

कार्यालय उपनिबन्धक सदर प्रथम गाजियाबाद जनपद गाजियाबाद

आवेदन संख्या :2202313600251

प्रमाण संख्या :22023136000229

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

श्री- संजीव सिंगला पुत्र- एस एस सिंगला तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का . ग्राम/मोहल्ला - क्रासिंग रिपब्लिक, वार्ड/परगना- डूण्डाहेडा, आवासीय- मैसर्स फॉरएवर द्वारा संजीव सिंगला और
विवरण : बलदेव गुप्ता, प्लॉट नम्बर जी एच 6 खसरा नम्बर 910 आदि एरिया , 2850 वर्ग मीटर

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/05/2012 से दिनांक 08/05/2023 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :09-05-2023

- 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 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: विनीत कुमार लिपिक।

मिलान करने वाले निबन्धन लिपिक : विनीत कुमार लिपिक।



RAMESH CHAND
उपनिबन्धक
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Date: 2023.05.09
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सदर प्रथम
गाजियाबाद

VIKAS GOYAL

ADVOCATE

DELHI HIGH COURT

Enroll No. D/993/1997(R)

E-Mail: adv.vikas73@gmail.com

MOB: - +91 85888 27669

REF. NO.:-

DATED: - 16.05.2023

DETAILED TITLE INVESTIGATION REPORT

In favour of: -

**M/S FOREVER INFRASTRUCTURE PVT. LTD.
THROUGH ITS DIRECTOR SH. SANJEEV SINGLA
2, PARK END, SECOND FLOOR,
VIKAS MARG, DELHI- 110092**

Details/ Description of the Property: -

Plot measuring 0.2850 Hect. (2850 Sq. Mtr.) in part of Khasra No. 910, 911, 912, 918, 919, 920 and 921 located on undivided and impartible total land of GH Plot No. 6 in Township known as Crossings Republic, Village Dundahera, Ghaziabad.

Brief History of the property and how the owner has derived the title as per record of Sub-registrar Office Sadar-1, Ghaziabad.

This is to certify that I have searched the relevant records in the office of Sub-registrar, Sadar-1, Ghaziabad, Dist. Ghaziabad, UP vide application No. 2202313600251 dated 09.05.2023 and receipt no. 202313600223 dated 09.05.2023 from 01.05.2012 to 08.05.2023 on dated 09.05.2023.

1. As per record, the Government of Uttar Pradesh vide GO No. 2711/Aath-1-05-34vividh/ 2003 dated 21.05.2005 published a policy to set up and develop an integrated township and under that policy under the leadership of M/s Crossings Infrastructure Private Limited, a Consortium was formed by various companies by registered Agreements and purchased various

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**OFFICE: S:18-19, PANKAJ CENTRAL MARKET, SECOND FLOOR,
NEAR IPEX BHAWAN, IP EXTENSION, DELHI- 110092**

**CHAMBER: - 311, BLOCK III, LAWYERS CHAMBER, DELHI HIGH COURT,
NEW DELHI- 110003**

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lands vide document serial no. 41 in book no. 4 vol. no. 794 at pages 57-61 on 22.02.2007; document serial no. 43 in book no. 4 vol. no. 794 at pages 67-71 on 22.02.2007; document serial no. 44 in book no. 4 vol. no. 794 at pages 72-76 on 22.02.2007; document serial 46 in book no. 4 vol. no. 794 at pages 82-86 on 22.02.2007; document serial no. 61 in book no. 4 vol. no. 794 at pages 164-169 on 28.02.2007; document serial no. 65 book no. 4 vol. no. 794 at pages 188-193 on 28.02.2007 and document serial no. 270 in book no. 4 vol. no. 797 at pages 295-299 on 23.11.2007 which were duly registered with the office of Sub-registrar- 1, Ghaziabad. By this manner the consortium of the companies lead by M/s Crossings Infrastructure Private Limited has acquired the ownership rights in the above said properties.

2. That M/s Crossings Infrastructure Private Limited a company incorporated under the Companies Act, 1956 having its registered office at 210-Aggarwal Chamber, Second Floor, 30-31 Veer Savarkar Block, Vikas Marg, Shakarpur, Delhi jointly through its Director Mr. Manoj Gaur S/o B.L Gaur and Mr. Ashok Chaudhary S/o Mr. Harpal Singh (PAN No. AACCC5615Q) has sold the above said property to M/s Forever Infrastructure Pvt. Ltd. a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 2nd Park End, 2nd Floor, Vikas Marg, Delhi-92 represented through its Directors Mr. Sanjeev Singla S/o Sh. S.S. Singla and Mr. Baldev Kumar Gupta S/o Late Sh. Lachman

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Das Gupta (PAN No. AABFF5459P) vide Sale Deed registered at serial no. 2544 in book no. 1 vol. no. 7372 Page No. 317 to 500 on 16.05.2008. Sub-registrar-1, Ghaziabad.

3. That M/s Forever Infrastructure Pvt. Ltd. is the owner and have/has a legal title of the above said land on which the development of the Large Group Housing/ Builders Residential Plots is to be carried out.
4. That the said land is "free from all encumbrances" upto 09.05.2023.

Thus by this manner M/s Forever Infrastructure Pvt. Ltd. has acquired the absolute ownership right of the said immovable property at Plot measuring 0.2850 Hect. (2850 Sq. Mtr.) in part of Khasra No. 910, 911, 912, 918, 919, 920 and 921 located on undivided and impartible total land of GH Plot No. 6 in Township known as Crossings Republic, Village Dundahera, Ghaziabad. The title of property is complete and the said property is free from all Encumbrance charges and marketable.

Note: - Myself Mr. Vikas Goyal (Advocate) having more than 25 years' of professional experience of working as an advocate.

I hereby certify that the title of the said property is free from all encumbrances, liabilities and charges etc. as informed by the owner and the documents available and the title of the said property is clear and marketable and chain of title is complete.

Dated: - 16.05.2023

Place: - Delhi


VIKAS GOYAL
ADVOCATE

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