

ANKUR JINDAL

ADVOCATE

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Date :

23.01.2024

**M/s Prasu Developers 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.-12B area 23,655 sq. mts., Sector- Zeta-1, Greater Noida,
District- Gautam Budh Nagar owned by M/s Prasu Developers LLP, having Reg. office
at A-134, 3rd Floor, Corenthum Tower, Sector-62, Noida, District- Gautam Budd
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.-12B area 23,655 sq. mts, Sector- Zeta-1, Greater Noida,
District- Gautam Budh Nagar, bounded as under:**

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 11.10.2023 duly registered with the Sub Registrar Sadar, Greater Noida, District- G.B. Nagar, Uttar Pradesh as Book No. 1, Volume-43578, Page No. from 69 to 188, Document no.-26425 on 11.10.2023 executed by Greater Noida Industrial Development Authority (GNIDA) **in favour of M/s Prasu Developers LLP** (SPC of M/s Prasu Infrabuild Pvt. Ltd. & M/s Broadway Lniks Pvt. Ltd.) a limited Liability Partnership incorporated under the Limited Liability Partnership Act-2008 (LLP-Act) and having its registered office at A-134, 3rd Floor, Corenthum Tower, Sector-62, Noida, District- Gautam Buddh 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.-12B area 23,655 sq. mts, Sector- Zeta-1, Greater Noida, District- Gautan Budh Nagar** in favour of M/s Prasu Developers LLP (SPC of M/s Prasu Infrabuild Pvt. Ltd. & M/s Broadway Lniks Pvt. Ltd.) vide allotment letter no. GN/Builders/BRS-02/2022-23/2023/334 dated 08.06.2023.

Further that, Greater Noida Industrial Development Authority executed the lease deed of the said group housing plot for 90 years w.e.f. 11.10.2023 in favour of M/s Prasu Developers LLP (SPC of M/s Prasu Infrabuild Pvt. Ltd. & M/s Broadway Lniks Pvt. Ltd.) vide Lease Deed registered on dated 11.10.2023 in volume no. 43578 vide document no. 26425 on pages 69-188. 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 Developers LLP is constructing 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 Developers LLP affixed / seen in the title deed tally with records of registration office.

Part V – NON ENCUMBRANCE CERTIFICATE

This is to certify that on 20.01.2024, I have made the search in the records of Sub-Registrar, Sadar, Greater Noida, District- Gautam Budh Nagar for the last 14 years 2010 to 2024 vide Search Receipt bearing no. 2024145004793 dated 20.01.2024. That it is certified that the property mentioned in Part I of the opinion is free from all encumbrances, lien, charge and mortgage etc. 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.



**ANKUR JINDAL
ADVOCATE
Registration no. UP4142/2005**

Date-23.01.2024

Enclosure:

- Receipt No 2024145004793 dated 20.01.2024 for inspection for Years 2010 to 2024 issued by Sub-Registrar, Sadar Greater Noida, G.B. Nagar.