



यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रथम तल, कामर्शियल कॉम्प्लेक्स, पी-2, सेक्टर-ओमेगा-1 ग्रेटर नोएडा, सिटी, गौतमबुद्ध नगर, 201308 (उ०प्र०) दूरभाष नं- 0120-2395151 एवं 53, फैक्स नं-0120-2395150

पत्रांक वाई०ई०ए० / सम्पत्ति / 31 / SD2

दिनांक 23.9.2014

सेवा में

सोलिटियर रियल इन्फ्रा प्रा० लि०
डी-835, न्यू फेन्डस कालोनी
नई दिल्ली 110025

विषय - भूखण्ड संख्या जी०एच०, बी 1/2 सेक्टर 25 पर अदेयता प्रमाण पत्र के सम्बन्ध में।

महोदय,

कृपया अपने पत्र दिनांक 23.09.2014 का संदर्भ ग्रहण करना चाहें जिसके द्वारा आपने अपने भूखण्ड संख्या में जी०एच०, बी 1/2 सेक्टर 25 पर अदेयता प्रमाण पत्र प्रदान किये जाने का अनुरोध किया गया है।

उक्त के क्रम में अवगत कराना है कि उक्त भूखण्ड के सापेक्ष कोई देयता शेष नहीं है। भविष्य में यदि भूमि के सापेक्ष अतिरिक्त प्रतिकर बनता है तो वह नियमानुसार देय होगा।

ATTESTED

Virendra Kumar Gera
Notary (Public) 15/9/14
G.B. Nagar (U.P.)

(Handwritten Signature)

बृजेश कुमार करयम
प्रभारी वरिष्ठ प्रबन्धक (सम्पत्ति)

ANKUR JINDAL
ADVOCATE

Office & Residence :
B-215, LOHA NAGAR,
GHAZIABAD - 201 001
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Noida Office :
418, IVth Floor, J.O.P. Plaza,
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Court Address :
CHAMBER No. 885
CIVIL COURT COMPOUND,
GHAZIABAD - 201 001

E-mail : jindaladvocates@rediffmail.com
MOBILE : 9810974565

Date : 16.10.2014

Ref no. Solitaire/01/2014
To,
The Director,
M/s Solitaire Realinfra Pvt. Ltd.,
NOIDA.

Subject: - LEGAL REPORT ON THE TITLE TO THE PROPERTY OF
M/S SOLITAIRE REALINFRA PVT. LTD., D-835, NEW FRIENDS
COLONY, NEW DELHI.

Dear Sir,

I refer to your letter No. Nil dated Nil requesting me to furnish non encumbrances and certify and submit the Title Investigation Report about the clear and marketable title to the above owner to be mortgaged for securing the credit facility(s) granted/ proposed to be granted to Intending Purchaser of the flat to be constructed on said group housing project named as Solitairian City owned by M/s Solitaire Realinfra Pvt. Ltd..

1). Name, father's /husband's name and Address of the Title Holder.	M/s Solitaire Realinfra Pvt. Ltd., D-835, New Friends Colony, New Delhi 110 065. (Title Holder/Lessee)
2). Description of the Property:	A Group Housing Plot no. GH-B2 area 45,389 sq. mts. situated in Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority Area, District- Gautam Budh Nagar.
3). Documents Studied:	1). Xerox copy of Allotment of SDZ Land in Sector-25 along Yamuna Expressway issued by Yamuna Expressway Industrial Development Authority dated 24.02.2009. 2). Xerox copy of Amendment of Allotment of SDZ Land in Sector-25 along Yamuna Expressway issued by Yamuna Expressway Industrial Development Authority dated 10.11.2009.

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Vinod K. Gera
Noida, 16.10.2014
G.B. Nagar, Noida

(Signature)

3). Xerox copy of Lease Deed executed by Yamuna Expressway Industrial Development Authority in favour of M/s JPSK Sports Pvt. Ltd. vide lease registered on dated 30.11.2009 in volume no. 5247 vide document no. 14148 on pages 227-300.

4). Original Sub Lease Deed executed by M/s JPSK Sports Pvt. Ltd. in favour of M/s Solitaire Realinfra Pvt. Ltd. vide Sub Lease registered on dated 27.12.2013 in volume no. 14745 vide document no. 32715 on pages 71-136.

5). Xerox copy of Exchange Deed executed between M/s P.A.R.Y. Developers Pvt. Ltd. And M/s Solitaire Realinfra Pvt. Ltd. vide exchange deed registered on dated 24.07.2014 in volume no. 16444 vide document no. 24054 on pages 55-74.

6). Xerox copy of Letter dated 24.09.2014 issued by Yamuna Expressway Authority.

4). Tracing of Title/ Detail description of title deed/lease deed of the owner/lessee:

Yamuna Expressway Industrial Development Authority formerly known as Taj Expressway Industrial Development Authority (In short "YEA") a statutory body of U.P. Industrial Development Act, 1976 by the Govt. of U.P. has entered into a concession agreement dated 07.02.2003 with M/s Jai Prakash Industries Ltd. (In short "JIL") in which JIL has been granted the concession to carry out inter-alia preparation of Techno Economic Feasibility Report, Detailed Project report arrangement of finances, designing, engineering, construction and operation of six lane expressway along service road and associated structures between Noida and Agra. YEA under the said concession agreement agreed to transfer JIL as part

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G.B. Noida

of consideration thereunder 25 million sq. mts. of land together with inter-alia all buildings, structures, to be constructed thereon along the proposed Expressway for commercial amusement, Industrial, Institutional, Sports and Residential development subject to the terms and condition specified therein. Pursuant to the same, YEA has demised the land measuring 1000 Hectare situated in several Villages named as Mathurapur, Mustafabad, Atta Gujran, Bela Kalan, Aurangpur & Gun Pura of Tehsil- Sadar, District- Gautam Budh Nagar known as Special Development Zone (SDZ) Land in Sector-25 & has given the land as mentioned in para no. 3 (Document no. 3) on 90 years of lease to M/s JPSK Sports Pvt. Ltd. by way of lease deed which all are duly registered in Sub Registrar Greater Noida registered on dated 30.11.2009 in volume no. 5247 vide document no. 14148 on pages 227-300.

