

RAJAN SINGHAL

Advocate

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45/48, Kunwar Vinod Market
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Date: 29.09.2022

To
The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Lucknow

Subject : - Non Encumbrance Cum Land Title Search Report under the project "Dwarika Balaji Phase-5"

Sir

In pursuance of the letter dated 20/09/2022 received from the office of Dwarika Balaji, (A Registered Consortium) having its site and office at Dwarika City (Integrated Town ship), 4th Mile Stone, Jansath Road, Muzaffarnagar (U.P.) and corporate Office at B-7, Sector-36, NOIDA (U.P.) for non-encumbrance cum land title search report to be submitted in the office and before you, I have examined the original of the title deeds relating to the schedule property/(ies) in possession of the "Dwarika Balaji" and offered for the non encumbrance cum land title search report. I careful scrutinized the same and found that the documents of title referred to in the opinion are valid evidence of ownership, right, title and interest in the purchase properties and I further certify that:

1. I have examined the documents and the other relevant factors in detail.
2. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the record of the relevant Government Offices' Sub Registrar Office, relating to the schedule property (ies), I do not find anything adverse which would prevent the title holders from holding the title in their respective names.
3. Following scrutiny of Land Records/Revenue Records, relative title deeds, from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the title deeds.
4. There are no prior mortgage/charges/encumbrances whatsoever as could be seen from the encumbrance certificate for the period from the year 2009 to 2022 pertaining to the immovable property/(ies) covered by the title deeds detailed below in schedule I & II. The properties relating to the schedule are free from encumbrances.

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5. Search certificates along with receipts mentioned below in **schedule-II** and issued from the office of Sub Registrar, Tehsil Sadar, and District Muzaffar Nagar since the year 2009-2022 is enclosed in original.
6. I certify that **M/S. Sitaram Builders** a partnership firm having registered office at 39, Sutharashahi Muzaffar Nagar and **M/S. Shree Siddhi Vinayak Builders**, a partnership firm having registered office at 39, Sutharashahi Muzaffar Nagar are owner of the purchased land area of land Khasra no. relating to the schedule property/ies as mentioned in tracing of title detailed in **Schedule-I** and through the respective sale deeds as detailed in **Schedule -I** relating to the properties.
7. I further certify that **Dwarika Balaji (A Registered Consortium)** above named has/have a clear and title over the schedule property/(ies) and M/S Dwarika Projects Limited is the lead member of the Consortium and has all rights to do all work for and on behalf of all partners through the consortium agreement as a consortium agreement has been made on 10 December 2007 in the name of executed by and in between Dwarika Balaji at 2, Park End, Vikas Marg, Delhi-92 and the following title holders of the properties relating to the schedule properties and other properties of the consortium agreement i.e. the partners of the consortium.
- I. M/S Dwarika Projects Limited a Company incorporated in NCT of Delhi, Haryana having it registered office at 2, Park End, Vikas Marg, Delhi-92 through its authorized Director Raj Kishore Verma S/O Shri Raghubir Singh R/O. B-7-A Sector 17, Noida;
 - II. M/S Humera Engineering Private Limited, a Registered Company at 324 Civil Lines North, Muzaffarnagar through its authorized Director Sh. Shashank Jain S/o Surendra Kumar Jain R/O 01 Abupura Pachdara, Muzaffarnagar;
 - III. M/S Shree Balaji Construction a partnership firm having registered office at 377 Patel Nagar, New Mandi, Muzaffarnagar through partner & attorney holder Ajay Kumar Bansal S/O Sh. Janeshwar Dayal R/O 36 Imambara, Premपुरi, Muzaffarnagar;
 - IV. M/S Radha Krishan Associates a partnership firm having registered office at 377 Patel Nagar, New Mandi, Muzaffarnagar through partner & attorney holder Ajay Kumar Bansal S/O Sh. Janeshwar Dayal R/O 36 Imambara, Premपुरi, Muzaffarnagar;
 - V. Shree Sai Builders a partnership firm having regd. office at 39, Sutharashahi Muzaffar Nagar through its partner & attorney holder Sh. Shashank Jain S/o Surendra Kumar Jain R/O 01 Abupura Pachdara, Muzaffarnagar;

