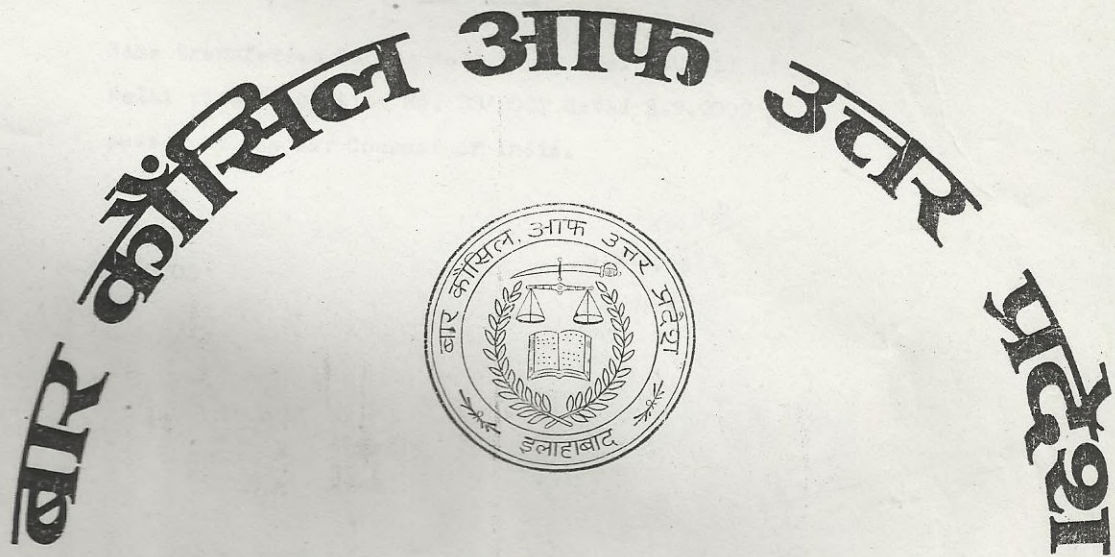


नं० A



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१
की धारा २२ (१) के अंतर्गत प्रदत्त
क्रमांक उत्तर प्रदेश २१८८ सन् १९८२

प्रमाणित किया जाता है कि
श्री/कुमारी/श्रीमती सुनील मदनगार आत्मज/अत्मजा/पत्नी
श्री प्यारे मोहन स्वरूप मदनगार जिला गजियाबाद आज की तिथि से
उत्तर प्रदेश बार काउंसिल के अंतर्गत ऐडवोकेट स्वीकृत किए गए तथा उनका
नाम ऐडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार काउंसिल द्वारा
अनुरक्षित ऐडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक १२ अक्टूबर १९८२ को बार काउंसिल द्वारा
मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण-पत्र के अंगस्वरूप मुद्रांक शुल्क
हेतु रु० २५०) का मुद्रांक-पत्र एतत्सह संलग्न है।

(हरी कृष्ण अग्रवाल)
सचिव
बार काउंसिल आफ उत्तर प्रदेश

Sunil Bhatnagar
Advocate

SHRI KARTIKEYA ASSOCIATES
Office cum-Resi-A-48, Lajpat Nagar,
Sahibabad, Ghaziabad.-201005
M-9810243568, 7042164962
Email-Sunil_bhatnagar3@rediffmail.com

28th May, 2024

TO WHOM IT MAY CONCERN

Sub: Title Search Report & NEC (non encumbrance certificate) in respect of Noida Authority leasehold Builder Build-up Commercial Project under the name & Style of "THE G" being developed at a leasehold Commercial Plot bearing Plot No.C3-D, SECTOR-129, Jaypee Greens Wish Town, NOIDA U.P, having plot area of 10,365.0 sq. Mtr. only developed by M/s Gulshan Homes & Infrastructure Private Limited, a duly incorporated Private Limited Company having its Corporate Identification Number (CIN) U70101DL2010PTC211975 and its registered office at Flat No. 7 at 3rd Floor, Plot No.4, Dayanand Vihar, Delhi -110092

