



M : 9818466226

Atul Kumar Agarwal

Notary Advocate

Sub Registrar Office, Greater Noida Authority

Office : H-168/11, Gamma-II, Near Authority

Resi : C-28, Sector - P-3, Greater Noida

Ref. No. 22/2015

Dated 10/04/2015

SEARCH CUM NON-ENCUMBRANCE CERTIFICATE

In favour of :

General Secretary
Indian Petroleum Executive SAS Limited
MZ-40, Ansal Fortune Arcade, Sector-18, Noida,
Gautam Budh Nagar (U.P.)-201301.

Dated 10/01/2015

Details/Description of the Property

Plot No.GH-B1, GH-B2 (GH-B1/2), Total Plot Area 67011.60 Sqm. situated at Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority Area, District Gautam Budh Nagar (U.P.) (hereinafter referred as the said Property).

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

The Government of Uttar Pradesh constituted the Taj Expressway Industrial Development Authority, vide GoUP Notification No. 697 / 77 – 04 – 2001 – 3 (N) / 2001 dated 24th April, 2001 (name changed to Yamuna Expressway Industrial Development Authority (hereinafter referred to as the "YEA") vide GoUP Notification No. 1165 / 77 – 04 – 08 – 65N / 08 dated 11th July, 2008), under the U.P. Industrial Area Development Act 1976, presently having its principal office at 1st Floor, Commercial Complex, Block-P-2, Sector-Omega-1, Greater Noida, District Gautam Budh Nagar-201308, U.P.





Atul Kumar Agarwal

Notary Advocate

Sub Registrar Office, Greater Noida Authority

Office : H-168/11, Gamma-II, Near Authority

Resi : C-28, Sector - P-3, Greater Noida

Ref. No. 22/2015

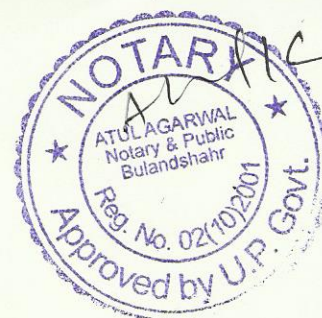
Dated 10/04/15

AND WHEREAS formulated a scheme to develop Mega Projects in Special Development Zones (hereinafter referred to as "SDZs") along the Taj Expressway (renamed as Yamuna Expressway vide GoUP Notification No. 1165 / 77 – 04 – 08 – 65N / 08 dated 11th July, 2008) between Greater Noida and Agra and invited applications for allotment of SDZs.

AND WHEREAS JPSK Sports Private Limited (hereinafter referred to as "JPSK") was incorporated under the Companies Act, 1956 on 20.10.2007 and applied to YEA for allotment of one SDZ admeasuring 1000 hectares for development of the area with sports as its core activity (hereinafter referred to as the "Core Activity"). JPSK subsequently changed its name to Jaypee Sports International Private Limited on 28.07.2010 and then changed from Private Limited to Public Limited Company and a fresh Certificate of Incorporation in the name of Jaypee Sports International Limited (JSIL) was issued by the Registrar of Companies of Uttar Pradesh and Uttarakhand on 28.07.2010.

AND WHEREAS YEA allotted a SDZ with an area of approximately 1000 hectare at Sector 25, SDZ, District Gautam Budh Nagar, U.P. named as **Jaypee Greens Sports City** (hereinafter referred to as the "Jaypee Greens Sports City") to the JSIL for development with Sports as core activity.

AND WHEREAS JSIL allotted a land admeasuring **21622.60 square metre** (approximately **5.34 acres**) being **Plot No.-GH-B1** situated at **Sector- 25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority Area, District- Gautam Budh Nagar, (U.P)** in favour of **M/s. P.A.R.Y. Developers Private Limited**, a company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at 167, Sukhdev Vihar, New Delhi-110025, and Sub Lease Deed of the same has been registered in the office of Sub-Registrar, Gautam Budh Nagar





Notary Advocate

Sub Registrar Office, Greater Noida Authority

Office : H-168/II, Gamma-II, Near Authority

Resi : C-28, Sector - P-3, Greater Noida

Ref. No. 22/2015

Dated 10/04/15

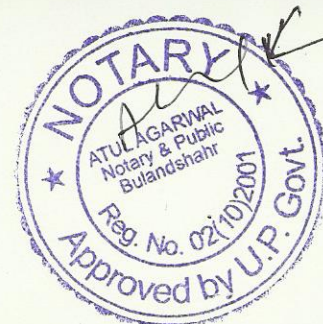
in Book No.1, Volume No.13592 at pages 237 to 612 at Sl. No.15862 on 27/06/2013.

