

VIRENDRA KUMAR GARG(Advocate)

Advocate No. 3431/93

Address: - 169, Sub-Registrar Office, Sector-Gamma-II, Greater Noida, Distt-G. B. Nagar-UP

Mobile No-9911810611

Dated: 29/05/2026

With due Respect,

ENCUMBRANCE CERTIFICATE

Subject: Title Search Report in respect of the Leasehold Commercial Builder Plot No. SLC-8/G/2, Sector-Delta-II, Greater Noida, area 2313.47 sq.mtr. allotted and leased to M/s. DTR Developers LLP (a Limited Liability partnership firm) by Greater Noida Industrial Development Authority (GNIDA).

Sir,

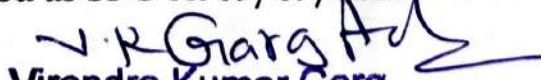
As per your request I visited the office of Sub Registrar, Greater Noida on 26/05/2026 and inspected the record of Commercial Builder Plot No. SLC-8/G/2, Sector-Delta -II, Uttar Pradesh, the inspection/search report is as follows:

Documents Provided by M/s DTR Developers LLP :

Lease Deed executed on 02/12/2025 between M/s. DTR Developers LLP and GNIDA and duly registered with the Sub-Registrar Sadar Greater Noida, Gautam Budh Nagar, U.P. bearing Document No: - Book no. 1, Volume no. 48173, Pages no. from 281 to 324 at Serial no. 38154 dated 05/12/2025

LESSEE INFORMATION

M/s DTR Developers LLP (a Limited Liability partnership firm of M/s. Shree Shyam International, a proprietorship firm Sh. Pawan Kumar Goel as its Proprietor & M/s. Triunity Housing Private Limited) its LLPIN -ACR -2233 duly registered with the ROC UP-II and having its registered office at K-415, Site-5, Kasma Industrial Area, Alpha Greater Noida, Gautam Buddha Nagar, Uttar Pradesh-201310. The LLP was incorporated as SPC on 09/09/2025/


Virendra Kumar Garg

Advocate

29/5/2026

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LESSOR INFORMATION

Greater Noida Industrial Development Authority, an Authority Constituted under the provision of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) having its office at Plot-01, Knowledge Park -04, Greater Noida, Gautam Budha Nagar, Uttar Pradesh, 201310

TITLE SEARCH REPORT:

Nature of Title of Property:

The Leasehold Commercial Builder Plot No. SLC-8/G/2, Sector-Delta-II, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh area 2313.47 Sq. Mtrs. was leased for a period of 90 years commencing from 02/12/2025 to 01/12/2115, on instalment basis a Lease Deed is registered in Favor of the Lessee, Plot bounded are as under:

North	:-Delta-II, residential Sector
South	:- 60 Mtr. Road
East	:- Plot No-01
West	:- Plot No-03

DOCUMENTS

While conducting the investigation, we examined a photocopy of the allotment letter issued to M/s. Shree Shyam International Consortium with M/s. Triunity Housing Private Limited dated 30th July, 2025 vide letter no. GNIDA/COM/CPS-5/2024-25/7183 and the Lease deed duly executed on 02/12/2025 between Greater Noida Industrial Development Authority and M/s. DTR Developers LLP duly registered with the Sub-Registrar Greater Noida, Gautam Budh Nagar, U.P. bearing document no : Book no. 1, Volume no. 48173, Pages no. from 281 to 324 at Serial no. 38154 dated 05/12/2025.

CERTIFICATE OF TITLE & MARKETABILITY

This is certified that on the basis of inspection conducted in office of Sub Registrar Greater Noida, I certify that M/s DTR Developers LLP (a Limited Liability partnership firm of M/s. Shree Shyam International, a proprietorship firm Sh. Pawan Kumar Goel as its Proprietor & M/s. Triunity Housing Private Limited) has a legal, valid and marketable title on lease-hold basis for Commercial Builder Plot No. SLC-8/G/2, Sector-Delta-II, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh area 2313.47 sq. mtrs.

Conclusion :

Virendra Kumar Garg 29/5/2026
Virendra Kumar Garg
Advocate

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That after inspection of record I found that M/s DTR Developers LLP (a Limited Liability partnership firm) is the Lessee of Plot No. SLC-8/G/2, Sector-Delta-II, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh and M/s DTR Developers LLP (a registered partnership firm) has the legal marketable title and having leasehold rights in the demised plot for a period of 90 years commencing from 02/12/2025 on instalments.

That as per "Non Encumbrance Certificate" bearing no. 22026145001109 dated 29/05/2026 issued by Sub Registrar, Sadar, Greater Noida, Gautambudh Nagar, Uttar Pradesh, no mortgage found in respect of above mentioned land and the copy of the same was obtained and annexed herewith.

The land is free from encumbrances (loan, lien, litigation). There is no charge of any bank or the Financial Institutions on the above said plot.

Yours faithfully

Virendra Kumar Garg
Virendra Kumar Garg
Advocate

VIRENDRA KUMAR GARG

Advocate

Reg. No. 3431/93

कार्यालय उप निबंधक सदर ग्रेटर नोएडा गौतम बुद्ध नगर
जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202614501208

प्रमाण संख्या :22026145001109

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

श्री- वी के गर्ग एड पुत्र- । 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 डेल्टा-२, वार्ड/परगना- ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण, व्यवसायिक- मैसर्स डीटीआर डवलपर्स एलएलपी द्वारा पवन कुमार गोयल, कामर्शियल प्लॉट नं०- एसएलसी-८/जी/२ एरिया 2313.47वर्ग मी० सैक्टर डेल्टा-025 ग्रेटर नोएडा, .

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2015 से दिनांक 24/05/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :29-05-2026

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे 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 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 संपत्ति के स्वत्व का प्रमाण नहीं है।

5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **क्षमा गुप्ता।**

मिलान करने वाले निबन्धन लिपिक: **कृष्ण कुमार शर्मा।**

KSHMA

Digitally signed by

KSHMA

Date: 2026.05.29

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उप निबंधक सदर ग्रेटर नोएडा
गौतम बुद्ध नगर

प्रिंट करें