

**HIMANSHU TYAGI**  
**Advocate**  
**Chamber No. 303 C.K. Daphatry Block,**  
**Supreme Court of India, New Delhi- 110001**  
**Email. I.D adv.himanshutyagi@gmail.com**  
**Ph: - 9654010728**

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Reference No.

DATED: 31/01/2018

To

M/s. Roseberry Developers Pvt. Ltd.  
Office at B- 7/45,  
Safdarjung Enclave Extension,  
New Delhi- 110029

Dear Sir,

Regarding: Legal Opinion and Non Encumbrance Certificate in respect of the property no. /plot no. 10/2, VaibhavKhand, Indrapuram, Ghaziabad owned by M/s Roseberry Developers Pvt. Ltd., having Reg. office at B- 7/45, Safdarjung Enclave Extension, New Delhi- 110029.

I have scrutinized the Title document Pertaining to above mentioned property fully detailed and discussed herein below. My report is as under:

**Part I - DESCRIPTION OF PROPERTY**

Residential Group Housing Plot bearing No. plot no. 10/2, VaibhavKhand, Indrapuram, Ghaziabad, admeasuring 7822 sq. mtr., bounded as under:

North: 120 Ft. Wide Road

South: Road

East: Road

West: 80 Ft. Wide Road



## **Part II- FLOW OF TITLE DEED/ DESCRIPTION OF DOCUMENTS SCRUTINIZED**

WHEREAS, Ghaziabad Development Authority has transferred the said land for 90 years by way of lease deed was duly registered in the Office of the Sub Registrar (IV), Ghaziabad (U.P.) vide Book No. 1 Volume No. 10236 on Page No. 391 to 404 at Document No. 11232 dated 30.04.2008.

**I hereby certify that the registration particulars-number, date and page particulars etc., as shown in the copy of title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar / Registrar of assurances. I further certify that the photograph of the M/s Roseberry Developers Pvt. Ltd affixed / seen in the title deed tally with records of registration office as well as certified copy of the title deed.**

## **Part III – NON ENCUMBRANCE CERTIFICATE**

This is to certify that on 31/01/2018, I have made the search in the records of Sub-Registrar-IV, Ghaziabad for the years 2007 to 2018 with my fellow Advocate Mr. Kamal Deep Taliyan and have also obtained Search Certificate (Form No.29) from the office of Sub-Registrar-IV, Ghaziabad. That it is certified that the property mentioned in Part I of the opinion is free from all encumbrances, lien, mortgage etc. The search report issued by the office of Sub-Registrar IV, Ghaziabad, inspection fee receipt is enclosed here with.

## **Part IV – SEARCH IN REVENUE RECORDS**

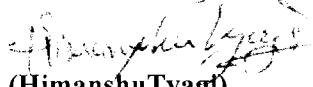
That State of Uttar Pradesh acquired land at District Ghaziabad and gave it to Ghaziabad Development Authority for planned development of residential over it and GDA in turn entered in a MOU with M/s. Shipra Estate Ltd. for the entire Plot No. 10 from which the demised property is carved out without any recourse to revenue records thus inspection in revenue records is not possible.

## **Part IV A – SEARCH IN MUNICIPAL RECORDS**

That the undersigned has not searched the Municipal records at Ghaziabad as the vicinity in which above-mentioned land is situated does not fall under the area of Municipal Corporation.

## **Part IV B – SEARCH IN REGISTRAR OF COMPANIES**

That this is to certify that as per the ROC record as on 31.01.2018 the project land mortgaged to IDBI Trusteeship Services Pvt. Ltd..

  
(Himanshu Tyagi)

**ADVOCATE**

**Dated: 31/01/2018**

**Enclosure:**

- Receipt No. 2018139005351 dated 31/01/2018 for inspection for Years 2007 to 2018 issued by Sub-Registrar-iv, Ghaziabad, U.P.

- Search Certificate No. 126 of 2018 dated 31/01/2018 for inspection for Years 2007 to 2018 issued by Sub-Registrar-iv, Ghaziabad, U.P.