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- VI. M/S Shree Siddhi Vinayak Builders, a partnership firm having registered at 39, Sutharashahi Muzaffar Nagar through its partner & attorney holder Mohd. Yaqub S/o Habib Ahmad R/o 844/1-A Yogendrapuri, Muzaffarnagar;
- VII. M/S Sita Ram Builders a partnership Firm having regd. Office at 39 Sutharashahi Muzaffarnagar through partner & attorney holder Shri Vineet Bansal S/o Shri Parmeshwar Dayal Bansal R/O 39 Sutharashahi District Muzaffarnagar.

I further certify that the above title deeds are genuine and the properties relating to the schedule are free from encumbrance.

Place: Muzaffarnagar

Date:- 29.09.2022

Signature & Seal of the Advocate

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(SCHEDULE- I)

A Property at Village Sher Nagar and Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar.

All Khasara Number and Area of Land are mentioned with flow of title.

FLOW OF TITLE OF PROPERTY:-

M/s Radha Krishan Associates (Area 215 sq. m. from 10568 sq. m.)

(i) Previous owner of the Property was Sh. Charan Singh S/o Hara Lal R/o 190/2/1 Civil Line South Muzaffarnagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Since 1980 as per revenue record.

That Sh. Charan Singh S/o Hara Lal R/o 190/2/1 Civil Line South Muzaffarnagar Pargana & Tehsil Sadar Distt. Muzaffarnagar sold the property to **M/s Radha Krishan Associates 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Jai Veer Singh S/o Sh. Mansukh Ram R/o Santosh Vihar Pargana & Tehsil Sadar Distt. Muzaffarnagar.** Which is registered at Bahi No. 1 Zild No. 3580 Pg. No. 207 to 230 Sr. No. 6371 Dated 15.05.2007 Sub Registrar Muzaffarnagar. **Khasara No.40,41 ,42,37,38,39, Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar. (Area 1.0568 hect.)**

M/s Shri Balaji Construction (Area 39740 sq. m. from 41100 sq.m.)

(2) Previous owner of the Property was Sh. Amit Kumar S/o Sh. Sureshpal & Smt. Rajkumari W/o Late Sh. Sureshpal R/o 790, South Civil Line Muzaffarnagar Distt. Muzaffarnagar Since 1980 as per revenue record. Sh. Amit Kumar S/o Sh. Sureshpal & Smt. Rajkumari W/o Late Sh. Sureshpal R/o 790, South Civil Line Muzaffarnagar Distt. Muzaffarnagar execute a agreement to sale in favour of **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Vivek Bansal S/o Sh. Parmeshwar Dayal R/o 39, Sutharashahi Muzaffarnagar Distt. Muzaffarnagar.** Which is registered at Bahi No. 1 Zild No. 8441 Pg. No. 243 to 252 Sr. No. 4818 Dated 07.05.2014 sub registrar Muzaffarnagar. . after that executed a Agreement new (Extend time Period) Which is registered at Bahi No. 1 Zild No. 7841 Pg. No. 15 to 26 Sr. No. 6935 Dated 16.05.2013 sub registrar Muzaffarnagar.

That Sh. Amit Kumar S/o Sh. Sureshpal & Smt. Rajkumari W/o Late Sh. Sureshpal R/o 790, South Civil Line Muzaffarnagar Distt. Muzaffarnagar sold the property to **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Vivek Bansal S/o Sh. Parmeshwar Dayal R/o 39, Sutharashahi Muzaffarnagar Distt. Muzaffarnagar.** Which is registered at Bahi No. 1 Zild No. 8749 Pg. No. 245 to 268 Sr. No. 11633 Dated 18.11.2014 sub registrar Muzaffarnagar. **Khasara No.73,74, Khasara No.35,33,34, Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar.**

(3). Previous owner of the Property was Sh. Anoop Singh S/o Sh. Hukam Singh R/o South Civil Line Muzaffarnagar Distt Muzaffarnagar & Sh. Dhoom Singh S/o Sh. Hukam Singh R/o Village Budpur Pargana Manglore Tehsil Roorkee Distt. Haridwar. Since 1980 as per revenue record.