AND WHEREAS JSIL allotted a Land admeasuring **45389 Square Meter** (approximately **11.215 acres**) being **Plot no- GH- B2** situated at **Sector- 25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority Area, District- Gautam Budh Nagar, (U.P)** in favour of **M/s. Solitaire Realinfra Private Limited**, a company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at D- 835, New Friends Colony, New Delhi- 110065, India, and Lease Deed of the same has been registered in the office of Sub-Registrar, Gautam Budh Nagar in Book No.1, Volume No.14745 at pages 71 to 136 at Sl. No.32715 on 27/12/2013.

AND WHEREAS **M/s. P.A.R.Y. Developers Private Limited** has Transferred the Plot No.GH-B1, **Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority Area, District- Gautam Budh Nagar** in favour of **M/s. Solitaire Realinfra Private Limited** vide **YEA Transfer Letter No.YEA/Property/124/SDZ/2014** on Dated **16/07/2014**.

AND WHEREAS Exchange Deed in respect of the **both plots No.GH-B1 & GH-B2**, has been executed by **M/s. P.A.R.Y. Developers Private Limited** in favour of **M/s. Solitaire Realinfra Private Limited** and same was registered in the office of Sub-Registrar, Gautam Budh Nagar in Book No.1, Volume No.16444 at pages 55 to 74 at Sl. No.24054 on 24/07/2014.

And'whereas on the Request of the **M/s. Solitaire Realinfra Private Limited** the YEA has amalgamated the above mentioned both Plot No. GH-B1 & GH-B2 into Plot No. GH-B1, GH-B2 (GH-B1/2), Total Plot Area 67011.6 square meter vide Letter Reference No.YEA/05/2014/SDZ dated 19/08/2014





Atul Kumar Agarwal

Notary Advocate

Sub Registrar Office, Greater Noida Authority

Office : H-168/II, Gamma-II, Near Authority

Resi : C-28, Sector - P-3, Greater Noida

Ref. No. 22/2015

Dated 10/04/15

That as per the record of Sub-Registrar Office, Gautam Budh Nagar and YEA, the **M/s. Solitaire Realinfra Private Limited**, is the present lessee of the said property.

Search inspection Receipt No.12730 of Sub-Registrar Gautam Budh Nagar on Dated 10/04/2015 in respect of the above said Property.

Certified that **M/s. Solitaire Realinfra Private Limited, D-835, New Friends Colony, New Delhi- 110065** is the absolute owner/lessee of the said property.

The Property is free from all encumbrances and attachments and **M/s. Solitaire Realinfra Private Limited, D- 835, New Friends Colony, New Delhi- 110065**, has a clear and marketable title to the said property .

Place: Greater Noida, Gautam Budh Nagar

Date : 10th April 2015.

Atul K
10/04/15
Atul Kumar Agarwal
Notary Advocate



| प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला |

उपनिबन्धक सदर गौतमबुद्धनगर कम सं० 12730

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 10-Apr-2015

प्रस्तुतकर्ता या प्रार्थी का नाम अतुल कुमार एड० मुआयना 5 वर्ष

लेख का प्रकार तलाश/मुआयना 2011 वर्ष से 2015 वर्ष तक

प्रतिफल की धनराशि 30

1. रजिस्ट्रीकरण शुल्क
2. पतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क 30
4. मुख्यागनामा के अधिप्रमाणीकरण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि / स्टाम्प 0.00
7. यात्रिक भत्ता

1 से 6 तक का योग

शुल्क वसूल करने का दिनांक 10-Apr-2015

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार किया

CLERK REGISTRAR
(Greater Noida)
Gautam Buddha Nagar (U.P.)

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर