

TITLE SEARCH REPORT
OF
LAND ADMEASURING 52,035 SQUARE METERS

COMPRISED IN
PLOT NO. 1, SECTOR 94, NOIDA

Dated
March 03, 2023

ADDRESSED TO
Lavish Buildmart Private Limited

PREPARED BY

KNM&PARTNERS[®]
LAW OFFICES

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INTRODUCTION

Lavish Buildmart Private Limited has appointed / instructed KNM & Partners, Law Offices (“**KNM**”) to conduct a limited title search / due diligence of plot of land admeasuring 52,035 sq. mtrs., bearing Plot No. 1, Sector 94, NOIDA (hereinafter referred to as the “**Project Land**”), leasehold rights of which are presently being held by **Lavish Buildmart Private Limited**, a company incorporated under the Companies Act, 1956, having CIN: U45300HR2007PTC056065 and having its registered office at 6th Floor, M3M Tee Point, North Block, Sector- 65, Gurugram, Haryana 122101 (“**Client**” / “**Addressee**”).

The primary focus of the legal title search has been on the present status of (a) the ownership / title / leasehold rights of the Project Land, (b) encumbrances which may be subsisting over the Project Land, and (c) charges that may be subsisting over the Project Land as reflected in the records maintained with the Registrar of Companies (RoC).

SCOPE OF WORK

Pursuant to the instructions received from the Client to undertake a legal ownership verification of the Project Land, we have conducted a limited legal title search exercise to verify chain of flow of title of the Project Land.

The exercise has been carried out on the basis of documents and information provided to us by the Client. This report is based on the information provided to us, which is assumed to be genuine and proper.

ASSUMPTIONS & DISCLAIMERS

This report is based on following assumptions and accordingly the opinions rendered in this report are subject to these assumptions:

- a) The information and documents provided to us for review, are assumed to be true, complete and accurate copies of the originals. Signatures wherever contained in the documents are authentic and have been made by persons concerned and legally authorized to represent the respective entity, as the case may be. The contracting parties are competent to enter into the documents reviewed.
- b) Each of the information provided to us for review is in full force and effect as on date, incorporates on its face all amendments, which have been made to it and have not been terminated.
- c) We have not made any visit nor carried out any physical inspection of the information and documents shared with us, nor have we carried out any physical inspection of the Project Land and hence this report does not make any comment on status of actual possession, measurement and demarcation of Project Land and other such aspects.
- d) We have not made any inspections or verifications to independently check any litigation pertaining to the Project Land.

- e) This report is limited to the scope of work and limited to review of the information mentioned herein and should not be read as extending by implication to any other matter.
- f) The information provided in this report is subject to change, based on any additional information that may be received after the date of this report.

We have taken due care in conducting the legal due diligence / title search of the Project Land and in preparing this report. However, KNM will not be held responsible and / or do not assume any financial or other liability in excess of 50% of our fees in case any factual or other information contained in this report is found to be incorrect or not true or in any way be held liable in the event of any loss and / or damage suffered by any person on account of any incorrect or incomplete information furnished to KNM which forms the basis of this Report.

In compiling this report, we have acted as lawyers qualified to practice law in India and are not advising on the system of law of any other jurisdiction.

PART-A
DESCRIPTION OF THE DOCUMENTS SCRUTINIZED

S. No.	DOCUMENT SCRUTINISED
Title documents / allotment letters / agreements	
1.	Copy of e-brochure of NOIDA: Scheme Code 2022-23 (Commercial Builder Plot-1) containing detailed terms and conditions for allotment of commercial builder plots in various sectors (including Sector 94 NOIDA), on e-auction basis
2.	Copy of Allotment Letter dated 22.11.2022 bearing No. NOIDA / Commercial / 2022 / 2067 issued by New Okhla Industrial Development Authority (NOIDA Authority), Main Administrative Building, Sector VI, NOIDA 201301 accepting the Client's e-bid for allotment of the Project Land
3.	Copy of Challan No. 800220268 dated 05.01.2023 issued by Canara Bank in respect of payment of balance allotment money by the Client for the Project Land
4.	Copy of Challan No. 800220816 dated 06.01.2023 issued by Canara Bank in respect of payment of lease rent by the Client for the Project Land
5.	Copy of lease deed dated 13.01.2023 executed between New Okhla Industrial Development Authority and the Client registered before the sub-registrar's office at Gautam Budh Nagar on 16.01.2023 as Document No. 223 in Book No. 1, Vol. No. 13301 at pages 255 to 284
6.	Details of charges listed on the website of Ministry of Corporate Affairs

