



LUV MOHAN GUPTA
Advocate

: 9718239239

E-mail : luvmohangupta.3@gmail.com

**Noida Office : Shop No. 15, V.D.S. Market, F-Block,
Sector-51, Noida**

Ref. No: _____ Date: Date... 4/02/2026

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by VALUE INFRACON INDIA PVT. LTD., HAVING ITS REGISTERED OFFICE AT 209, 2ND FLOOR, CHANAKYA COMPLEX, B-10 & B-11, LAXMI NAGAR, DELHI-110092, IS A COMPANY INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 2013, for preparing the Title Verification and Search Report of the property owned by VALUE INFRACON INDIA PVT. LTD., having its registered office at 209, 2nd Floor, Chanakya Complex, B-10 & B-11, Laxmi Nagar, Delhi-110092, is a company incorporated under the provisions of the Companies Act, 2013, I do hereby submit my report as under :-

1.	NAME OF THE TITLE HOLDER	VALUE INFRACON INDIA PVT. LTD, HAVING ITS REGISTERED OFFICE AT 209, 2ND FLOOR, CHANAKYA COMPLEX, B-10 & B-11, LAXMI NAGAR, DELHI-110092, IS A COMPANY INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 2013.
2.	DETAILS OF PROPERTY TO BE MORTGAGED: AS PER THE TITLE DEED	A Freehold Non Agricultural land having 1.4790 Hectare pertaining to Khasra no. 240 Mi situated at Village Morta, Pargana Jalalabad Tehsil and District Ghaziabad,UP
3.	Full Description of Property	
3.1	NATURE OF IMMOVEABLE PROPERTY	Based on the documents examined and records inspected, the title in respect of the subject property is Freehold and the ownership of the present title holder appears to be absolute in nature. No conditions, limitations, reversionary interests, or restrictions affecting the transfer, sale, mortgage, or creation of security interest over the said property are reflected in the title deeds, registration records, or revenue records examined.



		Further, no restriction on use, development, or alienation of the said property has been observed from the documents and records examined, except those imposed under applicable laws, rules, regulations, and statutory approvals, if any.
3.2	PROPERTY ADDRESS	All that Freehold Non-Agricultural land admeasuring 1.4790 Hectare, comprised in Khasra No. 240 Mi. situated at Village Morta, Pargana Jalalabad, Tehsil and District Ghaziabad, Uttar Pradesh, owned by Value Infracon India Pvt. Ltd., having its office at 209, 2nd Floor, Chanakya Complex, B-10 & B-11, Laxmi Nagar, Delhi-110092. East : PHASE-1 meadows vista Badhu chakroad West : khasra no. 319 North : chakroad badhu khasra no.225 South : chakroad badhu khasra no.322
3.5	Name/s of the Owner/s	VALUE INFRACON INDIA PVT. LTD., HAVING ITS REGISTERED OFFICE AT 209, 2ND FLOOR, CHANAKYA COMPLEX, B-10 & B-11, LAXMI NAGAR, DELHI-110092, IS A COMPANY INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 2013.
4.	Nature of ownership	THROUGH SALE DEED

5. **NEGATIVE CONFIRMATION (REGISTRATION RECORDS)**

Based on the search conducted in the registration records of the concerned Sub-Registrar and the Search / Encumbrance Certificate examined for the relevant period, no adverse entries, including any registered mortgage, charge, lien, attachment, lease, sale agreement, court order, or other encumbrance, affecting the subject property were found recorded in the registration records as on the date of search.



6. INVESTIGATION OF DOCUMENTS:

The following documents were examined for the purpose of this Title Search:

1. Photocopy of Khatauni of Khata No. 00411, pertaining to Khasra No. 240 Mi, Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad for the Fasli Years 2005-2011.

2. Sale Deed executed by:

- Sh. Sudan Kumar s/o Sh. Mangeyram, r/o 9/202, Raj Nagar, District Ghaziabad;
- Sh. Punit Kumar s/o Sh. Rajpal Tyagi, r/o KI-3, Kavi Nagar, Ghaziabad;
- Sh. Satish Gupta s/o Sh. B.L. Gupta, r/o 155, Ashok Nagar, Ghaziabad; and
- M/s Faival Apartment Pvt. Ltd., through its Director Sh. Vijay Kishan Poddar s/o Sh. R.S. Poddar, r/o C-55, Second Floor, Preet Vihar, New Delhi

in favour of M/s Value Infracon India Pvt. Ltd. duly registered as Document No. 3577, Book No. 1, Volume No. 3113, total pages 260, dated 24.05.2008, in the office of Sub-Registrar-II, Ghaziabad.

3. Copy of Khatauni of Khata No. 01478, pertaining to Khasra No. 240 Mi, Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad for Fasli Years 1430-1435.