That Sh. Anoop Singh S/o Sh. Hukam Singh R/o South Civil Line Muzaffarnagar Distt Muzaffarnagar

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& Sh. Dhoom Singh S/o Sh. Hukam Singh R/o Village Budpur Pargana Manglore Tehsil Roorkee Distt. Haridwar executed a Agreement to Sale in favour of **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Vivek Bansal S/o Sh. Parmeshwar Dayal R/o 39, Sutharashahi Muzaffarnagar Distt. Muzaffarnagar.** Which is registered at Bahi No. 1 Zild No. 7841 Pg. No. 55 to 72 Sr. No. 6938 Dated 16.05.2013 sub registrar Muzaffarnagar. after that executed a Agreement new (Extend time Period) Bahi No. 1 Zild No. 8440 Pg. No. 37 to 46 Sr. No. 4783 Dated 05.05.2014 sub registrar Muzaffarnagar.

That Sh. Anoop Singh S/o Sh. Hukam Singh R/o South Civil Line Muzaffarnagar Distt Muzaffarnagar & Sh. Dhoom Singh S/o Sh. Hukam Singh R/o Village Budpur Pargana Manglore Tehsil Roorkee Distt. Haridwar sold the property to M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Vivek Bansal S/o Sh. Parmeshwar Dayal R/o 39, Sutharashahi Muzaffarnagar Distt. Muzaffarnagar. Which is registered at Bahi No. 1 Zild No. 8749 Pg. No. 161 to 198 Sr. No. 11631 Dated 18.11.2014 sub registrar Muzaffarnagar. **Khasara No.73,74, Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar.**

(4) Previous owner of the Property was Sh. Girendra Vijaypant S/o Sh. Amba Dutt Pant R/o 42/22 South Civil Line Muzaffarnagar Distt. Muzaffarnagar Since 1980 as per revenue record.

That Sh. Girendra Vijaypant S/o Sh. Amba Dutt Pant R/o 42/22 South Civil Line Muzaffarnagar Distt. Muzaffarnagar sold the property to M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Vivek Bansal S/o Sh. Parmeshwar Dayal R/o 39, Sutharashahi Muzaffarnagar Distt. Muzaffarnagar. Which is registered at (i) Bahi No. 1 Zild No. 4204 Pg. No. 137 to 154 Sr. No. 5744 Dated 16.05.2008 sub registrar Muzaffarnagar. through two title deeds (ii) Bahi No. 1 Sr. No. 5745 Dated 16.05.2008 sub registrar Muzaffarnagar. **(Khasra No. 86 Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar.)**

(5) Previous owner of the Property was Sh. Satpal S/o Sh. Bhawani R/o 133 South Civil Line Muzaffarnagar Distt. Muzaffarnagar Since 1980 as per revenue record.

That Sh. Satpal S/o Sh. Bhawani R/o 133 South Civil Line Muzaffarnagar Distt. Muzaffarnagar sold the property to M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Vivek Bansal S/o Sh. Parmeshwar Dayal Bansal R/o 39, Sutharashahi Kundanpura Muzaffarnagar Distt. Muzaffarnagar. Which is registered at Bahi No. 1 Zild No. 3603 Pg. No. 347 to 364 Sr. No. 6865 Dated 28.06.2007 sub registrar Muzaffarnagar. **(Khasra No 68 & 70 Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar Area 0.132 Hect.)**

(6) Previous owner of the Property was Sh. Jai Singh S/o Sh. Bhawani Singh R/o 133 South Civil Line Muzaffarnagar Distt. Muzaffarnagar Since 1980 as per revenue record.