Dear Sir

As desired by you, we are furnishing hereunder the Title Search Report & NEC (non encumbrance certificate) in respect of leasehold Builder Build-up, Commercial Complex under the name & Style of "THE G" being developed at a Noida Authority leasehold Commercial Plot bearing Plot No.C3-D, SECTOR-129, JAYPEE GREENS WISH TOWN NOIDA U.P having plot area of 10,365.0 sq Mtr only being developed by M/s Gulshan Homes And Infrastructure Private Limited and having its Corporate Identification Number is (CIN) U70101DL2010PTC211975 and its registered office at Flat No. 7 at 3rd Floor, Plot No.4, Dayanand Vihar, Delhi -110092

RERA Registration: - Applied for

Brief detail about the Property and its follow of Chart:

As per documents produced before us, the land of the above project was allotted in favour of M/s Jaiprakash Industries Limited by State Government under an Concession Agreement dated 07.02.2003 entered with Yamuna Expressway Industrial Development Authority (YEA) wherein the developer



was required to develop six-lane, 160 KM long Yamuna Expressway with service road and associated facilities connecting Noida and Agra and in lieu of that the YEA agreed to transfer on lease to Jaypee Infratech Limited, 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 meter of land at Noida/Greater Noida.

In the meanwhile, Jaiprakash Industries Limited was merged with Jaypee Cements Ltd whose name was subsequently changed to Jaiprakash Associates Ltd (JAL). Thereafter, in terms of Clause 18.1 of the Concession Agreement and the directives of YEA, Jaiprakash Associates Limited (the Concessionaire) created a Special Purpose Company, namely Jaypee Infratech Limited for the implementation of the Expressway Project, hence all the rights and obligations of JAL under concession Agreement were transferred to Jaypee Infratech Limited by an Assignment Agreement dated 19.10.2007 duly executed between YEA, Jaypee Infratech Limited and Jayprakash Associate Limited followed by Project Transfer Agreement dated 22.10.2007 executed between JAL and JIL and thereafter Jaypee Infratech Limited become Concessionaire for all purposes.

Thereafter, Yamuna Expressway Industrial Development Authority (YEA) in part discharge of its obligations under the Concession Agreement for transfer of 5 (five) million square meters of land for development at Noida/ Greater Noida, transferred on lease for a period of 90 years, a piece of land measuring 463,8057 Hectare or say 1145.60 acres only in Sector 128, 129, 131,133 and 134 at Noida to Jaypee Infratech Limited through various Lease deeds, detail of which is annexed with the sub lease deed executed in favour of JIL, the original allottee.

Jaypee Infratech Limited itself through Jayprakash Associates Limited, thereafter, got approval of 434.17 Hectare (1072.84) of leased land from NOIDA Authority to develop a residential project under the name and style

A handwritten signature in dark ink, appearing to read 'S. Abhinav', is located in the bottom right corner of the page. The signature is written in a cursive, flowing style.

of **Jaypee Greens Wish Town**, Noida for construction of various residential, Commercial, institutional properties and services link access roads, water supply, sewerage and drainage systems, electricity cable network etc and their connectivity to the residential Plots, Villas, Town homes, Apartments and other buildings with the requisite permission from concerned authority in accordance with the provision of New Okhla Industrial Development Area Building Regulations, 2010 whereas, the JIL sub leased few of their land to Jayprakash Associate Limited and other builder for development of the land as per Authorities Norms and conditions and some of the land is developed by themselves and has been obtaining the occupancy /Completion Certificate from the concerned authorities as and when buildings are completed from time to time.

Jaiprakash Associats Ltd (JAL) and Jaypee Infratech Limited (JIL), thereafter sub leased a piece of land measuring 10,365.00 sq. Mtr out of their total land in its developed land of Jaypee Wish Town, in favour of M/s Gulshan Homes & Infrastructures Pvt. Ltd which was duly registered vide registration record as Book No. 1 Jild No. 13406 pages 353 to 376 at sl no. 1815 dated 28.03.2023 registered with the office of SR II, Noida.

M/s Gulshan Homes & Infrastructures Pvt. Ltd, thereafter, started its projected planning to star its project under the name and style of "**The G**" and accordingly applied for all necessary approval from All Concern authorities whereas the approval for Heights from Airport Authority of India has been received vide its approval letter dated 10.05.2024 which is valid upto 08.05.2032 and the approval for Structural design and sustainability certificate has been granted by Delhi Technological University vide its approval dated 22.05.2024.

