

JYOTI SHARMA
ADVOCATE
GHAZIABAD DISTRICT COURT

TO,

M/S SUPEREMO INFRATECH PVT LTD.
REGD. OFFICE 201, NIRMAL TOWERS, BARAKHAMBA ROAD, NEW DELHI.
CENTRAL DELHI, DELHI-110001

SUBJECT: NON ENCUMBRANCE CERTIFICATE FOR THE PROJECT:
"MIGSUN ALPHA CENTRAL, PNO C2 CB ALPHA-II GN, UP" SITUATED AT
PLOT NO-C2, COMMERCIAL BELT ALPHA-II, GREATER NOIDA, GAUTAM
BUDDHA NAGAR, UTTAR PRADESH.

Sir,

That based on the documents provided by the company i.e., M/s Superemo Infratech Pvt. Ltd., and perused by me and based on the facts, I herewith certify as mentioned below:

In reference to the registration of the project in Uttar Pradesh Real Estate Regulatory Authority as "MIGSUN ALPHA CENTRAL, PNO C2 CB ALPHA-II GN, UP" situated at PLOT NO-C2, COMMERCIAL BELT, ALPHA-II, GREATER NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH, I herewith certify that the said land has been acquired by GNIDA and further upon scrutiny of the financial and other documents of M/s Superemo Infratech Pvt. Ltd., it is herewith found that there is "NO ENCUMBRANCE" on the said land and it is free from all the obligation of any nature, whatsoever.

For your kind reference the Allotment Letter of the said land portion is being attached herewith duly checked and verified by me and subsequently GNIDA is the parent authority and have even sanctioned the layout drawings and maps for the said project.

In this matter where there is an allotment by an Authority the acquisition of land is duly considered to be done with due compliances as per law. Therefore, I herewith grant this non – encumbrance certificate considering the above factors and parameters as disclosed to me by the Company / Promoter in good faith.



JYOTI SHARMA
ADVOCATE
EMROLLMENT NO-UP/223/2009

OFFICE ADDRESS:
Chamber No. 151, District and Sessions Court,
RDC, Raj Nagar, Ghaziabad, Uttar Pradesh
Mob: 6393043085
Email: advjyoti.sharma1812@gmail.com

TITLE SEARCH REPORT
OF
“M/S SUPEREMO INFRATECH PRIVATE LIMITED”
FOR THE PROJECT
“MIGSUN ALPHA CENTRAL PNO C2 CB ALPHA II GN, UP”

In reference to the requirement of Title Search Report of the captioned project “Migsun Alpha Central PNO C2 CB ALPHA II GN, UP”, I have checked and herewith confirm that whenever there is an Allotment by any Authority, and in this case the Land is duly Allotted by Greater Noida Industrial Development Authority, Gautam Buddha Nagar, Uttar Pradesh, vide tendering process wherein Greater Noida Industrial Development Authority, Gautam Buddha Nagar, Uttar Pradesh does not specify the Khasra and Khatauni Numbers as they acquired the land from the land owners vide due legal process and the same is considered to be having a clear title because then only Greater Noida Industrial Development Authority, Gautam Buddha Nagar, Uttar Pradesh can tender the land and allot it to the deserving Applicants and in this case the land admeasuring an area 11288 Sq. Meters has been allotted to M/s Superemo Infratech Private Limited and the same is evident from the Lease Deed and Sanction of Maps and Layouts.

This Title Search Report I declare under my authority with valid reasoning which can be taken on record and registered accordingly.


JYOTI SHARMA
ADVOCATE
ENROLL NO. UP/223/2009

OFFICE ADDRESS:
Chamber No. 151, District and Sessions Court,
RDC, Raj Nagar, Ghaziabad, Uttar Pradesh
Mob: 6393043085
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GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PLOT NO. 01, SECTOR-KNOWLEDGE PARK IV, GREATER NOIDA,
DISTT. GAUTAM BUDDH NAGAR (U.P.)

Website : www.greaternoidaauthority.in e-mail: authority@gnida.in

Allotment Cum Intimation Letter

L.No. : GNIDA/COM/CPS-2/2023-24/4289
DATED : 7th March, 2024

Name of Scheme : CPS-2/2023-24
Form Serial/Event I.D. No. : 24203
Size of Plot : 11500 Sqm.
Payment Plan : Installment

To,

Consortium of-
M/s. Mahaluxmi Buildtech Limited &
M/s. Mahaluxmi Buildtech Consortium Pvt. Ltd.
C-1 & C-2, Mahaluxmi Metro Tower,
Sector-4, Vaishali, Ghaziabad, U.P.-201010
Email: p.kumar@migsun.in

Dear Sir,

May kindly refer to your Application Form/ Event ID No. 24203 of Commercial 4 FAR Plots Scheme CPS-2/2023-24 for allotment of Commercial Plot in Greater Noida.

The Authority is pleased to allot the Commercial 4 FAR Plot No. C-02 Sector-Alpha-II (Commercial Belt), Greater Noida, measuring 11500 Sqm. on lease for a period of 90 years.

1. a) Your Allotment Number is - : CPS-2/2023-2400001
- b) Total Allotted area : 11500 Sqm.
- c) Rate of Allotment : Rs. 100567.50 Per Sqm.
- d) Premium Amount : Rs. 115,65,26,250/-
- e) Allotment Money (40% of Premium) : Rs. 46,26,10500/-
- f) Registration/Earnest Money deposited : Rs. 10,91,06,250/-
- g) Allotment Money payable by 06.05.2024
(after adjustment of registration/earnest money) : Rs. 35,35,04,250/-
- h) Balance Premium (60%) Amount : Rs. 69,39,15,750/-

2. Balance 60% amount of premium with interest @applicable interest rate at that time will be payable in the 6 half yearly installments. Details of payment schedule of installments are enclosed as Annexure-I.

3. The amount can be deposited through ONLINE in favour of GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY payable at GREATER NOIDA in banks mentioned below:-

S.No.	BANK NAME	BRANCH ADDRESS
(i)	IDFC FIRST BANK	Krishna Alpha Plaza, Alpha Commercial Bank, Sector Alpha-1 Greater Noida

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(ii)	HDFC BANK LTD.	C-1, Alpha Plaza, Alpha Commercial Belt, Sector-Alpha-1, Greater Noida
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(Please write your **SCHEME CODE, NAME, ALLOTMENT NUMBER, PLOT NUMBER AND SECTOR NAME** on the covering letter.)

4. The Terms and Conditions of the brochure of Scheme- CPS-2/2023-24 shall form part of this allotment Letter and shall be binding on the allottees.

5. The above amount does not include any amount of taxes, 18% GST or any other tax will extra and payable all as per applicable law.


Encl : As above

 Yours faithfully,

Manager (Commercial)

COPY to:

1. General Manager (Finance)
2. G.M. (Planning)


Manager (Commercial)