

Ref. No.:TIR/GZB/UPRERA/07/2025

Dated:10.07.2025

LEGAL OPINION/TITLE SEARCH REPORT

Before,

The Chairperson/Competent Authority,
UP-RERA, NOIDA,
Gautam Budh Nagar, UP.

Sir,

As requested by the proposed/intending developers/applicants, I am submitting the Legal Opinion/Title Search Report in respect of the Title of Two Residential Property/Vacant Non-Agricultural Land/Plots Area Admeasuring 995.28 SQM & 918.72 SQM, Total Area Admeasuring 1914 SQM, Situated in/Part of Khasra No. 1265 (1265Mi) of the Revenue Village/Maujja Noornagar, Pargana Loni, Tehsil & Distt. Ghaziabad, UP, in the name of the Registered Owners/Purchasers named (1) M/s Grace Realtech Developers Pvt. Ltd. & (2) M/s Bartons Developers Pvt. Ltd., respectively, Through Their Respective Authorised Representative/Directors (The Proposed/Intending Developers), which is as under:-

Name and Address of the Proposed/Intending Developers/Applicants.	(1) M/s Grace Realtech Developers Pvt. Ltd., Registered Office at: DD-186/A, Avantika, Ghaziabad, UP & (2) M/s Bartons Developers Pvt. Ltd., Registered Office at: Nyay Khand-III/123-124, Indirapuram, Ghaziabad, UP, through their respective Directors/Authorised Representatives.
Name and Address of the Competent Authority.	Uttar Pradesh Real Estate Regulatory Authority, Gautam Budh Nagar, UP, Through its Chairperson.

A. DETAILS / DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:-

Sl. Nos.	Date of Documents	Name / Documents	Type of Documents	Document No. /Reference Nos.	Whether Original/ Certified/True Copy/ Xerox
1.	14.02.2006	Sale Deed		Serial/Doc. No. 1712/2006	OSR
2.	16.01.2013	Sale Deed		Serial/Doc. No. 975/2013	OSR
3.	15.11.2021	Sale Deed		Serial/Doc. No. 13735/2021	OSR
4.	15.11.2021	Sale Deed		Serial/Doc. No. 13734/2021	OSR
5.	18.11.2021	Agreement/MOU		Serial/Doc. No. 4639/2021	OSR
6.	18.06.2024	NOC-GMC, Gzb		Letter No. 1540/18.06.2024	Original



7.	17.06.2023	NOC	Letter No. 419/2023-24	Original
8.	24.05.2024	Approval-IIT, Guwahati	Ref. No. IITG/CE/HS/GR/01	Original
9.	27.05.2024	Provisional NOC-CFO, Gzb.	N.A.	Original
10.	21.04.2025	Non-Encumbrance Certificate, SRO-II, Gzb.	Certificate No. 22025137000384	Original
11.	21.04.2025	Non-Encumbrance Certificate, SRO-II, Gzb	Certificate No. 22025137000385	Original
12.	10.07.2025	Khata-Khatauni	Fasli Varsh 1421-1432	Extract Copy/Bhulekh
13.	06.06.2025	Letter	No. 2117/12-L(7)/2023	Xerox

B. DETAILS/DESCRIPTION OF THE PROPERTY/IES:-

Sr. Nos.	Survey No., Khata No., House No., Site No., Flat No., Plot No.	Extent / area of Land / Building	Location Village/ Municipality/Sub-District/District	Separate Boundary/ies of Both the Plots [As per Sale Deeds]:
1.	Two Residential Vacant Plots/Properties Situated in/Part of Khasra No. 1265 of Revenue Village/Maujja Noor Nagar.	Area Admeasuring 995.28 SQM & 918.72 SQM, Total Land Admeasuring 1914 SQM.	Revenue Village/Maujja Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad, UP	Plot Area 995.28:- East: Remaining Part of Khasra No. 1265. West: Road, 45 Mtr Wide. North:- Land of Seller. South:- Road, 12 Mtr Wide. Plot Area 918.72:- East: Remaining Part of Khasra No. 1265. West: Road, 45 Mtr Wide. North:- Land of Aznaara Builder. South:- Land of M/s Grace Realtech Pvt. Ltd.

C. TRACING OF THE PARTIE'S OWNERSHIP/TITLESHP FOR 13/20 YEARS:-

As perusal of documents submitted to me i.e. Khata-Khatauni of Fasli Varsh 1421-1432, Sale Deeds dated 14.02.2006 & 16.01.2013 as well as Two Sale Deeds both dated 15.11.2021, it is clear that the said land/property was initially belonged to **Sh. Sajan Singh S/o Sh. Aman Singh & Ankit & Nitin both S/o Late Sh. Munni Lal & Smt. Dayawati Devi W/o Late Sh. Munni Lal**, R/o Village Makramatpur Sikraud, Tehsil & Distt. Ghaziabad, UP, as they were having joint transferrable bhumidhari rights of the agricultural land area admeasuring 4460 SQM, situated in Khasra No. 1265Mi and they acquired the bhumidhari rights in respect of the above said land through succession/inheritance.