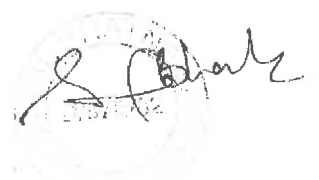
The Builder has already applied for approval from Noida Authority, clearance from UP as State Level Environment Impect Assessment Authority and Pollution Approval from Uttar Pradesh Pollution Control Board and Fire Clearance etc and have deposited the due fee as per



challan of each payments are attached herewith and the on line approval is expected very shortly and as soon as all the approvals are received, the same shall be uploaded with U P RERA portal in compliance of the formalities of Uttar Pradesh Real Estate Regularity Authority. It is pertinent to mention here that a common approval from Environmental Impact and Pollution is granted to M/s Jaypee Infrastructure Limited for the entire development in Wish Town Project of Jaypee Associate Limited and Jaypee Infrastructure Limited. The present Property of the Developer is presently mortgage with JM Financial Credit Solutions Limited against grant of financial assistance.

As per search conducted from the official website of MCA, Ministry of Corporate Affairs, it is revealed that there is not any loan as on date on the above-proposed project under the name & Style of "The G" being developed at Plot no. C3-D, Sector 129, Wish Town, Noida, Distt Gautam Budh Nagar and as on date there is no encumbrance, Charge or Lien against the above Plot no. C3-D, Sector 129, Noida which is duly registered with the office of Sub Registrar, Noida except the charge/ Mortgage of M/s JM Financial Credit Solution Limited which stand mortgage against grant of financial assistance and M/s Gulshan Homes & Infrastructures Pvt Ltd is having a clear and absolute title to the above property as lessee of Noida Authority for a period of 90 years only.

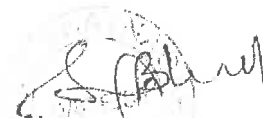
A detailed report in this regard is submitted as under:

A handwritten signature in black ink is written over a circular official stamp. The signature appears to be 'S. Chandra'. The stamp is partially obscured by the signature and contains some illegible text.

1.	Date of Receipt of Original title deeds/documents from the Builder	Name & designation of the official who delivered the original title deeds/documents	Date of delivery of original the deeds/documents along with title search report	Name and designation of the official to whom the original title/documents along with title search report is delivered
	20.05.2024	Customer Relation Manager	28.05.2024	Report handed over to the CRM Gulshan Homes & Infrastructures Pvt. Ltd.
2.	Name of the Account and the details of borrower & Mortgagor		Intended purchaser / Flat buyers.	
3.	Full Description of the Property.		Noida Authority Approved Fully developed Commercial Plot bearing Plot no. C 3-D Sector 129, situated in Jaypee Greens Wish Town, Sector -129, Noida, Distt. G B Nagar having plot area of 10,365.00 Sq. Mtr.	
3.1	Nature of immovable Property.		It is Lease hold Commercial Plot allotted by Noida Authority through sub lease deed executed by Jaiprakash Associates Ltd (JAL) who got a ample of land from Authorities under Concession Agreement dated 07.02.2003 entered with Yamuna Expressway Industrial Development Authority (YEA) and thereafter sub leased the one Commercial Plot No. C 3-D having plot area of 10,365.00 sq. Mtr only in favour of M/ss Gulshan Homes & Infrastructures Pvt. Ltd.	
3.2	(i) Survey no. (ii) Hissa no.		Leasehold Commercial Plot which is yet to be constructed for which all necessary	



	(iii) Ghat no. (iv) Town Survey no. (v) Khasra no. (vi) Patta no. (vii) Khatha no. (viii) Plot no. (Local name of the field as applicable including sub-divisions should be mentioned)	approval from all concerned authorities have been applied for.
3.3	Number/ Identification details as per building plan/map	Leasehold Commercial Plot No C 3-D situated at JAYPEE GREENS, WISHTOWN SECTOR 129, Noida - Uttar Pradesh
3.4	Extent of Property	Leasehold Commercial Plot bearing Plot no. C3-D having plot area of 10,365.00 Sq Mtr only situated at Gulshan One 29 project at JAYPEE GREENS, WISHTOWN SECTOR 129, Noida - Uttar Pradesh
3.5	Name of Owner's	Gulshan Homes And Infrastructure Private Limited having Corporate Identification Number (CIN) U70101DL2010PTC211975 and its registered office at Flat No. 7 at 3 rd Floor, Plot No.4, Dayanand Vihar, Delhi -110092 and acting through its Director Sh. Gulshan Nagpal and Mr. Deepak Kapoor
3.6	Nature of ownership *Free hold deed *Lease hold (Mention the residual lease term clearly) *License *Undivided Interest (Mention the shares) *Trust Property (Mention whether is borrower is trustee or beneficiary) *Assignee/ Grantee of Govt. *Cultivating Tenant	Lease hold Commercial Plot bearing plot no. C3-D, Sector 129, Noida.



