

SAURABH VERMA (ADVOCATE)

Enrollment No-UP E-9565/12
Chamber No-L-18, Tehsil Sadar Ghaziabad.

Mob No-9911586466

M/s. PRASU DIVYANSH INFRAHEIGHT LLP
Reg Office at -A-134, 3rd Floor Corenthum Tower
Sector-62, Noida, District Gautam Budh Nagar 201301

Dear Sir,

Regarding: Legal Opinion and Non-Encumbrance Certificate in respect of the **Property No. /Group Housing Plot No. 09, area 16276.70 sq. mtrs, Chorasia Estate, Sector- Pi-01 & 2, Greater Noida, District- Gautam Budh Nagar** owned by M/s PRASU DIVYANSH INFRAHEIGHT LLP, having Reg. office at A-134, 3rd Floor, Corenthum Tower, Sector-62, Noida, District Gautam Budh Nagar-201301

I have scrutinized the Title documents Pertaining to the said property fully detailed and discussed herein below. My report is as under:

Part I - DESCRIPTION OF PROPERTY

Group Housing Plot No. 09, area 16276.70 sq. mtrs, Chorasia Estate, Sector- Pi-01 & 2, Greater Noida, District Gautam Budh Nagar, bounded as under:

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North:- As per Lease Plan Attached
South:- As per Lease Plan Attached
East:- As per Lease Plan Attached
West:- As per Lease Plan Attached

Part II - DESCRIPTION OF DOCUMENTS SCRUTINIZED

• Lease Deed dated 14.02.2025 duly registered with the Sub Registrar Sadar, Greater Noida, District- G.B. Nagar, Uttar Pradesh as Book No. 1, Volume-46518, Page No. from 379 to 508, Document no. 5340 on 14.02.2025 executed by Greater Noida Industrial Development Authority (GNIDA) in favour of M/s PRASU DIVYANSH INFRAHEIGHT LLP (SPC of M/s PRASU INFRABUILD PVT LTD & M/s DIVYANSH INFRAHEIGHT LLP a limited Liability Partnership incorporated under the Limited Liability Partnership Act-2008 (LLP-Act) and having its registered office at A-134, Corenthum Tower, Sector-62, Noida, District- Gautam Budh Nagar-201301.

Part III- Flow OF Land

Greater Noida Industrial Development Authority has done allotment of the said property i.e. **Group Housing Plot No. 09, area 16276.70 sq. mtrs, Chorosia Estate, Sector- Pi-01 & 2, Greater Noida, District- Gautam Budh Nagar** in favour of M/s PRASU DIVYANSH INFRAHEIGHT LLP (SPC of M/s PRASHU INFRABUILD PVT LTD & M/s DIVYANSH INFRAHEIGHT LLP vide-Allotment Letter No. GNIDA/BRS-01/2024-2025/1393 dated 23.09.2024. Further that, Greater Noida Industrial Development Authority executed the lease deed of the said group housing plot for 90 years in favour of M/s PRASU DIVYANSH INFRAHEIGHT LLP

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(SPC of M/s PRASU DIVYANSH INFRAHEIGHT LLP & M/s DIVYANSH INFRAHEIGHT (P) LTD vide Lease Deed registered on dated 14.02.2025 in volume no. 46518 vide document no. 5340 on pages 379-508. As per the said Lease Deed, the said Group Housing Plot will be use for the purpose of constructing Residential Flats and support facilities according to setbacks and building plan approved by GNIDA. M/s PRASU DIVYANSH INFRAHEIGHT LLP will construct flats on the said group housing plot after getting building sanction map approved by GNIDA.

I hereby certify that the registration particulars-number, date and page particulars etc., as shown in the copy of title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar / Registrar of assurances. I further certify that the photograph of Auth. Signatory of Authority and of the M/s PRASU DIVYANSH INFRAHEIGHT LLP affixed / seen in the title deed tally with records of registration office.

Part IV – NON-ENCUMBRANCE CERTIFICATE

This is to certify that on 18.06.2025, I have made the search in the records of Sub-Registrar, Sadar, Greater Noida, District Gautam Budh Nagar for the last 16 years 2009 to 2025 vide Search Receipt bearing no. 2025145042085 dated 18.06.2025. That it is certified that the property mentioned in Part I of the opinion is free from all encumbrances, lien, charge and mortgage etc, on behalf of your documents.

SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad

The inspection receipt issued by the office of Sub-Registrar, Sadar Greater Noida. District- G.B. Nagar, towards the inspection fee is enclosed here with.

I Have been Practicing law for ten years.

Saurabh Verma (Advocate)
Enrollment No-UP E-9565/12
Date-18.06.2025

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Advocate
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Enclosure:

- Receipt No 2025145042085 dated 18.06.2025 for inspection for Years 2009 to 2025 issued by Sub-Registrar, Sadar Greater Noida, G.B. Nagar.

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर ग्रेटर नोएडा

क्रम संख्या 2025145051148

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 21/07/2025

प्रस्तुतकर्ता या प्रार्थी का नाम सौरभ वर्मा

लेख का प्रकार: मुआयना 2009 वर्ष से 2025 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

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शुल्क वसूल करने का दिनांक

21/07/2025

दिनांक जब लेख प्रतिलिपि या तलाश

21/07/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


उप निबंधक
(सदर), गौतम बुद्ध नगर