

NARENDRA KAMBOJ
Advocate
Email: narendra.kamboj95@gmail.com

Off.: 25,VDS Market,Opp. Park
Sector 51, NOIDA- 201301
Mob.-9911997004

TITLE REPORT

To,
The Director,
M/S CTA Softech Private Limited,
Present Address : C-56/9, Sector-62, Noida

Date: 28.01.2026

Dear Sir,

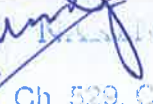
Ref: **Title Opinion of the Lease – hold Institutional plot no. 02, area measuring 20,000.00 sq. mtrs, situated in Sector-142, Noida, District- Gautam Budh Nagar, U.P. in the name of M/S CTA Softech Private Limited.**

With reference to your letter No. dated 02.01.2026 , I, **Narendra Kamboj Advocate**, on the basis of the title deed forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation on 05.01.2026 vide receipt no. 2026148000129, 2026148000130 and submit my report as follows :-


1.	Date of receipt of photo copy of title deed from the Branch.	02/01/2026 Name & designation of the official who delivered the photo copy of title deed and Name & designation of the official, to whom the copy of title deed with the title search report is handed over: Mr. Ashish Sharma, Authorized representative of M/S CTA Softech Private Limited.
2.	Name of the Present owner/ details of the borrower	M/S CTA Softech Private Limited , a company within the meaning of Companies Act 1956, having its registered Office at 201, Empire Apartment M G Road, Sultanpur New Delhi.

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Advocate
Ch. 529, Civil Court (Surajpur)
Gautam Buddha Nagar
E-mail: No. UP02357/08


		CIN - U72200DL2005PTC143288 incorporated on 05/12/2005.
3.	Full Description of the property	Lease – hold Institutional plot no. 02, area measuring 20,000.00 sq. mtrs, situated in Sector-142, Noida, District-Gautam Budh Nagar, which is bounded as under: On the North by:- On the North by :- As per lease plan On the North by:- On the North by:-
3.1		The said Property is Lease-Hold
3.2	Details	Lease–hold Institutional plot no.02, area measuring 20,000.00 sq.mtrs, situated in Sector-142, Noida, District- Gautam Budh Nagar, which is bounded as under: On the North by:- On the North by :- As per lease plan On the North by:- On the North by:-
3.3	Number/ Identification details as per para 3.2 above	Lease – hold Institutional plot no. 02, area measuring 20,000.00 sq. mtrs, situated in Sector-142, Noida, District-Gautam Budh Nagar, which is bounded as under: On the North by:- On the North by :- As per lease plan On the North by:- On the North by:-
3.4	Extent of property as per valuation report	Ask the valuer
3.5	Name of the owner	M/S CTA Softech Private Limited. The Lessor has allotted the above said plot vide allotment letter


 ADVOCATE
 Ch. 529, Civil Court (Surajpur)
 Gautam Buddha Nagar
 Enrolment No. UP02557/08

		no. Noida/Instt/05/519 Dated 17.02.2006 for Development of IT/ITES park.
3.6	Nature of ownership	Lease - hold rights
4.	Tracing of title	<p>The land in question was acquired by U.P. State government Under the Land Acquisition Act 1894 and developed by Noida Development Authority for the purpose of establishing an urban and industrial township. Noida Development Authority developed the land and divided into small institutional plots. Thereafter, Noida Development Authority allotted the plot no.02, in Sector-142, Noida in favor of M/S CTA Softech Private Limited, vide allotment letter no. Noida/ Instt /05/519 Dated 17.02.2006, for the Development of IT/ITES park. After that, Noida executed the Lease-Deed in favour of M/S CTA Softech Private Limited, regarding the said plot on dated 26.12.2007, vide Bahi No.1, Jild No.1168, pages 119--712 at serial No. 3745 in the office of Sub Registrar-III, Noida.</p> <p>It is important to mention here that Noida Authority, due to technical reason could provide the possession of area measuring 18080sq. mtrs. But later on Noida Authority provided the possession of area 1920.00sq. mtrs. In this regard a supplementary deed dated 20.03.2018 was registered. vide Bahi No.1, Jild No.6376, pages 103--124 at serial No. 1367, Dated 20.03.2018, in the office of Sub Registrar-III, Noida</p> <p>Thereafter, the above said Company has obtained essential NOC from different government departments. Noida has already sanctioned Map to construct the building on it. Moreover, Out of total Plot Area of 20,000 sq.mtr., Phase I (Tower-B) is near to completion which is Not proposed for Sale and outside the scope of RERA</p>


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 Ch. 529, Civil Court (Surajpur)
 Gauram Buddha Nagar
 Faridkot, Punjab - 151001, India