4. Search Certificate dated 03/02/2026, issued by Sub-Registrar-II, Ghaziabad UP.

7. HISTORY OF TITLE

(Based on Documents referred to above)

1. That the land measuring 1.4790 Hectare, comprised in Khasra No. 240 Mi, Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, was originally agricultural land and recorded in the name of Sh. Rakesh Kumar s/o Sh. Jugal Kishore @ Satyavat, as per Khatauni of Khata No. 00411 for the Fasli Years 2005-2011.

2. That Sh. Rakesh Kumar executed a Sale Deed in respect of the said land in



favour of:

- Sh. Sudan Kumar,
- Sh. Punit Kumar,
- Sh. Satish Gupta, and
- M/s Faival Apartment Pvt. Ltd.,

who thereafter got their names mutated in the revenue records maintained by the Tehsildar, Ghaziabad.

3. That subsequently, the above owners executed a Sale Deed dated 24.05.2008 in favour of M/s Value Infracon India Pvt. Ltd., which was duly registered in the office of Sub-Registrar-II, Ghaziabad, details whereof are mentioned hereinabove.

4. That M/s Value Infracon India Pvt. Ltd. thereafter got its name duly mutated in the revenue records maintained by the Tehsildar, Ghaziabad.

5. That the said land was converted from Agricultural to Non-Agricultural vide CLU Order dated 27.10.2010, passed by the Sub-Divisional Magistrate, Ghaziabad.

8.CONCLUSION

On the basis of the documents examined, searches conducted in the office of the Sub-Registrar and revenue authorities, and investigation carried out, it is concluded that Value Infracon India Pvt. Ltd. has derived its title through a clear, continuous, and unbroken chain of registered documents, and presently holds good, clear, valid, subsisting, and marketable title over the Freehold Non-Agricultural land admeasuring 1.4790 Hectare, comprised in Khasra No. 240 Mi, situated at Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh.

As per the Search Certificate, registration records, and revenue records examined, no registered mortgage, charge, lien, attachment, lease, acquisition proceedings, or other encumbrance was found recorded against the said property as on the date of search.

The mutation entries stand completed, and the land use stands lawfully converted from Agricultural to Non-Agricultural by the competent authority. Subject to verification of original documents, identity of parties, and compliance with statutory approvals, the said property is legally fit for creation of mortgage with security interest in favour of a bank or financial institution, in accordance with



applicable laws and banking norms.

This Title Search Report is based solely on the documents, records, and information made available for inspection before us, including certified copies / photocopies of revenue records, registered instruments, and certificates issued by the concerned authorities.

9. JURISDICTION & COMPETENT AUTHORITY

It is confirmed that the subject property is situated within the territorial jurisdiction of the concerned Tehsil and District authorities, and that the same falls under the jurisdiction of the competent Sub-Registrar having authority over the area in which the property is located.

It is further confirmed that the title deeds and other instruments forming part of the chain of title have been duly registered with the competent registering authority, in accordance with the provisions of the Registration Act, 1908, and were executed and presented for registration before the Sub-Registrar having lawful jurisdiction over the subject property.

10. LITIGATION LIMITATION

It is clarified that the search conducted is limited to registration and revenue records and does not include a search of court records, tribunal records, or other judicial forums. Accordingly, this Report / Certificate does not cover any pending, threatened, or undisclosed litigation, disputes, claims, injunctions, or orders which may not be reflected in the registration or revenue records examined.

The opinion expressed herein is therefore subject to the absence of any unreported or unrecorded litigation affecting the subject property.



11.	List of encumbrances	Nature of encumbrance ; The property is free from encumbrances, Charges and lease or leave and license etc. till date.
12.	View on encumbrance or any lease	NA
13.	Regulatory Issues :	The property is not affected by Land Ceiling Law.
14.	Views on regulatory hurdles	NA
15.	List of further documents called for, examined and perused	NA
16.	Whether the documents examined are duly stamped as per the stamp Act	The documents are duly stamped as per stamp act.
17.	Whether the Registration endorsements are in order	Yes.
18.	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"

We, have taken search of the records of SUB-REGISTRAR SADAR-II GHAZIABAD UP from 03/02/2014 to 03/02/2026 by paying the necessary search fee of Rs. 100/- vide CERTIFICATE NO. 22026137000097 dated 04/02/2026. The search fee receipt is enclosed herewith.



DISCLAIMER :

This Report does not constitute a guarantee or warranty of title, but is an opinion based on professional examination of the documents produced and records searched. We have not conducted any physical survey, boundary verification, or independent investigation beyond the official records and documents provided.

No responsibility is assumed for:

- Any undisclosed charge, lien, litigation, acquisition, notification, or claim not reflected in the records searched;
- Any forgery, impersonation, misrepresentation, or suppression of facts in the documents relied upon;
- Any future change in law, policy, or government notification affecting the subject property.

This Report is issued exclusively for the purpose of bank / financial due diligence and shall not be used for any other purpose or relied upon by any third party without prior written consent.