OFFICES VISITED:

Search / enquiries / investigations were made at the following offices:

1. RoC search on its official website at <http://mca21.gov.in/MCA/> on 02.03.2023.
 2. Office of the Sub-registrars at NOIDA on 03.03.2023 to verify any subsisting encumbrances upon the Project Land vide receipt nos. 2023147004973, 2023148004507 and 2023146005056.
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PART-B
PASSING OF TITLE OF THE PROJECT LAND

A. Project Land: being a piece of land admeasuring 52,035 sq. mtrs. located at Plot No. 1, Sector 94, NOIDA:

A1. The New Okhla Industrial Development Authority (NOIDA Authority) released an *e-brochure for Scheme Code 2022-23 (Commercial Builder Plot-1)* containing the terms and conditions for allotment of Commercial Builder Plots in various sectors (including Sector 94) NOIDA on e-auction basis.

The salient features of the said e-brochure are:

- (a) The scheme invited bids via e-auction process for allotment of various plots of land in NOIDA including the Project Land, as per the terms and conditions of participation contained thereunder.
- (b) The allotment of commercial builder plots was done on 'as is where is' basis.
- (c) The Project Land was listed under the said scheme with the following features / description:
 - FAR / Ground Coverage: 4.00 / 50%
 - Reserve Price per sq. mtr.: Rs.1,59,000
 - Total Premium: Rs. 827,35,65,000
 - Earnest Money Deposit: Rs. 82,73,56,500
- (d) The e-bids, as per the process stated under the scheme were invited before 30.09.2022 (bid close date).

A2. **Allotment Letter dated 22.11.2022** bearing No. NOIDA / Commercial / 2022 / 2067 issued by New Okhla Industrial Development Authority (NOIDA Authority), Main Administrative Building, Sector VI, NOIDA 201301 **accepting the Client's e-bid for allotment of the Project Land.**

The salient features of the said allotment letter are:

- (a) The e-bid of the Client for allotment of the Project Land was accepted by NOIDA Authority for a total premium of Rs. 827,35,65,000.
- (b) The Client was instructed to deposit 30% of the total premium money through challans before 20.01.2023. 10% of the total premium was the earnest money.
- (c) The remaining 60% of the total premium money is to be deposited by way of 08 half yearly instalments, the calculation of which have been annexed along with the Allotment Letter.
- (d) The Client was also instructed to execute the lease deed and takeover the possession of the Project Land before 21.03.2023.

A3. **Payment of balance allotment money by the Client:** The payments have been made by the Client within the period prescribed under the terms of Allotment Letter, in the following manner:

- (a) **Vide Challan No. 800220268 dated 05.01.2023** issued by Canara Bank, the Client deposited the balance allotment money with NOIDA Authority
- (b) **Vide Challan No. 800220816 dated 06.01.2023** issued by Canara Bank, the Client made payment of the lease rent of the Project Land for the 1st year of lease to NOIDA Authority

A4. **Lease Deed dated 13.01.2023 executed between New Okhla Industrial Development Authority and the Client** registered before the sub-registrar's office at Gautam Budh Nagar on 16.01.2023 as Document No. 223 in Book No. 1, Vol. No. 13301 at pages 255 to 284.

