

## **TITLE INVESTIGATION REPORT**

### **1. ASSIGNMENT:**

ASA Legal Services LLP, New Delhi have been engaged to conduct search of the records of the office of concerned Sub Registrar of Assurances with respect to Plot No. 01, admeasuring 59087 Sq. Mtrs. situated in Sector-142, at Noida, District Gautam Budh Nagar (Uttar Pradesh) (hereinafter refer to as "**Said Property**") owned by M/s SS Technopark 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 Noida-III, Gautam Budh Nagar, Uttar Pradesh, from the year 2016 to 22.08.2023 to find out the ownership of the Said Property.

### **3. DETAILS OF LAND:**

Institutional Plot No. 01, measuring 59087 Sq. Mtrs. situated in Sector-142, at Noida, District Gautam Budh Nagar (Uttar Pradesh).

### **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 New Okhla Industrial Development Authority ("**Noida**" or "**Lessor**") under the Land Acquisition Act 1894, acquired the land and subsequently the acquired land was developed/bifurcated into plots and thereafter NOIDA/ Authority allotted the plots to various entities/individuals for the purpose of setting up of an Urban and Industrial Township.
- 5.2 Noida allotted a plot of land to M/s SS Technopark Pvt. Ltd by allotment letter No. NOIDA/INST/-2016/2386 dated 31.03.2016 measuring 59087 Sq. Mtrs. on the lease premium of Rs.73,04,57,129/- and Lease Rent of Rs.1,8261429/- annum.

**Subsequently** Noida executed a lease deed on 26.7.2016 in favour of M/s SS Technopark Pvt. Ltd., the Lessee, on the terms and condition, contained therein, for 90 years from the execution of the Lease deed. The said Lease Deed is duly registered with Sub-Registrar Assurances III at Serial Number 5314 on dated 27.07.2016 in the Book 1, Index II and duly pasted in Zild No. 5423 at pages 1-34 ("**Lease Deed**").



Pursuant to the aforesaid Lease Deed, Noida has given possession of the Said Property to the Lessee by its letter No. NOIDA/Institutional/2016/3040 dated 28.07.2016.

- 5.3 **Correction Deed:** On 26.04.2019, a correction deed was executed by and between Noida and M/s SS Technopark Pvt. Ltd. on the terms and conditions contained therein, and revising the Said Property area from 59087 Sq Meters to 58535.75 Sq. Meters leaving the remaining area 551.25 Sq. Meters to be used as Green Belt and for entry/exit. The said Correction Deed is duly registered with Sub-Registrar Assurances III at Serial Number 2209 on dated 26.04.2019 in the Book 1, Index II and duly pasted in Zild No. 7146.

6. **SRO SEARCH:**

The searches were carried out at the office of the Sub Registrar-III, Gautam Budh Nagar on 22.08.2023, vide receipt No. 2023148016394, where it was found that lease deed no. 5314 dated 27.07.2016 and Correction deed No. 2209 dated 26.04.2019 executed by **New Okhla Industrial Development Authority** in favour of **M/s SS Technopark 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, New Okhla Industrial Development Authority (**NOIDA**) is the Owner/Lessor and **M/s SS Technopark Pvt. Ltd.** is the Lessee of the Plot No. 01, admeasuring 58535.75 Sq. Meters situated at Sector-Sector 142, Noida, 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/ / letter dated 12.04.2023 and 23.05.2023 i.e. payment of instalment and lease rent, extension of project functional period beyond 31.7.2023 etc. and the Property is to be used for IT/ITES and **M/s SS Technopark Pvt. Ltd.** Cannot transfer the Property before the declaration of the Functional Unit and without the prior permission of the Lessor.

We opine accordingly.



Krishan Kumar Singh  
Advocate  
Enrollment No.: UP01448/08



For **ASA Legal Services LLP**  
Date: 25.08.2023.

**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 2016-21.08.2023. 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.