

Date: -12.04.2022

TO WHOMSOEVER IT MAY CONCERN

That I, Nityanand Singh, Advocate, Enrolment No.-D-1931 /2003 registered with Bar Council of Delhi having experience of more than 18 years in the land related matters and duly qualified to furnish the Title search report cum encumbrance certificate as specified by UP-RERA for Mahagun Millennia project of the Company Mahagun Housing and Construction Pvt Ltd.

For Naks & Partners



Nityanand Singh (Advocate)
D-1931/2003

Gurugram:

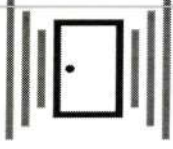
485-B, A Block
Ansal's Palam Vihar
Gurugram, 122017
+91-124-407 1507

Mumbai:

C-28, Plot No. 804, Charkop Sailochan
Complainant-OP Housing Society
Road No. RSC-2, Sector-8, Charkop
Kandivali (West), Mumbai-400 067

Bangalore:

534, 10 Main, First Floor
2nd Block, Rajajinagar
Bangalore-560 010
Karnataka



NAKS & PARTNERS
— ADVOCATES & SOLICITORS —

HEAD OFFICE: 28/142, Ground Floor, West Patel Nagar, New Delhi-110008

+ 91 9999130332
+ 91 9350558186
011 45075638
nitya@nakslaw.com
www.nakslaw.com

REF: NAKS/LSR/2022/March/105

Date: - 22.03.2022

M/s. Mahagun Housing & Construction Private Limited

C-227, Vivek Vihar, Phase-1, Delhi East Delhi-110095

Status: **Positive**

Title Search Report in respect of land of admeasuring area 7621.85 sq. mtr. Or 0.762185 Hect. falling in Khasra No. 709 (Area 0.2020 Hect.), Khasra No. 674 (area 0.0933Hect), Khasra No. 675 (area 0.1170 Hect.), Khasra No. 708 (area 0.1410 Hect), Khasra no. 710 (area 0.1750 Hect) & Khasra No. 741 (area 0.033885 Hect.) located on commercial Plot No. C-7 in the Township known as “Crossing Republic” situated at village Dundahera, Ghaziabad.

Dear Sir,

A. Name of the Property Owner:

M/s. Sparsh Builders Pvt. Ltd.

B. Description of property:

The land of total admeasuring area 7621.85 sq.mtr. Or 0.762185 hect., falling in Khasra No. 709 (Area 0.2020 hect.), Khasra No. 674 (area 0.0933Hect), Khasra No. 675 (area 0.1170 hect.), Khasra No. 708 (area 0.1410 hect), Khasra no. 710 (area 0.1750 hect) and Khasra No. 741 (area 0.033885 hect.)], located on commercial Plot No.C-7 in the Township known as “Crossing Republic” situated at village Dundahera, Ghaziabad.

AT

C. Nature / Status of Property

Free Hold Property.

D. List of Documents examined/perused:

Photocopy of sale Deed dated 27.08.2020 executed by M/s Gaursons India Pvt. Ltd. in favor of M/s.Sparsh Builders Pvt. Ltd., w.r.t. land of total admeasuring area 7621.85 sq.mtr. Or 0.762185 hect. Falling in Khasra No.709 (Area 0.2020 hect.), Khasra No. 674 (area 0.0933Hect), Khasra No. 675 (area 0.1170 hect.), Khasra No. 708 (area 0.1410 hect), Khasra no. 710 (area 0.1750 hect) and Khasra No.741 (area 0.033885 hect.), located on commercial Plot No.C-7 in the Township known as "Crossing Republic" situated at village Dundahera, Ghaziabad, Uttar Pradesh registered with Sub-Registrar, Sadar,-I, Ghaziabad, vide Book No. 1, Volume No. 17467, Page No. 55 to 104, Document No. 4096 dated 28/08/2020.

Photocopy of Joint Development Agreement between Sparsh Builders Pvt. Ltd and Mahagun Housing and construction Pvt. Ltd. executed at Ghaziabad on 28th January 2021, in which in para 1.16, Sparsh Builders Pvt. Ltd has given the development rights on the land aforesaid mentioned to Mahagun Housing and construction Pvt. Ltd. and para 3.1, depicts the consideration involved in developing the aforesaid land belongs to Sparsh Builders Pvt. Ltd., registered with with Sub-Registrar, Sadar,-I, Ghaziabad, vide Book No. 1, Volume No. 17839, Page No. 201 to 290, Document No. 792 dated 28/01/2021.