The salient features of the lease deed are:

- (a) The lease deed has been executed between the NOIDA Authority and the Client within the period prescribed under the terms of the allotment letter.
- (b) The NOIDA Authority (being the lessor) has represented under the Lease Deed that the Project Land forms a part of the land acquired under Land Acquisition Act, 1894 and developed by NOIDA Authority for the purpose of setting up industrial township. The NOIDA Authority has also represented that the Project Land is free from any litigation.
- (c) Further, the NOIDA Authority has indemnified the Client (being the lessee) against any zoning issues or defect in the title of the land.
- (d) The NOIDA Authority has conveyed and transferred the leasehold rights in the Project Land in favour of the Client for a period of 90 years from the date of execution of the lease (i.e., from 13.01.2023).
- (e) The Client (being the lessee) is required to make payment of balance premium amount by way of 08 half yearly instalments. The Client is also required to make payment of yearly lease rent, which shall be:
 - Rs. 1/- per sq. mtr. per year for the first 3 years of the lease; and
 - Thereafter, 2.5% of the total premium per year for the next 7 years of the lease; and
 - Thereafter, for each term of 10 years, the lease rent will be escalated by 50%.
- (f) If the Client defaults in making payment of three consecutive instalments of the balance premium of the Project Land, then the NOIDA Authority has the right to terminate the Lease Deed and to forfeit an amount equivalent to 30% of the total premium of the Project Land.

PART-C
OPINION & OBSERVATIONS

1. **Upon the perusal of the documents provided to us, we are of the opinion that the Client holds the clear and marketable leasehold rights, title and interest of the Project Land comprising the parcel of land admeasuring 52,035 sq. mtrs., bearing Plot No. 1, Sector 94, NOIDA for a period of 90 years from 13.01.2023. The right and interest of the Client in the Project Land is subject to compliance of the terms of the Lease Deed.**
2. The leasehold title in the Project Land has been conveyed to the Client by the NOIDA Authority vide the Lease Deed (mentioned above). As per the representations of the NOIDA Authority under the Lease Deed, the Project Land does not have any pending litigation.
3. **Encumbrances:**
 - 3.1. We have undertaken inspection of the Client on the Official Website of the Ministry of Corporate Affairs i.e. <http://mca21.gov.in/MCA/> on 02.03.2023 to verify registration of charges, if any, on the Project Land. Copy of the challan for the inspection is attached as **Annexure A**. Upon inspection of records, it has been observed that the charges existing as on date, were created before the grant of lease of the Project Land to the Client and accordingly no charge / mortgage could have been created on the Project Land. Also, no information about modification of these charges is available on the website. The details of the charges registered in the name of the Client are specified under **Annexure B** to this report.
 - 3.2. We have inspected the records of the sub-registrar's offices at NOIDA on 03.03.2023 to verify registration of mortgages, if any, on the Project Land. Upon the inspection of records, it has been observed that no mortgage has been registered upon the Project Land as on date. Copies of the Receipts issued by the Sub-Registrar office for the inspection are attached herewith as **Annexure C**.

Yours sincerely,

Sudeep Cecil

KNM & Partners
Law Offices

Encl.: As above.

**MINISTRY OF CORPORATE AFFAIRS
RECEIPT
G.A.R.7**

SRN : X37026895

Service Request Date : 02/03/2023

Payment made into : ICICI BANK

Received From :

Name : AKRITI YADAV

Address : First Floor, The Great Eastern Centre
70, Nehru Place New Delhi
Delhi , Delhi
IN - 00110019

Full Particulars of Remittance

Service Type: Fee for inspection of Public documents

Service Description	Type of Fee	Amount (Rs.)
Inspection of Public documents of LAVISH BUILDMART PRIVATE LIMITED (U45300HR2007PTC056065)	Normal	100.00
Total		100.00

Mode of Payment: Credit Card/Prepaid Card - ICICI Bank

Received Payment Rupees: One Hundred Only

Note: View public documents service is available for 3 hrs per company, from the time the first document is viewed, and is valid for 1 week