Place: GHAZIABAD

Dated: 04-02-2026


LUV GUPTA
ADVOCATE & LEGAL
ADVISOR
LUV GUPTA
ADVOCATE
14, TEHSIL COMPOUND, GHAZIABAD (U.P.)
(M) 9718239239, 9810345181

Page-2

Hindi

उद्घरण खतौनी (अप्रमाणित प्रति)

जनपद : भाजियाबाद

तहसील : भाजियाबाद

ग्राम : गांस्ट

ग्राम कोड : 217000

घसली वर्ष : 2010-1435 (01 जुलाई 2022 से 30 जून 2028) खाता संख्या : 01478

श्रेणी : 1-क/भूमि जो सऊनगीय भूमिपरो के अधिकार में ही।

खतदार का विवरण

खतदारी धारण होने का विवरण

भूमि का विवरण

खतदार का अंश



भूखण्ड - खतौनी
राजस्व परिषद, उत्तर प्रदेश

अनिस धार अंक) अथवा पैन नं० (6-9 स्थान के अंक) / पता / जन्मतिथि (अवसरक हेतु)	अथवा आदेश संख्या / आदेश का दिनांक / जौत का आधार	1416फ	2407B (2170000240200212)	14790	1) अण 2) अण	1) 0.0001 2) 1.4789	56.65	राजस्व	
2407B 1) दवारा पसोट कुमार सिंह / राधेश्याम सिंह / के-62विन्डसर पार्कS केभव खण्ड इन्डिरापुरसा गा बाद 2) वीन्यू इन्काकान इन्डिरा प्रा नि /									
							1.4790		

कुल गांस्ट : कुल क्षेत्रफल : एक दशमलव घार सात नौ शून्य
(चिस्टेघर)

कुल भू-राजस्व : पाय छेद दशमलव छर पाय
रुपये

कुल अंश का क्षेत्रफल : एक
(चिस्टेघर)



नामान्तरण / परिवर्तन का विवरण (10)	शाहीज क्रिया गथा (11)	दर्ज क्रिया गथा (12)	क्षेत्रफल(हे०) (13)	नाम/पिता-पति- सरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं0 (अन्तिम चार अंक) अथवा धन नं0 (6-9 स्थान के अंक) / पत्ता / जन्मतिथि (अवयस्क हेतु)	दर्ज क्रिया गथा (15)	क्षेत्रफल(हे०) (16)
नामान्तरण / परिवर्तन का विवरण (10) न्यायालय का नाम / कम्प्यूटीकृत वाद संख्या अथवा आदेश संख्या / आदेश का दिनांक / नामान्तरण का आधार / डिजिटल हस्ताक्षर नाम (पदनाम) / डिजिटल हस्ताक्षर दिनांक	नाम/पिता-पति-सरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं0 (अन्तिम चार अंक) अथवा धन नं0 (6-9 स्थान के अंक) / पत्ता / जन्मतिथि (अवयस्क हेतु)	गाँव का खसरा नम्बर / यूनीक कोड	क्षेत्रफल(हे०) (13)	नाम/पिता-पति- सरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं0 (अन्तिम चार अंक) अथवा धन नं0 (6-9 स्थान के अंक) / पत्ता / जन्मतिथि (अवयस्क हेतु)	गाँव का खसरा नम्बर / यूनीक कोड (15)	क्षेत्रफल(हे०) (16)



कार्यालय उप निबंधक सदर द्वितीय गाजियाबाद
जनपद गाजियाबाद

आवेदन संख्या :2202613700109

प्रमाण संख्या :22026137000097

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

श्री- लव गुप्ता एड० पुत्र- . तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - मोरटा, वार्ड/परगना- जलालाबाद, कृषि- मैसर्स वैल्यू इन्फ्राकान इण्डिया प्रा० लि० के द्वारा डायरेक्टर श्री प्रमोद कुमार सिंह पुत्र श्री राधेश्याम सिंह, भूमि खाता नं०-01478 खसरा नं०-240मि. रकबई-1.4790 हेक्टेयर स्थित ग्राम मोरटा परगना जलालाबाद तह०व जिला गा०बाद।, खसरा नं०-240मि.

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 03/02/2014 से दिनांक 03/02/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :04-02-2026

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के बरिरे के आधार पर दूँडे 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. वरीष्ठित 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 सम्बन्धित 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।

5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **रश्मि श्रीवास्तव।**

मिलान करने वाले निबन्धन लिपिक : **रश्मि श्रीवास्तव।**

RASHMI

SHRIVASTAVA

Digitally signed by
RASHMI SHRIVASTAVA
Date: 2026.02.04
18:04:56 +05'30'

उप निबंधक सदर द्वितीय
गाजियाबाद



स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: सदर द्वितीय गाजियाबाद

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202613700108
आवेदक का नाम	लब गुमा एड०
आवेदक का पता	गाजियाबाद
आवेदन तिथि	03-02-2026
भुगतान तिथि	03-02-2026
चालान संख्या	NIB260188885
मोबाइल	9100000000
धनराशि रु०	100 /-



**Noida Office : Shop No. 15, V.D.S. Market, F-Block,
Sector-51, Noida**

Date...4-02-2026

TO WHOM SO EVER IT MAY CONCERN

CERTIFICATION

I/we hereby certify as under:

1. Examination of Records

I/we have carefully examined the originals / certified copies / photocopies (as made available) of the chain of title documents, registration records, revenue records, and other supporting documents in respect of the Freehold Non-Agricultural land admeasuring 1.4790 Hectare, comprised in Khasra No. 240 Mi, situated at Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh, owned by Value Infracon India Pvt. Ltd. (hereinafter referred to as the "Property").