That Sh. Jai Singh S/o Sh. Bhawani Singh R/o 133 South Civil Line Muzaffarnagar Distt. Muzaffarnagar sold the property to M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Vivek Bansal S/o Sh. Parmeshwar Dayal Bansal R/o 39, Sutharashahi Kundanpura Muzaffarnagar Distt. Muzaffarnagar. Which is registered at Bahi No. 1 Zild No. 3604 Pg. No. 1 to 18 Sr. No. 6866 Dated 28.06.2007 sub registrar Muzaffarnagar. **(Khasra No 69 & 71 Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar Area 0.132 Hect.)**

(7) Previous owner of the Property was Sh. Dhoom Singh S/o Sh. Hukam Singh R/o Village Budpur Pargana Manglore Tehsil Roorkee Distt. Haridwar. Since 1980 as per revenue record.

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That Sh. Dhoom Singh S/o Sh. Hukam Singh R/o Village Budpur Pargana Manglore Tehsil Roorkee Distt. Haridwar. executed a agreement to sale in favour of **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Vivek Bansal S/o Sh. Parmeshwar Dayal R/o 39, Sutharashahi Muzaffarnagar Distt. Muzaffarnagar.** Which is registered at Bahi No. 1 Zild No. 7841 Pg. No. 41 to 548 Sr. No. 6937 Dated 16.05.2013 sub registrar Muzaffarnagar. after that execute a agreement New sale (Extend Time Period) Bahi No. 1 Zild No. 8441 Pg. No. 209 to 218/Sr. No. 4816 Dated 07.05.2014 sub registrar Muzaffarnagar.

That Sh. Dhoom Singh S/o Sh. Hukam Singh R/o Village Budpur Pargana Manglore Tehsil Roorkee Distt. Haridwar sold the property to **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Vivek Bansal S/o Sh. Parmeshwar Dayal R/o 39, Sutharashahi Muzaffarnagar Distt. Muzaffarnagar.** Which is registered at Bahi No. 1 Zild No. 8489 Pg. No. 327 to 372 Sr. No. 5876 Dated 03.06.2014 sub registrar Muzaffarnagar. (Khasra No 59/2 Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar.)

(8) Previous owner of the Property was Sh. Mohabbat Ali & Munsaf Ali Sons of Late Sh. Rojudin & Smt. Allabandi W/o Late Sh. Rojudin R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Since 1980 as per revenue record.

That Sh. Mohabbat Ali & Munsaf Ali Sons of Late Sh. Rojudin & Smt. Allabandi W/o Late Sh. Rojudin R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar execute a Agreement to sale in favour of **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Vivek Bansal S/o Sh. Parmeshwar Dayal Bansal R/o 39, Sutharashahi Muzaffarnagar Distt. Muzaffarnagar.** Which is registered at Bahi No. 1 Zild No. 5990 Pg. No. 369 to 384 Sr. No. 918 Dated 24.01.2011 sub registrar Muzaffarnagar.

That Sh. Mohabbat Ali & Munsaf Ali Sons of Late Sh. Rojudin & Smt. Allabandi W/o Late Sh. Rojudin R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar sold the property to **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Vivek Bansal S/o Sh. Parmeshwar Dayal Bansal R/o 39, Sutharashahi Muzaffarnagar Distt. Muzaffarnagar.** Which is registered at Bahi No. 1 Zild No. 6206 Pg. No. 297 to 334 Sr. No. 5250 Dated 09.05.2011 sub registrar Muzaffarnagar. (Khasra No. 56,67 Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar.)

(9) Previous owner of the Property was Smt. Kavita Aggarwal W/o Sh. Pradeep Kumar Garg R/o 163/21 Atam Kunj Jansath Road Muzaffarnagar at the Present R/o KG006 Royal Garden State Noida & Smt. Nisha Malik W/o Sh. Devendra Singh Malik R/o Sadar Bazzar Muzaffarnagar Distt. Muzaffarnagar. Since 1980 as per revenue record.

That Smt. Kavita Aggarwal W/o Sh. Pradeep Kumar Garg R/o 163/21 Atam kunj Jansath Road Muzaffarnagar at the Present R/o KG006 Royal Garden State Noida & Smt. Nisha Malik W/o Sh. Devendra Singh Malik R/o Sadar Bazzar Muzaffarnagar Distt. Muzaffarnagar sold the property to **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Nitin Bansal S/o Sh. Rajeshwar Dayal R/o 818, Yogendrapuri Muzaffarnagar.** Which is registered at Bahi No. 1 Zild No. 3570 Pg. No. 213 to 238 Sr. No. 6140 Dated 08.06.2007 sub registrar Muzaffarnagar. (Khasara No.59/1 Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar.)