	<p>*Title only by possession (Mention whether adverse possession/ or others)</p> <p>*As a Member/ share holder of society</p> <p>*As a Mortgage</p> <p>*As a Servient owner of easement right</p> <p>*Any other (Please mention the nature of ownership here)</p>	
4.	<p><u>Title Chain of the Property under consideration:</u></p> <p>The land of the above residential Property bearing Property No C3-D , SITUATED AT Jaypee Greens Wish Town, Sector 129, Noida- Uttar Pradesh was allotted in favour of M/s Jaiprakash Industries Limited by State Government under an Concession Agreement dated 07.02.2003 entered with Yamuna Expressway Industrial Development Authority (YEA) wherein the developer was required to develop six-lane, 160 KM long Yamuna Expressway with service road and associated facilities connecting Noida and Agra and in lieu of that the YEA agreed to transfer on lease to Jaypee Infratech Limited, 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 meter of land at Noida/Greater Noida.</p> <p>In the meanwhile, Jaiprakash Industries Limited was merged with Jaypee Cements Ltd whose name was subsequently changed to Jaiprakash Associates Ltd (JAL). Thereafter, in terms of Clause 18.1 of the Concession Agreement and the directives of YEA, Jaiprakash Associates Limited (the Concessionaire) created a Special Purpose Company, namely Jaypee Infratech Limited for the implementation of the Expressway Project, hence all the rights and obligations of JAL under concession Agreement were transferred to Jaypee Infratech Limited by an Assignment Agreement dated 19.10.2007 duly executed between YEA, Jaypee Infratech Limited and Jayprakash Associate Limited followed by Project Transfer Agreement dated 22.10.2007</p>	



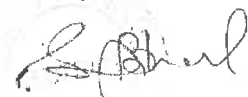
executed between JAL and JIL and accordingly Jaypee Infratech Limited become Concessionaire for all purposes.

The Jaypee Infratech Limited, & Jaypee Associates Ltd, thereafter sold a piece of land measuring 10,365.00 sq mtr only bearing plot no. C3-D situated in Sector 129, Noida in favour of M/s Gulshan Homes & Infrastructures Pvt. Ltd vide sub lease deed bearing registration record as Book No. 1 Jild No. 13406 pages 353 to 376 at sl no. 1815 dated 28.03.2023


M/s Gulshan Homes & Infrastructure, thereafter, has applied for all necessary approvals from all concern authority to start its projected planning under the name and Style of " The G" and the same are expected shortly.

5.	Title deeds/documents, details under which ownership is acquired,		
	Yamuna Expressway Industrial Development Authority	M/s Jayprakash Associate Limited	Lease deed through various registered lease deed as detailed annexed with the allotment letter lease deed in favour of JIL.
	Jaiprakash Infratech Limited and M/s Jaiprakash Associate Ltd	In favour of M/s Gulshan Homes & Infrastructure Pvt Ltd	In respect of lease hold Commercial Plot bearing Plot No.C3-D , SECTOR-129,JAYPEE GREENS WISH TOWN NOIDA U.P having plot area of 10,365.0sq Mtr only vide sub lease deed duly registered vide registration record as Book No. 1 Jild No. 13406 pages 353 to 376 at sl no. 1815 dated 28.03.2023
6.	List of Encumbrances I. Nature of encumbrances *Charge under contract *Mortgage *Negative Lien *Lease/ Tenancy *Right of Maintenance/ reversion		No registered encumbrance is found with records of Sub-Registrar-II, Noida. Hence, the property is not having any Registered charge, lien or mortgage and having a clear and absolute leasehold title thereto