2. Chain of Title

Based on the documents examined and searches conducted, the title to the said Property originates from the recorded owner and flows through a clear, continuous, and unbroken chain of duly registered instruments up to the present owner. No gap, inconsistency, or defect in the chain of title has been observed from the records examined by us.

3. Mode of Acquisition

The present owner acquired title to the said Property through a duly stamped and registered Sale Deed dated 24.05.2008, registered in the office of the competent Sub-Registrar, Ghaziabad. The execution, registration particulars, and description of the Property in the said document are found to be consistent with the preceding title deeds.

4. Revenue Records & Mutation

The name of the present owner stands mutated in the revenue records maintained by the competent revenue authority. The relevant Khatauni / revenue entries examined correspond with the title documents and reflect the ownership of the present title holder.

5. Nature of Title

The title of the present owner is Freehold and absolute in nature. No conditional ownership, reversionary interest, trust obligation, or restriction on transfer or mortgage is reflected in the



documents and records examined, except such restrictions as may arise under applicable statutory laws.

6. Land Use Conversion

The said Property has been lawfully converted from Agricultural to Non-Agricultural use vide CLU Order dated 27.10.2010, issued by the competent authority, and no adverse remark regarding land use has been observed from the records examined.

7. Encumbrance Search

A search of the registration records was conducted and the Search Certificate dated 4.02.2026 issued by the office of Sub-Registrar-II, Ghaziabad, was examined. Based on the same, no registered mortgage, charge, lien, lease, attachment, sale agreement, court order, or other encumbrance affecting the said Property was found subsisting as on the date of search.

8. Litigation Limitation

It is clarified that court records and tribunal records have not been independently searched, and this certification is limited to registration and revenue records. Any litigation, dispute, or claim not reflected in such records is outside the scope of this certification.

9. Possession

The documents examined indicate that possession of the Property follows the title. No adverse possession, third-party occupation, or tenancy is reflected in the records examined by us.

10. Government Dues & Acquisition

From the records examined, no indication of government acquisition, land ceiling proceedings, or statutory prohibition on transfer has been observed. However, verification of payment of municipal dues, land revenue, and other statutory dues is recommended at the time of disbursement.

11. Company Capacity (Where Applicable)

The present owner, being a company, appears to be legally competent to hold and deal with immovable property. Creation of mortgage shall, however, be subject to necessary corporate authorizations, including board resolution and compliance with applicable provisions of law.



12. Mortgage / Security Creation

Subject to verification of original documents, compliance with statutory approvals, and fulfilment of bank sanction conditions, the said Property has good, clear, valid, subsisting, marketable, and enforceable title, and is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.

PLACE & DATE

Place: Ghaziabad

Date: 4.02.2026

LUV GUPTA
ADVOCATE
14, TEHSIL COMPOUND, GHAZIABAD (U.P.)
(M) 9718239239, 9810345181

(Advocate)

Luv Gupta

Advocate & Legal Advisor

OFFICE: Chamber No. 14, Tehsil Compound, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road GZB.

Office Timing -10:30 am to 5 pm

(Google location : https://maps.app.goo.gl/yRbdErVNKyBqHsrV6?g_st=iw)

Contact : +919718239239, +919205853289

E-Mail: luvmohangupta.3@gmail.com Seal & Signature



**Noida Office : Shop No. 15, V.D.S. Market, F-Block,
Sector-51, Noida**

Ref. No: _____		Date: 4.02.2026
<u>TITLE VERIFICATION AND SEARCH REPORT</u>		
<p>Having been engaged by VALUE INFRACON INDIA PVT. LTD., HAVING ITS REGISTERED OFFICE AT 209, 2ND FLOOR, CHANAKYA COMPLEX, B-10 & B-11, LAXMI NAGAR, DELHI-110092, IS A COMPANY INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 2013. for preparing the Title Verification and Search Report of the property owned by Value Infracon India Pvt. Ltd., having its registered office at 209, 2nd Floor, Chanakya Complex, B-10 & B-11, Laxmi Nagar, Delhi-110092, is a company incorporated under the provisions of the Companies Act, 2013. I do hereby submit my report as under :-</p>		
1.	NAME OF THE TITLE HOLDER	VALUE INFRACON INDIA PVT. LTD., HAVING ITS REGISTERED OFFICE AT 209, 2ND FLOOR, CHANAKYA COMPLEX, B-10 & B-11, LAXMI NAGAR, DELHI-110092, IS A COMPANY INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 2013.
2.	DETAILS OF PROPERTY TO BE MORTGAGED: AS PER THE TITLE DEED	A Freehold Non Agricultural land having 1.4780 Hectare pertaining to Khasra no. 240 Mi situated at Village Morta, Pargana Jalalabad Tehsil and District Ghaziabad, UP
3.	Full Description of Property	
	3.1 NATURE OF IMMOVEABLE PROPERTY	<p>Based on the documents examined and records inspected, the title in respect of the subject property is Freehold and the ownership of the present title holder appears to be absolute in nature.</p> <p>No conditions, limitations, reversionary interests, or restrictions affecting the transfer, sale, mortgage, or creation of security interest over the said property are reflected in the title deeds, registration records, or revenue records examined by us.</p>



		Further, no restriction on use, development, or alienation of the said property has been observed from the documents and records examined, except those imposed under applicable laws, rules, regulations, and statutory approvals, if any.
3.2	PROPERTY ADDRESS	All that Freehold Non-Agricultural land admeasuring 1.4780 Hectare, comprised in Khasra No. 240 Mi, situated at Village Morta, Pargana Jalalabad, Tehsil and District Ghaziabad, Uttar Pradesh, owned by Value Infracon India Pvt. Ltd., having its office at 209, 2nd Floor, Chanakya Complex, B-10 & B-11, Laxmi Nagar, Delhi-110092. East : chakroad West : phase-2 meadows vista badhu khasra no. 319 North : chakroad badhu khasra no.225 South : chakroad badhu khasra no.322
3.5	Name/s of the Owner/s	VALUE INFRACON INDIA PVT. LTD., HAVING ITS REGISTERED OFFICE AT 209, 2ND FLOOR, CHANAKYA COMPLEX, B-10 & B-11, LAXMI NAGAR, DELHI-110092, IS A COMPANY INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 2013.
4.	Nature of ownership	THROUGH SALE DEED

5. NEGATIVE CONFIRMATION (REGISTRATION RECORDS)

Based on the search conducted in the registration records of the concerned Sub-Registrar and the Search / Encumbrance Certificate examined for the relevant period, no adverse entries, including any registered mortgage, charge, lien, attachment, lease, sale agreement, court order, or other encumbrance, affecting the subject property were found recorded in the registration records as on the date of search.



6. INVESTIGATION OF DOCUMENTS:

The following documents were examined for the purpose of this Title Search:

1. Photocopy of Khatauni of Khata No. 640, pertaining to Khasra No. 240 Mi, Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad for the Fasli Years 2005-2011.

2. Sale Deed executed by:

- Sh. Sudan Kumar s/o Sh. Mangeyram, r/o 9/202, Raj Nagar, District Ghaziabad;
- Sh. Shyama Devi w/o Sh. Rajpal Tyagi, r/o KI-3, Kavi Nagar, Ghaziabad;
- Sh. Satish Gupta s/o Sh. B.L. Gupta, r/o 155, Ashok Nagar, Ghaziabad; and
- Sh. Rakesh Kumar Singhal S/O Sita Ram Singhal R/O H-70, Patel Nagar-III Ghaziabad Up

in favour of M/s Value Infracon India Pvt. Ltd.

duly registered as Document No. 6121, Book No. 1, Volume No. 2862, total pages 373/490, dated 31/07/2007, in the office of Sub-Registrar-II, Ghaziabad.

3. Copy of Khatauni of Khata No. 640, pertaining to Khasra No. 240 Mi, Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad for Fasli Years 1430-1435.

4. Search Certificate dated 03/02/2026, issued by Sub-Registrar-II, Ghaziabad UP.

7. HISTORY OF TITLE

(Based on Documents referred to above)

1. That the land measuring 1.4780 Hectare, comprised in Khasra No. 240 Mi, Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, was originally agricultural land. Further,

- Sh. Sudan Kumar,
- Smt. Shyama Devi
- Sh. Satish Gupta, and



• Sh.Rakesh Kumar Singhal

who thereafter got their names mutated in the revenue records maintained by the Tehsildar, Ghaziabad.

3. That subsequently, the above owners executed a Sale Deed dated 31/07/2007 in favour of M/s Value Infracon India Pvt. Ltd., which was duly registered in the office of Sub-Registrar-II, Ghaziabad, details whereof are mentioned hereinabove.

4. That M/s Value Infracon India Pvt. Ltd. thereafter got its name duly mutated in the revenue records maintained by the Tehsildar, Ghaziabad.

5. That the said land was converted from Agricultural to Non-Agricultural vide CLU Order dated 27.10.2010, passed by the Sub-Divisional Magistrate, Ghaziabad.

8.CONCLUSION

On the basis of the documents examined, searches conducted in the office of the Sub-Registrar and revenue authorities, and investigation carried out, it is concluded that Value Infracon India Pvt. Ltd. has derived its title through a clear, continuous, and unbroken chain of registered documents, and presently holds good, clear, valid, subsisting, and marketable title over the Freehold Non-Agricultural land admeasuring 1,480 Hectare, comprised in Khasra No. 240 Mi, situated at Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh.