(10) Previous owner of the Property were Sh. Amit Kumar S/o Sh. Sureshpal and Smt. Rajkumari W/o Late Sh. Sureshpal both R/o 790, Civil Line South Muzaffarnagar Since 1980 as per revenue record.

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Sh. Amit Kumar S/o Sh. Sureshpal and Smt. Rajkumari W/o Late Sh. Sureshpal both R/o 790, Civil Line South Muzaffarnagar execute an agreement to sale in favour of **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Nitin Bansal S/o Sh. Rajeshwar Dayal R/o 818, Yogendrapuri Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 7841 Pg. No. 27 to 40 Sr. No. 6936 Dated 16.05.2013 sub registrar Muzaffarnagar.

That Sh. Amit Kumar S/o Sh. Sureshpal and Smt. Rajkumari W/o Late Sh. Sureshpal both R/o 790, Civil Line South Muzaffarnagar sold the property to **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Nitin Bansal S/o Sh. Rajeshwar Dayal R/o 818, Yogendrapuri Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 8489 Pg. No. 281 to 326 Sr. No. 5875 Dated 03.06.2014 sub registrar Muzaffarnagar. (Area 0.4565 Hectare) (Khasara No.59/2 Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar.)

(11) Previous owner of the Property were Sh. Nazar Ali & Sh. Muzaffar Ali & Sh. Mohd. Zafar & Sh. Naushad & Sh. Irshad Ali Sons of Late Sh. Sharif Ahmad and Sh. Mohd. Ahmad and Sh. Mohd. Umar Sons of Sh. Babar Ali all R/o Village Almaspur Pargana & Tehsil & Distt. Muzaffarnagar Since 1980 as per revenue record.

Sh. Nazar Ali & Sh. Muzaffar Ali & Sh. Mohd. Zafar & Sh. Naushad & Sh. Irshad Ali Sons of Late Sh. Sharif Ahmad and Sh. Mohd. Ahmad and Sh. Mohd. Umar Sons of Sh. Babar Ali all R/o Village Almaspur Pargana & Tehsil & Distt. Muzaffarnagar execute an agreement to sale in favour of **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Nitin Bansal S/o Sh. Rajeshwar Dayal R/o 818, Yogendrapuri Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 10630 Pg. No. 123 to 148 Sr. No. 5939 Dated 27.06.2018 sub registrar Muzaffarnagar.

Sh. Nazar Ali & Sh. Muzaffar Ali & Sh. Mohd. Zafar & Sh. Naushad & Sh. Irshad Ali Sons of Late Sh. Sharif Ahmad and Sh. Mohd. Ahmad and Sh. Mohd. Umar Sons of Sh. Babar Ali all R/o Village Almaspur Pargana & Tehsil & Distt. Muzaffarnagar sold the property to **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Nitin Bansal S/o Sh. Rajeshwar Dayal R/o 818, Yogendrapuri Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 10983 Pg. No. 205 to 238 Sr. No. 4647 Dated 14.02.2019 sub registrar Muzaffarnagar. (Area 1.1370 Hectare) (Khasara No.62 Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar.)

(12) Previous owner of the Property were Sh. Nazar Ali & Sh. Muzaffar Ali & Sh. Mohd. Zafar & Sh. Naushad & Sh. Irshad Ali Sons of Late Sh. Sharif Ahmad and Sh. Mohd. Ahmad and Sh. Mohd. Umar Sons of Sh. Babar Ali all R/o Village Almaspur Pargana & Tehsil & Distt. Muzaffarnagar Since 1980 as per revenue record.

