

**HIMANSHU TYAGI**  
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**Reference No.**

**DATED: 14/08/2017**

**To**

**M/s. Saya Homes Pvt. Ltd.**  
**Office at B- 7/45,**  
**Safdarjung Enclave Extension,**  
**New Delhi- 110029**

**Dear Sir,**

**Regarding: Legal Opinion and Non Encumbrance Certificate in respect of the property no. /plot no. 10/1, Vaibhav Khand, Indrapuram, Ghaziabad owned by M/s Saya Homes Pvt. Ltd., having corp. office at Plot no. 10/1, Vaibhav Khand, Indirapuram , Ghaziabad-201014.**

**I have scrutinized the Title document Pertaining to above mentioned property fully detailed and discussed herein below. My report is as under:**

**Part I - DESCRIPTION OF PROPERTY**

**Residential Group Housing Plot bearing No. plot no. 10/1, VaibhavKhand, Indrapuram, Ghaziabad, with FAR of 1,62,473.869 sq. mtr., bounded as under:**

**Part II- FLOW OF TITLE DEED/ DESCRIPTION OF DOCUMENTS SCRUTINIZED**

WHEREAS, M/s Roseberry Developers Pvt. Ltd., (RDPL) after obtaining necessary approval from the Ghaziabad Development Authority (GDA), executed a Transfer Deed in favour of M/s Saya Homes Pvt. Ltd. (hereinafter referred to as the 'Company') in respect of Group Housing Plot No. 10/1, at 10, VaibhavKhand, Indirapuram, Ghaziabad – 201 010 (U.P.) admeasuring 20036 sq. meters (hereinafter referred to as 'said Land') which is duly registered as Document No. 8688 Book No.1 Jild No. 29584 on Pages from 145 to 182 with the Sub Registrar –IV, Ghaziabad (U.P.) on 05.05.2015.

AND WHEREAS RDPL was allotted said land for 90 years of lease by the GDA vide Lease Deed dated 31.03.2008 and the same has been registered in the Office of the Sub Registrar (IV), Ghaziabad (U.P.) vide Book No. 1 Volume No. 10236 on Page No. 377 to 390 at Document No. 11231 dated 30.04.2008.

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 previous owners and of the M/s Saya Buildcon Consortium Pvt. Ltd. affixed / seen in the title deed tally with records of registration office as well as certified copy of the title deed.

**Part III – NON ENCUMBRANCE CERTIFICATE**

This is to certify that on 14/08/2017, I have made the search in the records of Sub-Registrar-IV, Ghaziabad for the years 2006 to 2017 with my fellow Advocate Mr. Kamal Deep Taliyan and have also obtained Search Certificate (Form No.29) from the office of Sub-Registrar-IV, Ghaziabad. That it is certified that the property mentioned in Part I of the opinion is mortgage as per mortgage deed dated 23.09.2016 document no. 16903 Jild no. 32363 and dated 26.10.2016 document no. 18916 Jild No. 32545 and dated 27.11.2016 Document No. 19747 Jild No. 32623. The inspection receipt issued by the office of Sub-Registrar, Greater Noida towards the inspection fee is enclosed here with.

**Part IV – SEARCH IN REVENUE RECORDS**

That State of Uttar Pradesh acquired land at District Ghaziabad and gave it to Ghaziabad Development Authority for planned development of residential over it and GDA in turn entered in a MOU with M/s. Shipra Estate Ltd. for the entire Plot No. 10 from the which the demised property is carved out without any recourse to revenue records thus inspection in revenue records is not possible.

**Part IV A – SEARCH IN MUNICIPAL RECORDS**

That the undersigned has not searched the Municipal records at Ghaziabad as the vicinity in which above-mentioned land is situated does not fall under the area of Municipal Corporation.

**Part IV B – SEARCH IN REGISTRAR OF COMPANIES**

That this is to certify that as per the ROC record as on 14.08.17 the project land mortgaged to Edelweiss Housing Finance Limited and ECL Finance Ltd.



(Himanshu Tyagi)  
ADVOCATE