As per the Search Certificate, registration records, and revenue records examined, no registered mortgage, charge, lien, attachment, lease, acquisition proceedings, or other encumbrance was found recorded against the said property as on the date of search.

The mutation entries stand completed, and the land use stands lawfully converted from Agricultural to Non-Agricultural by the competent authority. Subject to verification of original documents, identity of parties, and compliance with statutory approvals, the said property is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.

This Title Search Report is based solely on the documents, records, and information made available for inspection before us, including certified copies / photocopies of revenue records, registered instruments, and certificates issued by the concerned authorities.



9. JURISDICTION & COMPETENT AUTHORITY

It is confirmed that the subject property is situated within the territorial jurisdiction of the concerned Tehsil and District authorities, and that the same falls under the jurisdiction of the competent Sub-Registrar having authority over the area in which the property is located.

It is further confirmed that the title deeds and other instruments forming part of the chain of title have been duly registered with the competent registering authority, in accordance with the provisions of the Registration Act, 1908, and were executed and presented for registration before the Sub-Registrar having lawful jurisdiction over the subject property.

10. LITIGATION LIMITATION

It is clarified that the search conducted is limited to registration and revenue records and does not include a search of court records, tribunal records, or other judicial forums. Accordingly, this Report / Certificate does not cover any pending, threatened, or undisclosed litigation, disputes, claims, injunctions, or orders which may not be reflected in the registration or revenue records examined.

The opinion expressed herein is therefore subject to the absence of any unreported or unrecorded litigation affecting the subject property.



11.	List of encumbrances	Nature of encumbrance : The property is free from encumbrances, Charges and lease or leave and license etc. till date.
12.	View on encumbrance or any lease	NA
13.	Regulatory Issues :	The property is not affected by Land Ceiling Law.
14.	Views on regulatory hurdles	NA
15.	List of further documents called for, examined and perused	NA
16.	Whether the documents examined are duly stamped as per the stamp Act	The documents are duly stamped as per stamp act.
17.	Whether the Registration endorsements are in order	Yes.
18.	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"

We, have taken search of the records of SUB-REGISTRAR SADAR-II GHAZIABAD UP from 03/02/2014 to 03/02/2026 by paying the necessary search fee of Rs. 100/- vide CERTIFICATE NO. 22026137000096 dated 04/02/2026. The search fee receipt is enclosed herewith.



DISCLAIMER :

This Report does not constitute a guarantee or warranty of title, but is an opinion based on professional examination of the documents produced and records searched. We have not conducted any physical survey, boundary verification, or independent investigation beyond the official records and documents provided.

No responsibility is assumed for:

- Any undisclosed charge, lien, litigation, acquisition, notification, or claim not reflected in the records searched;
- Any forgery, impersonation, misrepresentation, or suppression of facts in the documents relied upon;
- Any future change in law, policy, or government notification affecting the subject property.

This Report is issued exclusively for the purpose of bank / financial due diligence and shall not be used for any other purpose or relied upon by any third party without prior written consent.

Place: GHAZIABAD

Dated: 4-02-2026

LUV GUPTA
ADVOCATE
14, TEHSIL COMPOUND, GHAZIABAD (U.P.)
(M) 9718239239, 9810345181

LUV GUPTA
ADVOCATE & LEGAL
ADVISOR

Hindi

उद्धरण खतौनी (अप्रमाणित प्रति)

JANAKPUR, DISTRICT, BIHAR, INDIA

जनपद : गान्धियाबाद

तहसील : गान्धियाबाद

ग्राम : मोरदा

ग्राम कोड : 237000

फसली वर्ष : 1430-1435 (01 जुलाई 2022 से 30 जून 2028)

खाल संख्या : 01064

क्षेत्री : 1-क/भूमि जो संक्रमणीय भूमिधरो के अधिकार में हो।

खसरा/गाटा संख्या	खातेदार का विवरण (2) नाम/पिता-पति-सरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं० (अन्तिम चार अंक) अथवा वैन नं० (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)	खातेदारी प्रारम्भ होने का विवरण (3) न्यायालय का नाम / कम्प्यूटरीकृत वाद संख्या / अथवा जादेश संख्या / आदेश का दिनांक / जोत का आधार	(4) वर्ष	भूमि का विवरण (5) गाटा (यूनिक कोड)	(6) गाटा का कुल क्षेत्रफल(हे०)	(7) हिस्से में	(8) क्षेत्रफल में(हे०)	(9) खातेदार द्वारा देय भू-राजस्व
240मि.	1) दीपा मिश्रा पत्नी / डी सी राजपेयी / ए301नीलपदम कुंज वैशाली गा बाद 2) दयारा प्रमोद कुमार सिंह / राधेश्याम सिंह / के-62विन्डसर पार्क5 वैभव खण्ड इन्दिरापुरम गा बाद 3) श्री वैन्सू इन्फोकान इण्डिया लि /	1415ए	240मि. (21700000240200112)	1.4780	1) अंश 2) अंश 3) अंश	1) 0.0001 2) 0.0001 3) 1.4778	56.40	1.4780
1.4780								