	<ul style="list-style-type: none"> *Charge by operation of law *Preemption Rights *Right to Specific Performance under an agreement to sell *Liens/ First Charge under Laws *Right of reversion to Government *Lis Pendants <p>2. Name of the person in whose favour encumbrance is subsisting</p> <p>3. Date of which encumbrance has to come into existence</p>	<p>in favour of Gulshan Homes & Infrastructure Pvt Ltd Except the Charge created from JM Financial Credit Solutions Limited for availing financial assistance. A copy of extract from MCA 21 of Company Affairs is attached herewith for perusal and record please.</p>
7.	<p>View on encumbrance</p> <p>In the case of encumbrance, the advocate should clearly opinion as to</p> <ul style="list-style-type: none"> *How far such an encumbrance would affect the value of the property *Any permission/ approvals are required for the bank to create security *The extent to which bank's security would be jeopardized because of encumbrance manner and cost of removal encumbrance 	<p>No registered encumbrance is found with records of Sub- Registrar-II Noida against the above said property while conducting search but the above property of the Builder is under mortgage with JM Financial Credit Solutions Limited as appearing from the record of MCA 21 of Ministry of Corporate Affairs.</p>
8.	Regulatory issue	<ul style="list-style-type: none"> *Whether the property is affected by land ceiling law No. Whether the property is affected by land fragmentation No. Whether the property is affected by forest law. No. Whether the property is affected by planning law No.



		<p>Whether the property is affected by urban and ceiling law. No.</p> <p>Whether the property is affected by rent restriction/control law No.</p> <p>Whether the property is affected by environment law No.</p> <p>Whether the property is affected by user restriction under municipal/ revenue law. No.</p> <p>Any other regulatory issued relating to property such as requirement of permission from development authority under law relation to industrial and park No.</p>
9.	<p>View on Regulatory hurdles If the property is affected by regulatory issues, the Advocate has to give a clear view, as to</p> <p>*How far such an encumbrance would affect the values of the property</p> <p>*Any permission/ Approvals are required for the bank to create security</p> <p>*The Extent to which Bank's Security would be jeopardized because of encumbrances</p> <p>*Manner and cost of removal of encumbrances</p>	<p>There are no regulatory hurdles.</p>
10.	<p>List of documents/ title deed provide to the advocate and perused by him</p>	<p><u>The following documents were provided to the undersigned:</u></p>



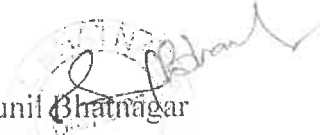
		<ol style="list-style-type: none"> 1. Copy of Sub lease deed executed by JAL & JIL in favour of M/s Gulshan Homes & Infrastructure Pvt Ltd dated 28.03.2023 2. Copies of all approval from competent authorities. 3. Copy of all payment receipts made for grant of various approval applied online and approval of the same are expected shortly . 4. Copy of sanction Map approval from Noida Authority applied for which is expected very shortly.
11.	<p>List of documents found out while examining the deeds as above and in the search in the office of Sub-Registrar/ Revenue Authorities affecting the property and examined.</p> <p>Inspection of records has been made by the undersigned from 30 years i.e. year 1992 to 06.02.2023 (In the event is not possible, it should be at least for a period of 13 years giving reasons why 30 year is not possible)</p>	<p>I have visited the office of Sub-Registrar-I Noida on dated 22nd May, 2024 for inspection of the title deeds for the above property and found that the present property is very much owned by M/s Gulshan Homes and Infrastructure Pvt Ltd by virtue of Transfer Deed of Lease Hold rights dated. 28.03.2023.</p> <p>Inspection of records has been made by the undersigned for last 13 years only as it is authority allotted residential Commercial land under a development agreement with J P Infratech Pvt. Ltd and hence verification of prior record for acquiring land by Noida authority or Yamuna Expressway authority is not required and the Transfer of Lease hold rights is also registered with effect from 28.03.2023, hence only last 13 years record is searched and verified. Copy of the same is attached herewith.</p>
12.	<p>List of further documents called for examined and perused.</p> <ul style="list-style-type: none"> • Advocate should provide the list of 	<p>I have obtained copy of the original sub lease deed and the same shall be uploaded with RERA side with all approval obtained by the builder and the undersigned has checked the registration record of the above property from</p>