Sh. Nazar Ali & Sh. Muzaffar Ali & Sh. Mohd. Zafar & Sh. Naushad & Sh. Irshad Ali Sons of Late Sh. Sharif Ahmad and Sh. Mohd. Ahmad and Sh. Mohd. Umar Sons of Sh. Babar Ali all R/o Village Almaspur Pargana & Tehsil & Distt. Muzaffarnagar sold the property to **M/s Shri Balaji Construction at 377 Patel Nagar New Mandi Muzaffarnagar through Partner Sh. Nitin Bansal S/o Sh. Rajeshwar Dayal R/o 818, Yogendrapuri Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 10754 Pg. No. 59 to 90 Sr. No. 8554 Dated 19.09.2018 sub registrar Muzaffarnagar. (Area 0.020 Hectare) (Khasara No.86 Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar.)

M/s Sita Ram Builders (Area 2633.75 sq. m. from 17013 sq.m.)

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(13) Previous owner of the Property was Sh. Bhanveer S/o Sh. Buddh Singh R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Since 1980 as per revenue record.

That Sh. Bhanveer S/o Sh. Buddh Singh R/o Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar sold the property to M/s Shri Sita Ram Builders 39, Sutharashahi Muzaffarnagar through Partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/o 36 Imambara Premपुरी Muzaffarnagar Distt. Muzaffarnagar Which is registered at Bahi No. 1 Zild No. 4007 Pg. No. 117 to 144 Sr. No. 1713 Dated 14.02.2008 sub registrar Muzaffarnagar. (Khasra No 52 Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Area 0.6410 Hect.)

(14) Previous owner of the Property was Sh. Raj Kumar S/o Sh. Ranveer & Sh. Kum Kumar S/o Sh. Ranveer & Sh. Sunil Kumar S/o Sh. Ranveer R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Since 1980 as per revenue record.

That Sh. Raj Kumar S/o Sh. Ranveer & Sh. Kum Kumar S/o Sh. Ranveer & Sh. Sunil Kumar S/o Sh. Ranveer R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar sold the property to M/s Shri Sita Ram Builders 39, Sutharashahi Muzaffarnagar through Partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/o 36 Imambara Premपुरी Muzaffarnagar Distt. Muzaffarnagar. Which is registered at Bahi No. 1 Zild No. 4007 Pg. No. 145 to 166 Sr. No. 1714 Dated 14.02.2008 sub registrar Muzaffarnagar. (Khasra No 53 Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Area 0.7520 Hect.)

(15) Previous owner of the Property was Sh. Sukhbeer S/o Sh. Atwari R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Since 1980 as per revenue record.

That Sh. Sukhbeer S/o Sh. Atwari R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar sold the property to M/s Shri Sita Ram Builders 39, Sutharashahi Muzaffarnagar through Partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/o 36 Imambara Premपुरी Muzaffarnagar Distt. Muzaffarnagar. Which is registered at Bahi No. 1 Zild No. 4024 Pg. No. 149 to 176 Sr. No. 2054 Dated 22.02.2008 sub registrar Muzaffarnagar. (Khasra No 54 Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Area 0.9250 Hect.)

M/s Shri Siddhi Vinayak Builders (Area 6320 sq.m.)

(16) Previous owner of the Property was Sh. Pramod Kumar S/o Sh. Ved Prakash R/o 154, Bhartiya Colony Muzaffarnagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Since 1980 as per revenue record.

That Sh. Pramod Kumar S/o Sh. Ved Prakash R/o 154, Bhartiya Colony Muzaffarnagar Pargana & Tehsil Sadar Distt. Muzaffarnagar sold the property to Shri Siddhi Vinayak Builders 39, Sutharashahi Muzaffarnagar through Partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/o 36 Imambara Premपुरी Muzaffarnagar Distt. Muzaffarnagar which is registered at Bahi No. 1 Zild No. 7341 Pg. No. 309 to 350 Sr. No. 13273 Dated 20.09.2012 sub registrar Muzaffarnagar. (Khasra No. 57,58,65,66,56,67 Village Bibipur Pargana & Tehsil Sadar Distt. Muzaffarnagar Area 0.5520 Hect.)

Shri Sai Builders (Area 1290 sq. m. from 39500 sq.m.)

(17) Previous owner of the Property was Sh. Samedin S/o Sh. Manphool R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar & Sh. Mehadin S/o Sh. Ashraf R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Since 1980 as per revenue record.