Further, on 14.02.2006, the above said **Sh. Sajan Singh S/o Sh. Aman Singh & Ankit & Nitin both S/o Late Sh. Munni Lal & Smt. Dayawati Devi W/o Late Sh. Munni Lal** have jointly sold out the land in question to **M/s Man Mohan Buildtech Pvt. Ltd., Registered Office at A-15, Nizamuddin West,**



Delhi, vide registered Sale Deed dated 14.02.2006 which is registered with the office of SRO-Ghaziabad as in **Bahi No. 1, Zild No. 2287, on Pages No. 176 to 230, at Serial/Doc. No. 1712** on dated 14.02.2006 and the above said purchaser acquired the same transferrable bhumidhari rights and interest.

Further, on 17.01.2013, the above said **M/s Man Mohan Buildtech Pvt. Ltd.**, through its authorised signatory **Sh. Pankaj Tyagi S/o Sh. Babu Ram Tyagi**, R/o C-11, West Model Town, Ghaziabad, has sold out the above said land/property to **M/s Krishna Assets & Developers Pvt. Ltd.**, Registered Office at M-6, SF, Aditya Corporate Hub, RDC, Raj Nagar, Ghaziabad, through its **Director Sh. Saurabh Kumar S/o Sh. Satish Tyagi**, R/o D-5, Sector-9, Vijay Nagar, Ghaziabad, UP, vide registered Sale Deed dated 17.01.2013 and the same is registered with the SRO-II, Ghaziabad as in **Bahi No. 1, Zild No. 6683, on Pages No. 241 to 538, at Serial/Doc. No. 975** on dated 17.01.2013 and the above said purchaser acquired the same transferrable bhumidhari rights and interest in the above said land/property.

And Further, the above said **M/s Krishna Assets & Developers Pvt. Ltd.**, has sold out/transferred the land area admeasuring **995.28 SQM** to **M/s Grace Realtech Developers Pvt. Ltd.**, Registered Office at: DD-186/A, Avantika, Ghaziabad, UP, through its Authorised Signatory/**Director Mr. Dheeraj Ahuja S/o Late Sh. Ramesh Ahuja**, R/o III-C-8/A, Nehru Nagar, Ghaziabad, UP & area admeasuring **918.72 SQM** to **M/s Bartons Developers Pvt. Ltd.**, Registered Office at: Nyay Khand-III/123-124, Indirapuram, Ghaziabad, UP, through its Authorised Signatory/**Director Mr. Harsh Tyagi S/o Sh. Mukesh Tyagi**, R/o Chaudhary Chowk, Village Vajheelpur, Hapur, UP, **Total Area Admeasuring 1914 SQM** and in this regard two Sale Deeds were executed and registered with the SRO-II, Ghaziabad, as in **Bahi No. I, Zild No. 18588, on Pages No. 185 to 212, at Serial/ Doc. No. 13735**, on dated 15.11.2021 & in **Bahi No. I, Zild No. 18588, on Pages No. 159 to 184, at Serial/ Doc. No. 13734**, on dated 15.11.2021 respectively and after this transaction, the above said both the companies got acquired the right, title and interest in respect of the land admeasuring 1914 SQM. However, it is further submitted that as oer

Thereafter, the above said both the companies i.e. (1) **M/s Grace Realtech Developers Pvt. Ltd.**, Registered Office at: DD-186/A, Avantika, Ghaziabad, UP & (2) **M/s Bartons Developers Pvt. Ltd.**, Registered Office at: Nyay Khand-III/123-124, Indirapuram, Ghaziabad, UP, entered into an "**Consortium Agreement**" which is registered with the SRO-II, as in **Bahi No. IV, Zild No. 1144, on Pages No. 211 to 248, at Serial/ Doc. No. 4639, on dated 18.11.2021**, in respect for development a project in the name & style of '**GRACE WORLD**' upon the said land in question i.e. 1914 SQM situated in Khasra No. 1265 of Revenue Village/Maujja Noor Nagar, Ghaziabad, UP.

