

Virendra Kumar Garg

Notary Advocate, Reg. No. 2874/2007
Sub registrar office Campus, Greater Noida Authority

Ref. No. 1213/2025

Dated:- 28/05/2025

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DETAILED TITLE INVESTIGATION REPORT

In favour of :

M/s PARTH BUILTECH PVT. LTD.
Office No. 21, Ground Floor, Logix Infotech Park,
D-5, Sector-59, Noida, G.B. Nagar

Dated 28/05/2025

Details/Description of the Property

Commercial Plot No. C-7 situated at Sector-12, Greater Noida, Gautam Budh Nagar, U.P. area measuring 10400 Sq. mtr.

Brief history of the property and how the owner has derived the title

As per record of GNIDA & Sub Registrar office, Dadri, Gautam Budh Nagar

This is certified that I have searched the relevant records in the office of Sub-Registrar, Dadri, Gautam Budh Nagar, vide Receipt No. 2025149049273 from 2020 to 2025 on Dated 28/05/2025 in respect of the said property,

- Greater Noida Industrial Development Authority ("GNIDA") as Lessor under its scheme No. CPS-03/2023-24, Form Serial/Event I.D. No. 29161 vide Allotment No. CPS-03/2023-2400006, Allotted the Commercial Plot No. C-7 situated at Sector-12, Greater Noida West, Gautam Budh Nagar, U.P. vide Letter No. GNIDA/COM/CPS-03/2023-24/4894 on dated 23/08/2024.



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2.

2. The Lessor executed a Lease Deed on dated 18.12.2024 which was duly registered with the Sub-Registrar, Dadri, District Gautam Budh Nagar, Uttar Pradesh, registered in Book No 1, Document No. 925, Zild No. 30012 from Pages 301 to 350, having registered on 08.01.2025 (hereinafter referred to as the "Lease Deed") for the lease term of 90 (ninety) years commencing from 18.12.2024 to demise the Said **Commercial Plot No. C-7, situated at Sector-12, Greater Noida West, Gautam Budh Nagar, U.P.** area measuring 10400Sq. mtr.in favour of **M/s PARTH BUILTECH PVT. LTD.**, for the un-expired period of Lease Deed executed in favour of the Lessee by the Lessor.

Therefore **M/s PARTH BUILTECH PVT. LTD.** is legally entitled to develop the Commercial complex for Commercial activities such as shopping malls, showrooms, retail outlets, restaurants, banks, hotels, banquet halls, offices and others such Commercial activities as permitted in the zonal regulations and phase-I master plan 2021 of GNIDA, with the permission of GNIDA.

Thus by this manner **M/s PARTH BUILTECH PVT. LTD.** is acquired the lease hold right of the said immovable property **Commercial Plot No. C-7 situated at Sector-12, Greater Noida West, Gautam Budh Nagar, U.P.** The title of property is complete and the said property is free from all encumbrance charges and marketable.

I hereby certify that title of the said property is free from all encumbrances, liabilities and charges etc and the title of the said property is clear and marketable and chain of title is complete.

Dated:- 28/05/2025 Signature of the Advocate
Place:- Greater Noida



कार्यालय उप निबंधक दादरी दादरी जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202514900463

प्रमाण संख्या :22025149000422

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

श्री- अतुल अग्रवाल एडवोकेट पुत्र- - तहसील दादरी 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-१२ ग्रेटर नोएडा, वार्ड/परगना- दादरी, आवासीय- मैसर्स पार्थ बिल्टेक प्रा०लि०
विवरण : द्वारा श्री राजेश कुमार पुत्र श्री प्रेम महतो , कमर्शियल प्लाट न० सी 7 क्षेत्रफल 10400 वर्गमीटर। , .
मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 14/09/2020 से दिनांक 27/05/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :29-05-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: लोकेश गुप्ता।
मिलान करने वाले निबन्धन लिपिक : उमेश मोहन।

VIKAS
GAUTAM

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Date: 2025.05.29
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उप निबंधक दादरी
गौतम बुद्ध नगर

प्रिंट करें

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक दादरी

क्रम संख्या 2025149049273

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 28/05/2025

प्रस्तुतकर्ता या प्रार्थी का नाम वीरेन्द्र कुमार गर्ग एड

लेख का प्रकार: मुआयना 2020 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग

60

शुल्क वसूल करने का दिनांक

28/05/2025

दिनांक जब लेख प्रतिलिपि या तलाश

28/05/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबंधक
दादरी, गौतम बुद्ध नगर

Form – RA 8

Affidavit/ Declaration on Credit Facilities availed for the Project

To,

The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala kankar House Road,
Old Hyderabad, Lucknow, Uttar Pradesh- 226007

Sub: Affidavit/ Declaration on Credit Facilities availed for the Project “Nirala Gateway”

I, Bijendra Kumar Gupta S/o Bisheshwer Nath Gupta, Director of M/s Parth BUILTECH Private Limited, (hereinafter referred as “Promoter”) duly authorized by the promoter of the proposed project, vide Board Resolution dated 21ST April, 2025, do hereby solemnly declare, undertake and state that the credit facilities (secured/unsecured) have not been availed/ are not in the process of finalization for the project Nirala Gateway as on the date.

I also undertake that any secured/unsecured project finance availed for the project will be deposited in the separate account only.

S. No.	Details	
a.	Name of Lender	Not Applicable
b.	Address of Lender's Office/Branch	Not Applicable
c.	Date of Borrowing/first Disbursement	Not Applicable
d.	Amount sanctioned	NIL
e.	Amount disbursed	NIL
f.	Outstanding amount as on the date of Affidavit	NIL
g.	Details of Project Assets given as Mortgage/Security	Not Applicable

2. I undertake that funds from the declared credit facility will be deposited in the separate account only is not applicable as no credit facility has been availed by us as on date.

3. I also confirm that the certificate to be given by the Chartered Accountant certifying all the borrowings on date, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is not applicable as no credit facility has been availed by us as on date.



Parth BUILTECH Private Limited

Authorized Signatory

4. I confirm that the certificate issued by the lending bank/institution as required under para 10(ii) of the project account directions issued by U.P. RERA is not applicable as no credit facility has been availed by us as on date.

For Parth BUILTECH Private Limited

[Handwritten Signature]
Authorised Signatory
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Noida on this 01.05.2025.

For Parth BUILTECH Private Limited

[Handwritten Signature]
Authorised Signatory
Deponent



[Handwritten Signature]
ATTESTED
RENU BALA
Regd. No. 16727
Notary Public
Govt. of India

01 MAY 2025