	<p>further documents asked for and examined</p> <ul style="list-style-type: none"> On Case further documents are not necessary, the advocate should make a statement here that further documents are not necessary 	<p>the Index register maintained with the office of SRO and compared with its Certified copy and found the same in order which are properly stamped and having a clear and absolute title in favour of present builder M/s Gulshan Homes & Infrastructure Pvt Ltd vide sub lease deed dated 28.03.2023.</p> <p>N/A</p> <p>N/A</p>
13.	Whether the documents examined are duly stamped as per the stamp rule.	Yes, I have examined certified documents of the said property and found that the lease deed is duly stamped as per the stamp Act.
14.	Whether registration endorsement are in order.	Yes, properly registered
15.	Certificate of Examination.	<p>I have perused the chain documents placed before me for legal opinion with regard to the subject property by the bank and has conducted the inspection of the documents, record and index register with the records of Sub-Registrar-II Noida in respect of the above said property and hereby certify that:</p> <p>I have not seen the original documents of the above property as the same is under mortgage with JM Financial Credit Solutions Limited. but has verified and examined the said documents from the office of SRO while conducting search on 22nd May 2024 and found that each and every page of the documents required for giving the title clearance certificate and do not find that</p>

		It is suggested that a prior NOC should be obtained from its financier before execution of any sub lease deed / transfer deed in respect of Build up dwelling unit in favour of intended purchaser or any long lease.
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Submitted accordingly.


Sunil Bhatnagar
Advocate

		transactions under the documents Sham and Fictitious.
16.	Certificate of title	<p>This is to Certify that the title of the property of the Builder is clear and marketable without any further act on the part of builder/ intended borrower and the intended borrower / flat allottee shall be entitle to mortgage their intended flat with any financial Company/ Bank against grant of financial assistance/ Home Loan for purchase of their intended flat or commercial space as may be sought by the borrower.</p> <p>It is to certify that the provision of SARFAESI Act, 2002 shall apply to the property being purchased by any individual borrower in the above project of the builder and the mortgage property shall be covered under the provision of SARFAESI Act 2002 if so required at any time in future.</p>
17.	<p><u>The following documents are required to create EM on grant of financial assistance or at the time of getting sub lease deed or purchasing any dwelling unit/ commercial space.</u></p> <ol style="list-style-type: none"> 1. Copy of Original allotment 2. Copy of Sub Lease deed 3. Copy of completion certificate 4. Original Transfer of Lease Hold rights in favour of intended purchaser / Flat Buyer / Borrower. 	
18.	Any other suggestion or advice to protect the security interest of the bank.	<p>The physical property should be verified by the intended purchaser / sub lessee and present possession of the above property should be verified whether it is in the possession of Tehant or by the present owner.</p> <p>The EM against the above property title, if so created, by any Bank or financial institution shall be covered under the provision of SARFAESI Act 2002, if, so required at any time in future.</p>

[Handwritten signature]

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक नोएडा द्वितीय

क्रम संख्या 2024147010769

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 22/05/2024

प्रस्तुतकर्ता या प्रार्थी का नाम सुनील भटनागर एड

लेख का प्रकार: मुआयना 2011 वर्ष से 2024 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

22/05/2024

दिनांक जब लेख प्रतिलिपि या तलाश

22/05/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB-REGISTRAR-I
NOIDA

Document Inspection Receipt

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला
उपनिबन्धक नोएडा द्वितीय क्रम संख्या 2024147010775
गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 22/05/2024
प्रस्तुतकर्ता या प्रार्थी का नाम सुनील भटनागर एंड
लेख का प्रकार: मुआयना 2011 वर्ष से 2024 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
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5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100
शुल्क वसूल करने का दिनांक 22/05/2024
दिनांक जब लेख प्रतिलिपि या तलाश 22/05/2024
प्रमाण पत्र वापस करने के लिए तैयार किया
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB-REGISTRAR-II
NOIDA

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: नोएडा गौतम बुद्ध नगर

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202414700204
आवेदक का नाम	सनील भटनागर
आवेदक का पता	साहिबाबाद गाजियाबाद
आवेदन तिथि	28-05-2024
भुगतान तिथि	28-05-2024
चालान संख्या	NIB240326833
मोबाइल	9810243568
धनराशि रु०	100 /-

कार्यालय उपनिबन्धक नोएडा द्वितीय गौतम बुद्ध नगर जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202414700191

प्रमाण संख्या :22024147000188

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

श्री- सुनील भटनागर पुत्र- पी.एम.एस 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 129, वार्ड/परगना- द्वितीय, व्यवसायिक- गुलशन होमस एंड इनफ्रास्ट्रक्चर, पलाट नं सी3-ई1
सैक्टर 129 जेपी ग्रीनस विश टाउन नोएडा, पलाट नं सी3-ई1