कुल गाटे : एक

कुल क्षेत्रफल : एक दशमलव चार सात आठ शून्य (हेक्टियर)

कुल भू-राजस्व : पाच छह दशमलव चार शून्य रुपई

कुल अंश का क्षेत्रफल : एक दशमलव चार सात (हेक्टियर)

नामान्तरण / परिवर्तन का विवरण	खारिज किया गया	दर्ज किया गया
(10) न्यायालय का नाम / कंप्यूटरीकृत वाद संख्या अथवा आदेश संख्या / आदेश का दिनांक / नामान्तरण का आधार / डिजिटल हस्ताक्षर नाम (पदनाम) / डिजिटल हस्ताक्षर दिनांक	(11) नाम/पिता.पति.संरक्षक.प्रबंधक का नाम / जति कोड / आधार न0 (अन्तिम चार अंक) अथवा पैन नं0 (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)	(12) गाटे का खसरा नम्बर / यूनीक कोड
	(13) क्षेत्रफल(हे०)	(14) नाम/पिता.पति. संरक्षक-प्रबंधक का नाम / जति कोड / आधार न0 (अन्तिम चार अंक) अथवा पैन नं0 (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)
		(15) गाटे का खसरा नम्बर / यूनीक कोड
		(16) क्षेत्रफल(हे०)





भूलेख - खलीनी
राजस्व परिषद, उत्तर प्रदेश

- (18.1) बंधक होने की स्थिति (संस्था अथवा बैंक का नाम/कोड/बंधक का दिनांक/घनराशि/आवंटन संख्या/खातेदार(पिता-पति-संरक्षक))
- (18.2) बंधक-मुक्त होने की स्थिति (संस्था अथवा बैंक का नाम/कोड/बंधक-मुक्त का दिनांक/घनराशि/आवंटन संख्या/खातेदार(पिता-पति-संरक्षक)) :
- (19) अनचुक्ति :

पूर्व आदेशों का विवरण :

- 1) न्यायालय उपजिलाधिकारी /सहायकलेखक (प्रथम श्रेणी) का बाब वाद स.53/2009-10 अ धारा 143 उप. ज वि. अधि. ग्राम मोरटा परगना जलालाबाद तह. व जिला गाजियाबाद मैसर्स वैल्यू इन्फोकॉम इन्डिया प्रा लि बनाम उत्तर प्रदेश सरकार आदेश दि.27.10.10 आदेश-अत. ग्राम मोरटा परगना जलालाबाद के खाते
- 2) खलीनी साल 1412-1417क. के खाता नं. 411 खा.नं. 240मि/1478 व खाता नं. 640 खा.नं. 240मि/1478 मा.गु. 12510 स्थित ग्राम मोरटा परगना जलालाबाद को तहसीलदार गाजियाबाद की आयदा एवं शासनादेशों के क्रम में हदाम्य अपवचना रोकने के उद्देश्य से इस प्रतिषेध प्रतिबन्ध के साथ कि भिकस प्राधिकरण अथवा स्थानीय
- 3) निकाय के विवरण एवं निर्माण व भू उपयोग परिवर्तन तथा भूमि अर्जन अधिनियम 1984 (अधिनियम संख्या 1 सन 1984) की धारा 4 की उपधारा (1) संबंधी प्राविधान पूर्व की भांति यथागत लागू रहेंगे) अक्षुब्ध घोषित किया जाता है:इ.अ. (मैसर्स प्रसाद) उपजिलाधिकारी /सहायकलेखक (प श्रेणी) बाब ह.अ.र.का. 02.11.10

कृपया उक्त धारों की परिशिष्टि (भूगत) गारा के बाब ग्राम/विक्रम भू.तकश. लागू लागू रही। हेतु खला-संख्या पर विकस को

Disclaimer: उक्त आदेशों का अचलकारी है। उक्त विवरण संख्या नं. 02.11.10 आदेश-अत. ग्राम मोरटा परगना जलालाबाद तह. व जिला गाजियाबाद मैसर्स वैल्यू इन्फोकॉम इन्डिया प्रा लि बनाम उत्तर प्रदेश सरकार आदेश दि.27.10.10 आदेश-अत. ग्राम मोरटा परगना जलालाबाद के खाते

Approved by: Information Management System & Application Development Division, Ministry of Revenue, Government of Uttar Pradesh



Software Powered By National Informatics Center, Uttar Pradesh State Unit, Lucknow.

