

HIMANSHU TYAGI
Advocate
Chamber No. 303 C.K. Daphatry Block,
Supreme Court of India, New Delhi- 110001
Email. I.D adv.himanshutyagi@gmail.com
Ph: - 9654010728

Reference No.

DATED: 10/08/2017

To

M/s. Saya Buildcon Consortium 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.GC-6/II,G.H.-01,Sector-4, Greater Noida, Distt- Gautam Budh Nagar owned by M/s Saya Buildcon Consortium Pvt. Ltd., having corp. office at Plot no. 10/1, Vaibhav Khand, Indirapuram , Ghaziabad-201014.

I have scrutinized the Title document of the Pertaining to 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. GC-6/II,G.H.-01,Sector-4, Greater Noida, Distt- Gautambudh Nagar, admeasuring 20,947 sq. mtr., bounded as under:

Part II - DESCRIPTION OF DOCUMENTS SCRUTINIZED

- Lease Deed dated 05.05.2010 duly registered with the Sub Registrar, Gautam Budh Nagar, Noida, Uttar Pradesh as Document No. 8016, Cover No. 6110, Book No. 1, Page No. from 371 to 400 on 05.05.2010 executed by issued by Greater Noida Industrial Development Authority in favour of M/s Gaurson Hi-Tech Infrastructure Private Limited.
- Tripartite sub lease deed executed by Greater Noida Industrial Development Authority & M/s Gaursons Hi-Tech Infrastructure Pvt. Ltd in favour of M/s Saya Buildcon Consortium Pvt. Ltd. (hereinafter referred to as the 'Company') in respect of Group Housing Plot No. GC-6/II, Gaur City, Plot No. GH-1, Sector 4, Greater Noida (West) admeasuring 20947 sq. meters in the

Township Gaur City (hereinafter referred to as 'said Land') which is duly registered as Document No. 19919 Book No 1., Jild No. 16211 on Pages from 51 to 80 with the Sub Registrar, Sadar, Gautambudh Nagar on 24.06.2014.

- Map sanctioned by Greater Noida Industrial Development Authority vide letter no. PLG(BP)3247/44/OPA-7297 dated 08.11.2013.
- Map revised by Greater Noida Industrial Development Authority vide letter no. PLG (BP)3247/3059 dated 25.05.2016.
- Letter No. 263/DD/ F.S./Meerut-13(GN)/12 dated 23-01-2016 issued by Deputy Director, Fire Service, Meerut Zone with respect to NOC for the project.
- No objection certificate No.354/Parya/SEAC/3644/2016 dated 04-01-2017 issued by State Level Environmental Impact Assessment Authority, Uttar Pradesh.
- Letter No. F93165/C-1/NOC-1192/2016/9 dated 30-12-2016 issued by Uttar Pradesh Pollution Control Board with respect to NOC Pollution.
- No objection Certificate dated 21-04-2016 issued by Airport Authority.

Part III- FLOW OF TITLE DEED

- WHEREAS M/s Gaurson Hi-Tech Infrastructure Private Limited were allotted Plot No.GH-01, Sector 4, Greater Noida measuring 503216.00 sq. meters on lease hold basis under the Scheme Code RTS 01/2010(I) in Greater Noida, District Gautam Budh Nagar by the Greater Noida Industrial Development Authority (GNIDA) a body corporate under the U. P. Industrial Development Area Act, 1976 vide Lease Deed dated 05.05.2010 duly registered with the Sub Registrar, Gautam Budh Nagar, Noida, Uttar Pradesh as Document No. 8016, Cover No. 6110, Book No. 1, Page No. from 371 to 400 on 05.05.2010.
- AND WHEREAS M/s Gaursons Hi-Tech Infrastructure Pvt. Ltd., after obtaining necessary approval from GNIDA, GNIDA & M/s Gaursons Hi-Tech Infrastructure Pvt. Ltd executed a tripartite sub lease deed in favour of M/s Saya Buildcon Consortium Pvt. Ltd. (hereinafter referred to as the 'Company') in respect of Group Housing Plot No. GC-6/II, Gaur City, Plot No. GH-1, Sector 4, Greater Noida (West) admeasuring 20947 sq. meters in the Township Gaur City (hereinafter referred to as 'said Land') which is duly registered as Document No. 19919 Book No 1., Jild No. 16211 on Pages from 51 to 80 with the Sub Registrar, Sadar, Gautambudh Nagar on 24.06.2014.
- That the builder has obtained NOC for Height, Structure, Fire, Pollution and Environment from various Government Departments and also got the lay out Plan sanctioned from Greater Noida Industrial Development Authority for raising Group Housing Flats.

Note: That as per Sub Lease Deed, Sub Lessee M/s Saya Buildcon Consortium Pvt. Ltd. has paid premium 1,66,98,948 and annual lease rent(till 31.03.2015) to the Lessee/ Lessor and shall have to pay balance 90% premium 16,69,89,484@ 7972 per Sq. Meter within 10 year from the date of allotment to the Lessee alone with 12% interest as per the schedule given in the Sub Lease deed. The Sub Lessee

shall also be liable to pay annual lease rent @ 1% of the total premium for the first 10 years of lease period. The lease rent may be enhanced by 50% after every 10 years.

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 IV – NON ENCUMBRANCE CERTIFICATE

This is to certify that on 08/08/2017, I have made the search in the records of Sub-Registrar, G.B. Nagar for the years 2006 to 2017 with my fellow Advocate Mr. Sharad Tyagi and have also obtained Search Certificate (Form No.29) from the office of Sub-Registrar, Greater Noida. 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, Greater Noida towards the inspection fee is enclosed here with.

Part IV A – SEARCH IN REVENUE RECORDS

That State of Uttar Pradesh acquired land at District G.B. Nagar and gave it to Greater Noida Industrial Development Authority for planned development of residential over it and Greater Noida Industrial Development Authority in turn allotted / Leased out the demised property without any recourse to revenue records thus inspection in revenue records is not possible.

Part IV B – SEARCH IN MUNICIPAL RECORDS

That the undersigned has not searched the Municipal records at Greater Noida as there is no Municipal Authority at Greater Noida.

Part IV C – SEARCH IN REGISTRAR OF COMPANIES

That this is to certify that as per the ROC record as on 10.08.2017 the project land mortgaged to Yes Bank Ltd.


(Himanshu Tyagi)
ADVOCATE