

TITLE INVESTIGATION REPORT

1. ASSIGNMENT:

ASA Legal Services LLP New Delhi have been engaged to conduct the search of the records of the office of concerned Sub Registrar of Assurances with respect to Plot No. 07, admeasuring 91308 Sq. Mtrs. situated in Sector-Techzone-4, at Greater Noida Industrial Development Area, District Gautam Budh Nagar (Uttar Pradesh) (hereinafter refer to as "Said Property") owned by M/s A. L. Softweb Pvt. Ltd. ("Owner" or "Lessee").

2. SCOPE OF ASSIGNMENT:

The scope of this report is limited strictly to conducting searches at the office of Sub-Registrar of Assurances Sadar, Gautam Budh Nagar, Uttar Pradesh, from the year 2012 to 11.07.2025 to find out the ownership/Leasehold right of the Said Property.

3. DETAILS OF LAND:

Plot No. 07, measuring 91308 Sq. Mtrs. situated in Sector-Techzone-4, at Greater Noida Industrial Development Area, District Gautam Budh Nagar (Uttar Pradesh). (hereinafter referred to as "the said Plot")

4. ASSUMPTIONS

In this title investigation report, we have assumed (without making any investigation) as under:

- 4.1 Due precautions have been taken at the time of searches at the office of Sub-Registrar of Assurances. However, the same is often not reliable as certain records are not being properly updated/maintained.
- 4.2 This Report is strictly confidential in nature and is made available to the recipient on the basis of confidentiality undertaking wherein the recipient agrees not to disclose any information to any third party which is available in the Report except as expressly permitted by us;
- 4.3 This Report does not express any opinion as to the valuation or the commercial aspect of the Said Property and is restricted to know the present owner of the Said Property.

5. DEVOLUTION OF TITLE

Devolution of title of the Demised Property based on the documents is as under:

- 5.1 The Greater Noida Development Authority (GNIDA) allotted the said plot to M/s A. L. Softweb Pvt. Ltd. by allotment letter dated 26.11.2008 measuring 1,00,000/- Sq. Mtrs. (as per lease plan 91308 Sq. Mtrs.) on the lease premium of Rs.20,31,00,000/- and Lease Rent of Rs.46,36,164/- annum.

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Subsequently GNIDA executed a lease deed on 31.10.2012 with respect to the said plot i.e. Plot No. 7, measuring 91308 Sq. Mtrs. situated in Sector-Techzone-4, at Greater Noida Industrial Development Area, District Gautam Budh Nagar (Uttar Pradesh) in favour of M/s A. L. Softweb Pvt. Ltd., on various terms and conditions as mentioned therein, for 90 years from the execution of the Lease deed. The said Lease Deed is duly registered with Sub-Registrar Sadar, Gautam Budh Nagar at Serial Number 21030 on dated 31.10.2012 in the Book I, Index II and duly pasted on Volume No. 118 at pages 1-34 ("Lease Deed"). Page 1 of 2.

6. SRO SEARCH:

The searches were carried out at the office of the Sub Registrar-Sadar, Gautam Budh Nagar on 18.12.2025, vide receipt No. 2025145086131 for the period 2012 to 2020, and at the office of the Sub Registrar-Dadri, Gautam Budh Nagar on 19.12.2025, vide receipt No. 2025149112796 for the period 2020 to 18.12.2025, where it was found that lease deed no. 21030 dated 31.10.2012 executed by GNIDA in favour of M/s A. L. Softweb Pvt. Ltd. are duly registered and additional copy of the same is pasted in the respective Volume. Further, we could not find any entry which may adversely affect the right, title and interest of Lessee.

7. CONCLUSION:

On the basis of Sub-registrar office searches, Greater NOIDA Industrial development Authority is the Owner/Lessor and M/s A. L. Softweb Pvt. Ltd. is the Lessee of the said plot i.e. Plot No. 7, measuring 91308 Sq. Mtrs. situated in Sector-Techzone-4, at Greater Noida Industrial Development Area, District Gautam Budh Nagar (Uttar Pradesh) for a period of 90 years commencing from execution of lease deed, subject to compliances of terms of allotment letter/lease deed/ I letter dated 26.11.2008 and 31.10.2012 and payment of lease rent, and the Property is to be used for IT/ITES and M/s A. L. Softweb Pvt. Ltd. cannot transfer the Property without the prior permission of the Lessor.

We opine accordingly.



Krishan Kumar Singh
Advocate
Enrollment No.: UP01448/08
For ASA Legal Services LLP
Date: 18.12.2025.

Disclaimer: The opinion is strictly based on the accessible records as available in the records of the respective Sub Registrar, limited only to the extent of the searches carried out for the period 2012 to 18.12.2025. We have not examined any other document of title or approval/sanctions in respect of the said Property. It is presumed that the copies of all documents submitted to us are the copy of original documents and requisite authorizations have been obtained for execution of the documents. This Search report is for the strict and sole use of the Lender only. Our opinion is prepared in accordance with the applicable Indian laws.