Charges Registered

Company CIN/FCRN/LLPIN/FLLPIN U45300HR2007PTC056065

Company / LLP Name LAVISH BUILD MART PRIVATE LIMITED

SNo	SRN	Charge Id	Charge Holder Name	Charges Registered			Amount	Address
				Date of Creation	Date of Modification	Date of Satisfaction		
1	AA1201255	100660046	IDBI TRUSTEESHIP SERVICES LIMITED	29/12/2022	-	-	6000000000.0	Asian Bldg., Ground Floor, 17, R.Kamani Marg, Ballard EstamumbaiMumbaiMH400001IN
2	AA1087369	100626859	STCI FINANCE LIMITED	27/09/2022	-	-	6000000000.0	A/B 1-802, A WING 8TH FLOOR, MARATHON INNOVA, MARATHON NEXG,MumbaiMumbaiMH400013IN
3	T61629671	100504993	ICICI BANK LIMITED	15/11/2021	-	-	885000000.0	ICICI Bank Tower, Near Chakli Circle,Old Padra RoadVadodaraGu390007IN
4	T64223621	100376960	IIFL HOME FINANCE LIMITED	17/09/2020	-	08/12/2021	9000000000.0	IIFL House, Sun Infotech Park, Road No. 16V,PlotNo. B-23,MIDC, Thane Industrial Area, Wagle EstateThaneMa400604IN
5	G75284349	100062148	INDIABULLS HOUSING FINANCE LIMITED	21/10/2016	-	05/01/2018	13110000000.0	M - 62 & 63FIRST FLOOR, CONNAUGHT PLACENEW DELHIDe110001IN

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय
गोतम बुद्ध नगर

क्रम संख्या 2023147004973

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 03/03/2023

प्रस्तुतकर्ता या प्रार्थी का नाम आयुष श्रीवास्तव

लेख का प्रकार: मुआयना 2022 वर्ष से 2023 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

20

शुल्क वसूल करने का दिनांक

03/03/2023

दिनांक जब लेख प्रतिलिपि या तलाश

03/03/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB-REGIS
NOIDA

NOIDA

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर तृतीय

क्रम संख्या 2023148004507

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 03/03/2023

प्रस्तुतकर्ता या प्रार्थी का नाम आयुष श्रीवास्वत एड

लेख का प्रकार: मुआयना 2022 वर्ष से 2023 वर्ष तक

प्रतिफल की धनराशि

- 1 . रजिस्ट्रीकरण शुल्क
- 2 . प्रतिलिपिकरण शुल्क
- 3 . निरीक्षण या तलाश शुल्क
- 4 . मुख्तार के अधिप्रमाणी करण लिए शुल्क
- 5 . कमीशन शुल्क
- 6 . विविध
- 7 . यात्रिक भत्ता

1 से 6 तक का योग

20

शुल्क वसूल करने का दिनांक

03/03/2023

दिनांक जब लेख प्रतिलिपि या तलाश

03/03/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Sub Registrar-III
NOIDA (G.B. Nagar)

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक रादर प्रथम

क्रम संख्या 2023146005056

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 03/03/2023

प्रस्तुतकर्ता या प्रार्थी का नाम आयुष श्रीवास्तव

लेख का प्रकार: मुआयना 2022 वर्ष से 2023 वर्ष तक

प्रतिफल की धनराशि

- 1 . रजिस्ट्रीकरण शुल्क
- 2 . प्रतिलिपिकरण शुल्क
- 3 . निरीक्षण या तलाश शुल्क
- 4 . मुख्तार के अधिप्रमाणी करण लिए शुल्क
- 5 . कमीशन शुल्क
- 6 . विविध
- 7 . यात्रिक भत्ता

1 से 6 तक का योग 20

शुल्क वसूल करने का दिनांक 03/03/2023

दिनांक जब लेख प्रतिलिपि या तलाश 03/03/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB REGISTRAR - I
NOIDA (G. B. NAGAR)



BAR COUNCIL OF DELHI

(Statutory Body Under Advocates Act, 1961)

H.O.: 2/6, Siri Fort Inst. Area, Khel Gaon Marg, New Delhi-49, Ph. : 26498356/5196
Website : delhibarcouncil.com, E-mail : barcouncilofdelhi@rediffmail.com



S.No... **139/S/199-HC** Valid Upto... **30/06/2024**

SUDEEP DAVID CECIL

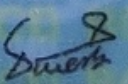
ADVOCATE




Enrolment No ... **D/542-B/2001**

Date of Enrolment
05/05/2001


K.C. Mittal
Chairman


D.K. Singh
Vice-Chairman


Vishnu Sharma
Hony. Secretary