However, it is submitted that the respective names of both the purchasers could not be mutated in the Revenue Record/Khata-Khatauni of the above said Khasra as the mutation order(s) in respect of the land, declared as 'Non-Agricultural Land' U/s 80 of UPRC Act, are not being passed by the concerned authority/ies/tehsildar(s) in some of the district(s) including Ghaziabad District. However, a Letter dated 06.06.2025 has been issued by the Commissioner & Secretary, Revenue Council, UP, vide No. 2117/12-L(7)/2023 to all the District Magistrate, UP, directing them for passing the mutation order(s) after the declaration U/s 80 of UPRC Act.

Further, the above said both the companies have applied for the requisite prior permission(s) & NOCs before the concerned/competent authorities and also obtained the NOCs from the GMC. IIT-Guwahati, FSO Etc..



GULSHAN TYAGI
Panel Advocate
(Canara Bank)

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Rajendra Nagar, Sahibabad, Ghaziabad, UP-
201005. Cell : 8800949244, 8791756080
E-mail: gulshanttyagiadv@gmail.com

OPINION:

On the basis of above said facts and circumstances, I am submitting my opinion in respect of the title(s) of the party/ies i.e. **(1) M/s Grace Realtech Developers Pvt. Ltd.**, Registered Office at: DD-186/A, Avantika, Ghaziabad, UP & **(2) M/s Bartons Developers Pvt. Ltd.**, Registered Office at: Nyay Khand-III/123-124, Indirapuram, Ghaziabad, UP, and in this regard, it can be determined that the above said both the companies/purchasers are the actual owners and title holders of the above said land/property in question i.e. 1914 SQM, situated in/Part of Khasra No. 1265 of Revenue Village/Maujja Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad, UP, and they are also in possession of the said land as it is settled law that the possession goes with the title. I have also obtained the Non-Encumbrance Certificate(s) from the office of **Sub-Registrar-II**, Ghaziabad, in regard to the registered charge/lien against both the property/ies and as per **Non-Encumbrance Certificate Nos. 22025137000384/85** both dated 21.04.2025, no any registered charge/lien is/are found against the properties in question i.e. land area admeasuring 995.28 SQM & 918.72 SQM both situated in/part of Khasra No. 1265 of Revenue Village/Maujja Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad, UP and they are fully entitled for developing the above said project in the name & style of '**GRACE WORLD**' upon the said land after obtaining the requisite permission(s)/NOCs from the concerned authority/ies.

It is further submitted that my above said opinion/title search report is based upon the record/documents provided/produced by the applicant as well as record(s) available in the concerned office of Sub-Registrar.

The report is submitted accordingly.

Yours faithfully,

(Gulshan Tyagi)
Advocate

कार्यालय उपनिबन्धक सदर द्वितीय गाजियाबाद
जनपद गाजियाबाद

आवेदन संख्या :2202513700402

प्रमाण संख्या :22025137000384

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

श्री- कमलदीप तालियान एडवोकेट पुत्र- ० तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - नूरनगर, वार्ड/परगना- लोनी, आवासीय- मैसर्स ग्रेस रियलटेक डवलपर्स प्रा०लि०, खाली प्लॉट,
का खसरा नं०- 1265, क्षेत्रफल-995.28 वर्ग मी०, ग्राम नूरनगर, गाजियाबाद। बही
विवरण : नं०-1, जिल्द-18588, पृष्ठ-185/212, क्र०-13735, दिनांक-15/11/2021, सब-रजिस्ट्रार-द्वितीय।, खाली प्लॉट

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 21/04/2013 से दिनांक 20/04/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :21-04-2025

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

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **विजय सिंह।**

मिलान करने वाले निबन्धन लिपिक : **विजय सिंह।**

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गाजियाबाद

प्रिंट करें



कार्यालय उपनिबंधक सदर द्वितीय गाजियाबाद
जनपद गाजियाबाद

आवेदन संख्या :2202513700403

प्रमाण संख्या :22025137000385

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

श्री- कमलदीप तालियान एडवोकेट पुत्र- ० तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - नूरनगर, वार्ड/परगना- लोनी, आवासीय- मैसर्स बार्टन्स डवलपर्स प्रा०लि०, खाली प्लॉट, खसरा
का नं०- 1265, क्षेत्रफल-918.72 वर्ग मी०, ग्राम नूरनगर, गाजियाबाद। बही नं०-1,
विवरण : जिल्द-18588, पृष्ठ-159/184, क्र०-13734, दिनांक-15-11-2021। सब-रजिस्ट्रार-द्वितीय।, खाली प्लॉट

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 21/04/2013 से दिनांक 20/04/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :21-04-2025

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: **विजय सिंह।**

मिलान करने वाले निबन्धन लिपिक: **विजय सिंह।**

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**उपनिबन्धक सदर द्वितीय
गाजियाबाद**