मै एतद्वारा प्रमाणित करता हू कि ईडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 21/05/2012 से दिनांक 21/05/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :25-05-2024

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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।
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 सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: ओमकार वर्मा।
मिलान करने वाले निबन्धन लिपिक : -।

KAILASH
NATH
SINGH

Digitally signed by
KAILASH NATH SINGH
Date: 2024.05.25
15:56:46 +05'30'

उपनिबन्धक नोएडा द्वितीय
गौतम बुद्ध नगर

प्रिंट करें



**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Registrar of Companies Delhi
4, New Delhi, 4th Floor IFCI Tower, 61, Delhi, 110019, India

Certificate of registration of charge

[Pursuant to sections 77(1) and 78 of the Companies Act 2013 and sub-rule (1) of rule 6 of the Companies (Registration of Charges) Rules, 2014]

Corporate Identity Number or Foreign Company Registration Number: **U70101DL2010PTC211975**

Name of the company: **GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED**

Charge Identification Number: **100714485**

SRN: **AA2186018**

REF.: Creation of charge dated 27/03/2023 between GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED (first party) and JM FINANCIAL CREDIT SOLUTIONS LIMITED (second party)

This is to certify that pursuant to the provisions contained in Chapter VI of the Companies Act, 2013, the above mentioned charge dated the TWENTY SEVENTH day of MARCH TWO THOUSAND TWENTY THREE created by the above named company in favour of JM FINANCIAL CREDIT SOLUTIONS LIMITED to secure the amount of rupees one hundred crore has been registered and assigned a Charge Identification Number as mentioned above in the Register of Charges, in accordance with the provisions contained in that behalf in Chapter VI of the said Act.

Given under my hand at New Delhi this TWELFTH day of MAY TWO THOUSAND TWENTY THREE

Document certified by DS DS MINISTRY OF CORPORATE
AFFAIRS (GOVT OF INDIA) 1 <sumitgun1982@gmail.com>.

Digitally signed by
DS DS MINISTRY OF CORPORATE
AFFAIRS (GOVT OF INDIA) 1
Date: 2023.05.12 12:32:33 IST

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
Registrar of Companies
Registrar of Companies Delhi

Mailing Address as per record available in Registrar of Companies office:
GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED
FLAT NO.-7, 3 FLOOR, PLOT NO.-4 DAYANAND VIHAR, NA, DELHI, East Delhi-110092, Delhi, India





**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Registrar of Companies Delhi
4, New Delhi, 4th Floor IFCI Tower, 61, Delhi, 110019, India

Certificate of Registration for Modification of charge

[Pursuant to section 79(b) of the Companies Act 2013 and sub-rule (2) of rule 6 of the Companies (Registration of Charges) Rules, 2014]

Corporate Identity Number or Foreign Company Registration Number: **U70101DL2010PTC211975**

Name of the company: **GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED**

Charge Identification Number: **100714485**

SRN: **AA3679410**

REF.: Modification of charge dated 27/03/2023 modified on "08/08/2023" made between GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED (OF THE ONE PART) and JM FINANCIAL CREDIT SOLUTIONS LIMITED (OF THE OTHER PART)

This is to certify that pursuant to the provisions contained in Chapter VI of the Companies Act, 2013, the above mentioned charge has been modified in the following manner:

Charge modified vide execution of two Memorandum of Entry dated 08.08.2023 by deposit of title deeds over the Immovable Property situated at Plot No. C3D and Plot No C3E1, Sector-129, Noida

and the above modification has been registered and assigned a Charge Identification Number as mentioned above in the Register of Charges, in accordance with the provisions contained in that behalf in Chapter VI of the said Act.

Given under my hand at New Delhi this SEVENTEENTH day of AUGUST TWO THOUSAND TWENTY THREE

Signature Not Verified

Digitally signed by
DS DS MINISTRY OF CORPORATE
AFFAIRS (GOVT OF INDIA) 1
Date: 2023.08.17 16:48:08 IST

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
Registrar of Companies
Registrar of Companies Delhi

Mailing Address as per record available in Registrar of Companies office:
GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED
FLAT NO.-7, 3 FLOOR, PLOT NO.-4 DAYANAND VIHAR, NA, DELHI, East Delhi-110092, Delhi, India