Further that, M/s JPSK Sports Pvt. Ltd. has change its name & now it has been known as M/s Jaypee Sports International Ltd.

Further, M/s JPSK Sports Pvt. Ltd. executed the sub lease deed of the aforesaid land i.e. A Group Housing Plot no. GH-B2 area 45,389 sq. mts. situated in Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority Area, District- Gautam Budh Nagar for 90 years in favour of M/s Solitaire Realinfra Pvt. Ltd. vide Sub Lease registered on dated 27.12.2013 in volume no. 14745 vide document no. 32715 on pages 71-136. As per letter dated 24.09.2014 issued by Yamuna Expressway Authority, there is no dues pending in the group housing plot. If in

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Vinod Kumar Singh
Notary Public No. 7274
G.B. Nagar

[Handwritten Signature]

	<p>future any additional dues will occur than the same will be payable by the owner accordingly.</p> <p>Further, M/s Solitaire Realinfra Pvt. Ltd. has approved the building sanction map for constructing flats & villas on the said group housing plot from Yamuna Expressway Industrial Development Authority vide building sanction letter dated 08.09.2014. As per approved site map, total towers to be constructed by M/s Solitaire Realinfra Pvt. Ltd. are 13 named as T-1, T-2, T-3, T-4, S-1, S-2, S-3, S-4, S-5, P-1, P-2, P-3 & P-4 from which Tower no. S-1, S-2, S-5, T-2 & T-3 has been exchanged with plot no. GH-B1, Sector-25, Yamuna Expressway Authority owned by M/s P.A.R.Y. Developers Pvt. Ltd.. Thereafter Exchange Deed has been executed between M/s P.A.R.Y. Developers Pvt. Ltd. And M/s Solitaire Realinfra Pvt. Ltd. vide exchange deed registered on dated 24.07.2014 in volume no. 16444 vide document no. 24054 on pages 55-74.</p>
5). Minor's claim/interest, if any in the property.	Not Applicable.
6). Whether the latest Tax/Land Revenue/ Society charges paid Receipts has/have been produced:	Not Applicable.
7). Application of Land Reforms Act or any other law and its effect on title:	N.A.
8). Whether Record of Right/Patta Pass Book/khata are maintained and if so whether for the latest period has been produced:	<p>N.A.</p> <p style="text-align: center;">ATTESTED</p> <p style="text-align: center;">Vijendra Kumar Garg Notary Public</p>

Chakraborty

9) Encumbrance Certificate:	I have inspected the available records of the Sub Registrar, G.B. Nagar with respect to the property in question for the period of last 06 preceding years i.e. 2009-2014 (Receipt Enclosed). I certify that the said property is free from any encumbrances. YEIDA executed the lease deed of the land in the year 2009, so no comments can be given before the year 2009.
10). Additional documents:	Mentioned in the Final Certificate.
11). Any other points/issues which in the opinion of the Advocate are relevant:	As per given in Final Certificate.
12). Final Certificate/ Conclusion:	<p>I certify that M/s Solitaire Realinfra Pvt. Ltd. has/have a valid, clear and marketable title. This report is for Tower no. . T-1, T-4, S-3, S-4, P-1, P-2, P-3 & P-4 to be constructed on group housing Plot no. GH-B2 situated in Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority Area, District- Gautam Budh Nagar.</p> <p>The financial institution/bank can finance to the allottee of the flat by depositing the following title deeds for creation of valid equitable mortgage in favour of the Bank/financial institution as mentioned below:-</p> <ol style="list-style-type: none"> 1). Original allotment cum flat buyer agreement favouring Allottee of the flat. 2). Original NOC in favour of bank/Financial Institution from builder (NOC include the bank/Financial institution lien on the allotted flat & builder will certify that the group housing plot is free from encumbrances & builder has not obtain any project loan on the group housing plot)

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Vinodra Kumar Garg
Notary Public No. 2574
G.B. Nagar

[Handwritten Signature]

3). Original Tripartite agreement between Borrower (Allottee of the flat), Builder & Bank/Financial Institution.

4). Original sub lease deed favouring Allottee of the flat. (To be executed by YEIDA & Builder at the time of handing over possession)

5). Original receipts for the payment made to the builder by the Allottee of the flat.

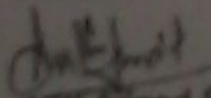
6). Mortgage permission in favour of bank/Financial Institution from YEIDA. (To be obtained after execution of sub lease deed in favour of allottee)

7). Affidavit from the allottee.

I hope that the above shall meet your requirements. The documents and the receipt for the inspection charges are enclosed.

The bank should verify the physical possession of the said property.

For Jindal & Associates,



Authorized Signatory

ATTESTED

Virendra Kumar Garg
Notary (Punjab) No. 20/4
G.B. Nagar (P.P.)

14/01/15