas **NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY** through a sealed two bid tender system awarded a Plot No. GH-02, admeasuring 51,067.00 sq. Mtrs., Sector-120, Noida to **M/s RG Residency Pvt. Ltd.**, vide allotment-cum-reservation letter No. NOIDA/GHP/GH-2009-(VI)/2009/4604 dated 10.12.2009.

After that a Lease Deed dated 29.03.2010 was executed between **New Okhla Industrial Development Authority (Lessor)**, and **M/s RG Residency Pvt. Ltd. (Lessee)** in respect of above said Plot No. GH-02, land area 51,067.00 sq. Mtrs., Sector-120, Noida, U.P. to develop a residential and group housing project in accordance with the relevant provisions for development of project. The said Lease Deed is duly registered in the office of Sub-Registrar-II, Noida, as Regd. Document No.



SHARMA ASSOCIATES

HARI MOHAN SHARMA
(ADVOCATE)

Mob. 9873061622/8368678001

Office:- H-168/11, SECTOR-GAMMA II, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P.

PRABHAT KUMAR SHARMA
(ADVOCATE)

Mob. 9873583186

2152, in Book No. I, Volume No. 2721, at page Nos. 753-788, on 29.03.2010.

After that a Mortgage Deed dated 01.06.2017 was made between **M/s RG Residency Pvt. Ltd. (Mortgagor)** and **M/s ECL Finance Limited (Mortgagee)** in respect of above said Plot No. GH-02, land area 51,067.00 sq. Mtrs., Sector-120, Noida, U.P., which is duly registered in the office of Sub-Registrar-II, Noida, as Regd. Document No. 3513, in Book No. I, Volume No. 8707, at page nos. 137-280, on 01.06.2017 to mortgage the said plot.

Thus, by virtue of the said Lease Deed dated 29.03.2010, **M/s RG Residency Pvt. Ltd.** through its Authorized Signatory/Director Mr. Aman Gupta has got clear and marketable title over the above said property.

5. **MAP OF THE PROPERTY**

New Okhla Industrial Development Authority, vide its letter No. NOIDA/GHP/2019/III-206/1136 dated 07.08.2019, sanctioned the Map for Group housing Project on said Land in the name of **RG Residency Pvt. Ltd.** Thus, **RG Residency Pvt. Ltd.** through its then Authorized Signatory/Director Mr. Aman Gupta has full right to Develop & construct the subject property according to the sanctioned map plan.

6. **MINOR'S CLAIM/INTEREST, IF ANY, IN THE PROPERTY.**

There is no minor's claim in respect of said property.



SHARMA ASSOCIATES

HARI MOHAN SHARMA
(ADVOCATE)

Mob. 9873061622/8368678001

Office:- H-168/11, SECTOR-GAMMA II, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P.

PRABHAT KUMAR SHARMA
(ADVOCATE)

Mob. 9873583186

7. ENCUMBRANCE CERTIFICATE

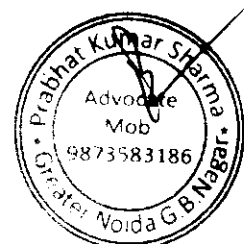
I have inspected the records of the said property in the office of Sub-Registrar-II, Noida from the period of 2010 to till date. The inspection of the records by Encumbrance Certificate No. 713/2021 from the office of Sub-Registrar II, Noida, Gautam Budha Nagar revealed the creation of a mortgage deed dated 01/06/2017 in favour of **M/s ECL Finance Limited** in respect to the said Property.

8. POSSESSION

The possession of the property in question is with the title holder/Sub-Lessee. The Bank or Financial Institute is advised to inspect the land of plot by site visit and ensure that the land is exist there and is in possession of the Sub-Lessee/title holder.

9. DOCUMENTS REQUIRED TO BE TAKEN

- a. Copy of the Allotment cum Reservation Letter dated 10.12.2009.
- b. Certified copy of Lease Deed dated 29.03.2010 in favour of **M/s RG Residency Pvt. Ltd.**
- c. Certified copy of Mortgage Deed dated 01.06.2017 in favour of **M/s ECL Finance Limited.**
- d. Photocopy of No objection Certificate dated 23.10.2021, issued by Environmental Department in respect of above said property.
- e. Photocopy of Possession certificate favour of **M/s RG Residency Pvt. Ltd.**
- f. Photocopy of Sanctioned Map, passed by NOIDA in respect of said property.



SHARMA ASSOCIATES

HARI MOHAN SHARMA
(ADVOCATE)

Mob. 9873061622/8368678001

Office:- H-168/11, SECTOR-GAMMA II, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P.

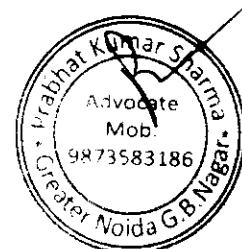
PRABHAT KUMAR SHARMA
(ADVOCATE)

Mob. 9873583186

-
- g. Photocopy of No Objection Certificate, issued by the Airport Authority of India in respect of said property dated 18.08.2018.
 - h. Photocopy of No Objection Certificate dated 01.07.2011, issued by Pollution Control Board.
 - i. Photocopy of Map sanctioned letter dated 07.08.2019, issued by NOIDA in respect of said property.
 - j. Photocopy of No Objection Provisional Certificate dated 28.03.2019, issued by Fire Department in respect of said property.
 - k. Original Inspection Receipts dated 14.01.2022 vide receipt No 2022147000850.
 - l. Original Certificate of Search dated 09.11.2021 vide receipt No. 2021147022328.

10. **FINAL CERTIFICATE**

In view of the above, I am of the considered view that **M/s RG Residency Pvt. Ltd.** through its Authorized Signatory/Director Mr. Aman Gupta, is the owner of Lease-hold property i.e. Plot No. GH-02, land area 51,067.00 sq. mtrs., situated at Sector-120, Noida, Gautam Buddha Nagar, U.P. on the basis of Xerox copy of the documents as supplied and provided to me. Thus, **M/s RG Residency Pvt. Ltd.** has acquired clear, legal, valid and marketable title, ownership rights and interest on the subject property by virtue of the Lease Deed dated 29.03.2010 executed in its favour by NOIDA. Thus, **M/s RG Residency Pvt. Ltd.** has all the rights to create equitable mortgage of the said property in favour of the Bank or any Financial Institute. I have seen the copy of Lease Deed dated 29.03.2010 (registered on 29.03.2010) in favour of **M/s RG Residency Pvt. Ltd.** which is registered in the office of Sub-Registrar-II, Noida and the



SHARMA ASSOCIATES

HARI MOHAN SHARMA
(ADVOCATE)

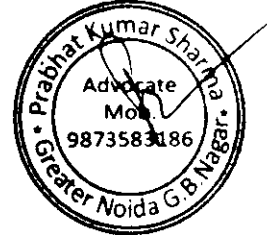
Mob. 9873061622/8368678001

Office:- H-168/11, SECTOR-GAMMA II, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P.

PRABHAT KUMAR SHARMA
(ADVOCATE)

Mob. 9873583186

Mortgage Deed dated 01/06/2017 in favour of **M/s ECL Finance Limited**. However, the original documents pertaining to this land may be verified by the bank or any financial Institute at the time of equitable mortgage.



PRABHAT KUMAR SHARMA
ADVOCATE
REG. NO. UP5093/2006

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय

क्रम संख्या 2022147000850

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 14/01/2022

प्रस्तुतकर्ता या प्रार्थी का नाम प्रभात कुमार शर्मा एड

लेख का प्रकार: मुआयना 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 14/01/2022

दिनांक जब लेख प्रतिलिपि या तलाश 14/01/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

REGISTRAR

कार्यालय उपनिबंधक सदर द्वितीय गौतमबुद्ध नगर जनपद गौतम बुद्ध नगर

आवेदन संख्या-395

प्रमाण संख्या-713/2021

भार मुक्त प्रमाण-पत्र
(रजि०मैनुअल के नियम 328)

श्री उमेश गौड (एडवोकेट) पुत्र श्री एम० एल० शर्मा निवासी 67, सब रजिस्ट्रार आफिस कम्पाउण्ड, सैक्टर-33, नोएडा, जिला गौतमबुद्धनगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्रार्थना पत्र प्रस्तुत किया गया।

सम्पत्ति का विवरण-प्लॉट नं०-जीएच-02, एरिया 51067.00 वर्ग मीटर, सैक्टर-120, नोएडा जिला गौतमबुद्धनगर, सीमाएँ पूरब-मौके अनुसार, पश्चिम-मौके अनुसार, उत्तर-मौके अनुसार, दक्षिण-मौके अनुसार।

मैं एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01.01.2010 से दिनांक 08.11.2021 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाया गया।

क्रम सं०	सम्पत्ति का विवरण	लेखपत्र के पंजीकरण की तिथि	लेखपत्र का प्रकार/लेखपत्र का मूल्यांकन	पक्षकारों के नाम	लेखपत्र का क्रमांक/वर्ष
1	प्लॉट नं०-जीएच-02, एरिया-51067.00 वर्ग मीटर, सैक्टर-120, नोएडा	01.06.2017	बन्धक विलेख 1,70,00,00,000/-	R G Residency Pvt Ltd V/S ECL Finance Ltd	दस्तावेज-3513 जिल्द नं०-8707 दिनांक-01.06.2017

दिनांक 15.11.2021

नोट-

1. इस प्रमाण पत्र के समस्त विवरण आवेदक द्वारा दिये गए सम्पत्ति के ब्यौरे के आधार पर दूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति 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 सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी सम्पत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता :-

मिलान कर्ता-

15/11/2021

(वीरसेन)

उप निबन्धक द्वितीय,
नोएडा।

SUB-REGISTRAR-II
NOIDA (G.B. Nagar)

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

सदर द्वितीय

क्रम संख्या 2021147022328

गोतम बुद्ध नगर

सर्वेक्षण की तिथि 09/11/2021

प्रस्तुतकर्ता या प्रार्थी का नाम उमेश गौड एड

लेख का प्रकार भार प्रमाण 2010 वर्ष से 2021 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधित्व शुल्क
3. निरीक्षण या नवाश शुल्क
4. मालिक के अधिप्राप्ति करण 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 प्रतिनिधि या नवाश 09/11/2021

प्रमाण पत्र वापस करने के लिए तैयार किया

लेखिका/करण अधिकारी के हस्ताक्षर

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