		<p>Registration.</p> <p>At present the Company has decided that only land area admeasuring 10,142 sq. mtr. is earmarked for developing Phase II (Tower-A), only which is proposed for sale and RERA Registration, pertaining to Plot no. 02, Sector 142 Noida.</p> <p>Noida Development Authority shall issue a Completion certificate. The property is having clear, valid & marketable title.</p> <p>The above Company shall allot Unit-wise space to the different proposed buyers and NOIDA shall execute the sub-lease Deed in favor of respective proposed buyers.</p>
5.	Title Deeds/ documents, details under which ownership is acquired	As per the documents mentioned in Sr. No. 4 of the opinion.
6.	Certificate of Non-Encumbrance	As desired I have perused chain of documents placed before me for my legal opinion with regard to subject the property.
7.	View an Encumbrance	No, registered encumbrance was found with records of Sub Registrar-Noida but the Company has obtained a loan facility from Axis Finance Limited.
8.	Regulatory issue	None
9.	View on Regulatory hurdles	There is no regulatory hurdle.
10.	List of documents/ deed provided to the advocate and perused by him	I have examined the title document of chain of documents for last 2007-2026 years.
11.	List of documents found out while examine the deeds as above and in the search in the office of Sub Registrar / Revenue Authorities effecting the	None


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	property and examine.	
12.	List of further documents called for examined and perused.	Not required
13.	Whether the documents examined are duly stamped as per the stamped rule.	Yes
14.	While the registration and registered are in order.	Yes
15.	Certification of Examination.	As per the records made available at the time of my inspection at the office of the Sub Registrar, Noida. This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious.
16.	Certificate of title	This is to certify that the title to the property of the present owner is clear and marketable but it is subject to charge/lien of Axis Finance Limited.
17.	List of documents to be deposited for creating the equitable mortgage by deposit of title deeds.	Equitable Mortgage has been created in favour of Axis Finance Limited, Ground Floor, Axis House, C2, Wadia International Centre, P B Marg, Worli, Mumbai-400025. The finance has been availed for Phase I only which is near to completion.
18.	Any other suggestion	<p>Lease-Deed was executed in favour of M/S CTA Softech Private Limited, regarding the said plot on dated 26.12.2007, vide Bahi No.1, Jild No.1168, pages 119-712 at serial No. 3745 in the office of Sub Registrar-III, Noida.</p> <p>It is important to mention here that Noida Authority, due to technical reason could provide the possession of area measuring 18080sq. mtrs. But later on Noida Authority provided the possession of area 1920.00sq. mtrs. In this regard a supplementary deed dated 20.03.2018</p>


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		<p>was registered. vide Bahi No.1, Jild No.6376, pages 103--124 at serial No. 1367, Dated 20.03.2018, in the office of Sub Registrar-III, Noida</p> <p>Before that it was acquired by U.P. government and it handed over the land free from all encumbrance.</p>
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COUNSEL OPINION FINAL CERTIFICATE:

After perusal of the same I further confirm that the document pertaining to title of the property, as inspected by me are Genuine, as lying with the office of the Sub-Registrar, Noida (Gautam Budh Nagar). The provisions of SARFACIE ACT are applicable on the above property.


(Narendra Kamboj)

Advocate

NARENDRA KAMBOJ

Advocate

Ch. 529, Civil Court (Surajpur)

Gautam Buddha Nagar

Enrollment No. 10000/2002

NARENDRA KAMBOJ

Advocate

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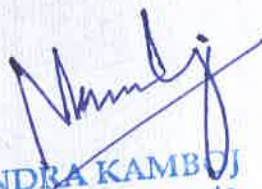
Sector 51, NOIDA- 201301

Mob; 9911997004

Dated 28.01.26

TO WHOM SO EVER IT MAY CONCERN

This is to certify that I am an Advocate practicing in various courts with over 20 years of experience. I am also empaneled with various banks on their panels for title examination of the properties. I am also experienced in land related cases for more than 20 years.


NARENDRA KAMBOJ
Advocate
Ch. 529, Civil Court (Surajpur)
Gautam Buddha Nagar
Enrollment No. UP02557/08

कार्यालय उप निबंधक नोएडा तृतीय गौतम बुद्ध नगर जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202614800007

प्रमाण संख्या :22026148000021

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

श्री- नरेन्द्र कम्बोज पुत्र- कम्बोज 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 ग्राम/मोहल्ला - सैक्टर 142, वार्ड/परगना- तृतीय, व्यवसायिक- सी टी ए सॉफ्टटेक प्राइवेट लिमिटेड , प्लॉट नंबर 02 सेक्टर
विवरण : 142 नॉएडा रकवा 20000 वर्ग मीटर सीमाय नार्थ ग्रीन बेल्ट साउथ 24 मीटर रोड ईस्ट प्लॉट 01 वेस्ट रोड , 02

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 05/01/2014 से दिनांक 05/01/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :14-01-2026

- 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 सम्बंधित 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: **अनुपम मांगलिक।**

मिलान करने वाले निबन्धन लिपिक : **अनुपम मांगलिक।**

SHAILY
CHAUDHARY
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SHAILY CHAUDHARY
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उप निबंधक नोएडा तृतीय
गौतम बुद्ध नगर