That Sh. Samedin S/o Sh. Manphool R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar & Sh. Mehadin S/o Sh. Ashraf R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar sold the property to **Shri Sai Builders 39, Sutharashahi Muzaffarnagar through Partner Sh. Vineet Bansal S/o Sh. Parmeshwar Dayal Bansal R/o 39 Sutharashahi Muzaffarnagar Distt. Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 3644 Pg. No. 317 to 350 Sr. No. 7774 Dated 17.07.2007 sub registrar Muzaffarnagar. (Khasra No 41 Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Area 1.535 Hect.)

(18) Previous owner of the Property was Smt. Brajbala Kaushik W/o Sh. Harilal Kaushik R/o 197/3 Dwarkapuri Muzaffarnagar Distt. Muzaffarnagar & Smt. Sunita Sharma W/o Sh. Dayaram Sharma R/o 137, Ghari Goravan Mti Mahal Muzaffarnagar & Sh. Kamal Kant Sharma S/o Sh. Shiv Kumar Sharma R/o 217 Sanjay Marg New Mandi Muzaffarnagar Distt. Muzaffarnagar Since 1980 as per revenue record.

That Smt. Brajbala Kaushik W/o Sh. Harilal Kaushik R/o 197/3 Dwarkapuri Muzaffarnagar Distt. Muzaffarnagar & Smt. Sunita Sharma W/o Sh. Dayaram Sharma R/o 137, Ghari Goravan Mti Mahal Muzaffarnagar & Sh. Kamal Kant Sharma S/o Sh. Shiv Kumar Sharma R/o 217 Sanjay Marg New Mandi Muzaffarnagar sold the property to **Shri Sai Builders 39, Sutharashahi Muzaffarnagar through Partner Sh. Vineet Bansal S/o Sh. Parmeshwar Dayal Bansal R/o 39 Sutharashahi Muzaffarnagar Distt. Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 3767 Pg. No. 327 to 368 Sr. No. 10219 Dated 25.09.2007 sub registrar Muzaffarnagar. (Khasra No 36mi Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Area 1.1126 Hect.)

(19) Previous owner of the Property was Smt. Kirano W/o Sh. Ramswaroop R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Since 1980 as per revenue record.

That Smt. Kirano W/o Sh. Ramswaroop R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar sold the property to **Shri Sai Builders 39, Sutharashahi Muzaffarnagar through Partner Sh. Vineet Bansal S/o Sh. Parmeshwar Dayal Bansal R/o 39 Sutharashahi Muzaffarnagar Distt. Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 3872 Pg. No. 233 to 266 Sr. No. 12327 Dated 01.12.2007 sub registrar Muzaffarnagar. (Khasra No 36 Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Area 1.3024 Hect.)

Date : 29.09.2022

Place: Muzaffarnagar

Signature of the Advocate

RAJAN SINGHAL

(Advocate)

RAJAN SINGHAL

Bank Panel Advocate
45/48, 1st Floor, Kr. Vinod Market
Near Mahavir Chowk
Muzaffarnagar

Schedule -II

AS PER SEARCH OF INDEX FOR TWELVE YEAR 01.01.2009 to 29.09.2022 VIDE SEARCH RECEIPT NO
2022275028686 DATED 29.09.2022 MUZAFFARNAFGAR.

Signature of the Advocate

RAJAN SINGHAL

(Advocate)

RAJAN SINGHAL

Bank Panel Advocate
45/48, 1st Floor, Kr. Vinod Market
Near Mahavir Chowk
Muzaffargarh (S.W.P.)

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम

क्रम संख्या 2022275028688

मुजफ्फरनगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 29/09/2022

प्रस्तुतकर्ता या प्रार्थी का नाम राजन सिंघल एड

लेख का प्रकार : मुजायना

2009 वर्ष से 2022 तक

प्रतिकूल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुक़्तार के अधिग्रहणी करण लिए शुल्क
5. कमीशन शुल्क
6. निविदा
7. याचिका प्रस्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

29/09/2022

दिनांक जब लेख प्रतिनिधि या तलाश

29/09/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

क्रिस्टीनल
उप निबन्धक-प्रथम
मुजफ्फरनगर