Opinion / Observation on Title:

- The said entire property i.e., land of total admeasuring area 7621.85 sq.mtr. Or 0.762185 hect. Falling in Khasra No. 709 (Area 0.2020 hect.), Khasra No. 674 (area 0.0933Hect), Khasra No. 675 (area 0.1170 hect.), Khasra No. 708 (area 0.1410 hect), Khasra no. 710 (area 0.1750 hect) and Khasra No. 741 (area 0.033885 hect.)], located on commercial Plot No.C-7 in the Township known as “Crossing Republic” situated at village Dundahera, Ghaziabad has been sold and transferred by the vendor i.e., M/s Gaursons India Pvt. Ltd.to the vendee i.e. M/s Sparsh Builders Pvt. Ltd. for the purpose of Commercial use by vendee.
- The vendor has purchased aforesaid property from M/s Crossing Infrastructure Pvt. Ltd., a company incorporated under the provisions of The Companies Act, 1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No.14, Community center, Karkardooma, Delhi-110092 represented jointly through its Directors Mr. Manoj Gaur S/o Mr. B.L Gaur and Mr. Ashok Chaudhary through registered sale deed dated 15.05.2019 which was duly registered at Book No.1 Volume No. 16466 on Page no. 1 to 56 serial no.3914 dated 15.05.2019 in the office of Sub-Registrar-1, Ghaziabad, Uttar Pradesh.
- In this manner **M/s Sparsh Builders Pvt. Ltd** is the recorded absolute owner of the above said property.
- M/s Sparsh Builders Pvt. Ltd has transferred the development rights to Mahagun Housing and construction Pvt. Ltd. on the land mentioned aforesaid vide Joint Development Agreement dated 28th January 2021 subject to consideration mentioned in the agreement.



We have perused the documents forwarded to us and have verified the relevant and available records. As per records forwarded to us, **M/s Sparsh Builders Pvt. Ltd** has valid title to the said property and have the absolute right to deal with the property and in respect of the same had executed joint development agreement with Mahagun Housing and construction Pvt. Ltd.

Details of Encumbrances on the Project Land:

As per the details available on MCA Website and Books, Records & explanation furnished by the management of the company, there is no charge or lien on the project land. i.e. land of total admeasuring area 7621.85 sq.mtr. Or 0.762185 hect. Falling in Khasra No. 709 (Area 0.2020 hect.), Khasra No. 674 (area 0.0933Hect), Khasra No. 675 (area 0.1170 hect.), Khasra No. 708 (area 0.1410 hect), Khasra no. 710 (area 0.1750 hect) and Khasra No. 741 (area 0.033885 hect.)], located on commercial Plot No.C-7 in the Township known as "Crossing Republic" situated at village Dundaheera, Ghaziabad.

However, as per the details available on MCA Website and Books, Records & explanation furnished by the management of the company, charge / lien standing for an amount of **Rs. 28,80,00,000/- (Rupees Twenty-Eight Crores Eighty Lacs Only)** in the name of the company i.e. Sparsh Builders Pvt. Ltd. against the property bearing No. C-3/6, Ashok Vihar, Delhi. The details of the encumbrances are as follows: -

- The Company i.e. Sparsh Builders Pvt. Ltd., availed credit facility of Rs. 28,80,00,000/- (Rs. Twenty-Eight Crores Eighty Lacs Only) from ICICI Bank Limited on 26/12/2019. The loan is secured by Immovable Property, bearing No. C-3/6, Ashok Vihar, Delhi, or any interest therein.



Conclusion:

We have perused the documents forwarded to us and have verified the relevant and available records. In view of the observations made as above, it is certified that **M/s. Sparsh Builders Pvt. Ltd.** has got a clear, absolute and marketable title with respect to the said property.

Note/Disclaimer:

The report does not comment on: The technical regularity (adherence to bye laws/approvals) or otherwise of the said property, whether the said property is a subject matter of any pending litigation. The report is based on the photocopy of documents provided by the company and we have not verified the original documents as the same were not provided to us.

For Naks & Partners



Nityanand Singh (Advocate)
D-1931/2003

Encl:

- 1. Inspection receipt**
Serial no.-2022136009722
Date-22.03.2022
- 2. Inspection receipt**
Serial no.-2022136009723
Date-22.03.2022

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदन प्रथम
गाजियाबाद

कम संख्या 2022138009722

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 22/03/2022

प्रस्तुतकर्ता या प्रार्थी का नाम नित्यानन्द सिंह एड

लेख का प्रकार: मुआवजा 2020 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग	30
शुल्क वसूल करने का दिनांक	22/03/2022
दिनांक जब लेख प्रतिलिपि या तलाश	22/03/2022
प्रमाण पत्र वापस करने के लिए तैयार किया	
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर	

सब रजिस्ट्रार प्रथम
गाजियाबाद

NAKSA DRAWERS

Office No. 704 (2nd Floor) Sector 10
Gurgaon, Haryana
Phone: 01299-234567
Fax: 01299-234568
Email: info@naksa.com

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धन संदर प्रथम क्रम संख्या 2022/136009/23
गाजियाबाद

सेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 22/03/2022
प्रस्तुतकर्ता या प्रार्थी का नाम नित्यानन्द सिंह एड
सेख या प्रकार मुजबता 2021 वर्ष से 2022 वर्ष तक

प्रतिफल की धरराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुज्ताब के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. वार्षिक जमा

1 से 8 तक का योग 20
शुल्क वसूल करने का दिनांक 22/03/2022
दिनांक जब सेख प्रतिनिधि या तलाश प्रमाण पत्र वापस करने के लिए तैयार किया 22/03/2022
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब रजिस्ट्रार प्रथम
गाजियाबाद