कार्यालय उप निबंधक सदर द्वितीय गाजियाबाद
जनपद गाजियाबाद

आवेदन संख्या :2202613700108

प्रमाण संख्या :22026137000096

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

श्री. लव गुप्ता एड० पुत्र- तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - मोरटा, वार्ड/परगना- जलालाबाद, कृषि- मैसर्स वैल्यू इन्फ्राकान इण्डिया प्रा० लि० के द्वारा डायरेक्टर श्री प्रमोद कुमार सिंह पुत्र श्री राधेश्याम सिंह व श्रीमती दीपा मिश्रा पत्नी श्री डी०सी० बाजपेयी, भूमि खाता नं०-01064 खसरा नं०-240मि, रकबई-1.4780 हेक्टेयर स्थित ग्राम मोरटा परगना जलालाबाद तह०व जिला गा०बाद।, खसरा नं०-240मि.

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 03/02/2014 से दिनांक 03/02/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

- दिनांक :04-02-2026
- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँठे 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।
 - वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 - 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।
 - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
 - 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: रश्मि श्रीवास्तव।
मिलान करने वाले निबन्धन लिपिक: रश्मि श्रीवास्तव।

RASHMI
SHRIVASTAVA

Digitally signed by
RASHMI SHRIVASTAVA
Date: 2026.02.04
18:05:23 +05'30'

उप निबंधक सदर द्वितीय
गाजियाबाद



स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: सदर द्वितीय गाजियाबाद

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202613700109
आवेदक का नाम	लच गुमा एड०
आवेदक का पता	गाजियाबाद
आवेदन तिथि	03-02-2026
भुगतान तिथि	03-02-2026
चालान संख्या	NIB260188947
मोबाइल	9100000000
छनराशि रु०	100 /-



TO WHOM SO EVER IT MAY CONCERN
Noida Office : Shop No. 15, V.D.S. Market, F-Block,
Sector 51, Noida

Date.....4.2.2026

I/we hereby certify as under:

1. Examination of Records

I/we have carefully examined the originals / certified copies / photocopies (as made available) of the chain of title documents, registration records, revenue records, and other supporting documents in respect of the Freehold Non-Agricultural land admeasuring 1.4780 Hectare, comprised in Khasra No. 240 Mi, situated at Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh, owned by Value Infracon India Pvt. Ltd. (hereinafter referred to as the "Property").

2. Chain of Title

Based on the documents examined and searches conducted, the title to the said Property originates from the recorded owner and flows through a clear, continuous, and unbroken chain of duly registered instruments up to the present owner. No gap, inconsistency, or defect in the chain of title has been observed from the records examined by us.

3. Mode of Acquisition

The present owner acquired title to the said Property through a duly stamped and registered Sale Deed dated 31/07/2007, registered in the office of the competent Sub-Registrar, Ghaziabad. The execution, registration particulars, and description of the Property in the said document are found to be consistent with the preceding title deeds.

4. Revenue Records & Mutation

The name of the present owner stands mutated in the revenue records maintained by the competent revenue authority. The relevant Khatauni / revenue entries examined correspond with the title documents and reflect the ownership of the present title holder.

5. Nature of Title

The title of the present owner is Freehold and absolute in nature. No conditional ownership, reversionary interest, trust obligation, or restriction on transfer or mortgage is reflected in the documents and records examined, except such restrictions as may arise under applicable statutory laws.



6. Land Use Conversion

The said Property has been lawfully converted from Agricultural to Non-Agricultural use vide CLU Order dated 27.10.2010, issued by the competent authority, and no adverse remark regarding land use has been observed from the records examined.

7. Encumbrance Search

A search of the registration records was conducted and the Search Certificate dated 3.2.2026, issued by the office of Sub-Registrar-II, Ghaziabad, was examined. Based on the same, no registered mortgage, charge, lien, lease, attachment, sale agreement, court order, or other encumbrance affecting the said Property was found subsisting as on the date of search.

8. Litigation Limitation

It is clarified that court records and tribunal records have not been independently searched, and this certification is limited to registration and revenue records. Any litigation, dispute, or claim not reflected in such records is outside the scope of this certification.

9. Possession

The documents examined indicate that possession of the Property follows the title. No adverse possession, third-party occupation, or tenancy is reflected in the records examined by us.

10. Government Dues & Acquisition

From the records examined, no indication of government acquisition, land ceiling proceedings, or statutory prohibition on transfer has been observed. However, verification of payment of municipal dues, land revenue, and other statutory dues is recommended at the time of disbursement.

11. Company Capacity (Where Applicable)

The present owner, being a company, appears to be legally competent to hold and deal with immovable property. Creation of mortgage shall, however, be subject to necessary corporate authorizations, including board resolution and compliance with applicable provisions of law.



12. Mortgage / Security Creation

Subject to verification of original documents, compliance with statutory approvals, and fulfilment of bank sanction conditions, the said Property has good, clear, valid, subsisting, marketable, and enforceable title, and is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.

PLACE & DATE

Place: Ghaziabad

Date: 4.2.2026

LUV GUPTA
ADVOCATE
14, TEHSIL COMPOUND, GHAZIABAD (U.P.)
(M) 9718239239, 9810345181

(Advocate)

Luv Gupta

Advocate & Legal Advisor

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