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Attorney Client Privileged Communication

LV/UCPL-TSR-2501

THE CLIENT

M/S UPPAL CHADHA HI-TECH DEVELOPERS PVT LTD
HAVING ITS REGISTERED OFFICE AT
MEZZANINE FLOOR, M-4,
SOUTH EXTENSION PART-II, NEW DELHI-110049
AND CORPORATE OFFICE AT
C1-SECTOR-3, NOIDA, UTTAR PRDESH-201301

ASSIGNMENT

To prepare the Title Search Report for land admeasuring 3.91526201 Hectares (39152.6201 Square Meters) in village Bayana, Tehsil and District Ghaziabad, Uttar Pradesh for Project UCHDPL- Samriddhi Homes EWS LIG Group Housing on the basis of the documents provided by the Company with regards to the Scheduled Property

TITLE SEARCH REPORT

SL NO	PARTICULARS OF INFORMATION SOUGHT	RESPONSE
1	Name and address of the Title Holder	M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd having its registered office at M-4, Mezzanine Floor, South Extension Part-II, New Delhi-110049

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2	Constitution of Title Holder	Company
3	Details of the property for which TSR is being made	<p>Land admeasuring 3.91526201 Hectares (39152.6201 Square Meters) in village Bayana, Tehsil and District Ghaziabad, Uttar Pradesh for Project UCHDPL-Samriddhi Homes EWS LIG Group Housing.</p> <p>Project Area</p> <p>207-0.63506932 Hectares 208-0.1534771 Hectares 209-0.266 Hectares 210-0.036 Hectares 211-0.011 Hectares 214-0.07519505 Hectares 215-1.40458754 Hectares 229-0.316 Hectares 230-0.022 Hectares 231-0.932933 Hectares 232/545-0.063 Hectares</p> <p>Total-3.91526201 Hectares</p> <p>The Project Area is within the Khasra Numbers transferred by 16 sale Deeds and 3 Lease Deeds</p>

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	Khasra Numbers/Area Hectares Meters	in
	214-0.139 Hectares.	
	214- 0.139 Hectares.	
	231- 0.575 Hectares	
	207, 208 &388- 1.816 Hectares	
	231-0.575 Hectares	
	231-0.191666 Hectares	
	227 (Min)- 1.4204 Hectares	
	208- 0.07575 Hectares	
	229- 0.3160 Hectares	
	208- 0.02525 Hectares	
	215- 2.8715 Hectares	
	231- 0.0575 Hectares	
	231- 0.6900 Hectares	
	231- 0.0235 Hectares	
	231- 0.1150 Hectares	
	231- 0.0479125 Hectares	
	210-0.036 Hectares	
	211-0.033 Hectares	
	230-0.022 Hectares	
	232/545- 0.063	
	207 Min- 0.266 Hectares	

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		209- 0.266 Hectares
4	Nature of Property	The Land was acquired/purchased for the purpose of Hi-Tech Township in Ghaziabad District
4	List of Title Deeds / Documents perused	As per Annexure-A
5.	Tracing of Title and investigation of Title	M/s Uppal Chadha Hi-Tech Developers Private Limited have acquired title deed by virtue of execution of 3 Lease Deeds and 16 Sale Deeds as detailed above and the Khatauni reflects the title in its favour of M/s Uppal Chadha Hi-Tech Developers Private Limited
6.	Whether any additional document is required to complete the report	NA
7.	Particulars of Tax / Revenue receipts studied	NA
8.	Particulars of Encumbrance Certificates / Search Notes	Encumbrance has been verified and Non Encumbrance Certificate has been obtained and a separate Non-Encumbrance Certificate is being issued
9.	Particulars of any charges / encumbrances found to be recorded / registered on the property.	No Encumbrance have been found

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10.	Documents perused in support of possession of Property	Possession has been handed over to M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd
11.	Minor's Interest, if any	None
12.	Any Income Tax proceedings or other proceedings pending against the mortgagor affecting title of the property / premises	Nil
13.	Land is Agricultural Land or Non – Agricultural Land	The land transferred by 16 sale Deeds were initially agricultural in nature, however the same have been converted into non-agricultural land as is evident from the Khatauni Documents. The land acquired through 3 lease deeds are non-agricultural land acquired for the purpose of Hi-Tech Township in Ghaziabad District
14.	If Agricultural Land, permission of Revenue Authority is required	NA
15.	Any other deficiency or restriction in title	Lease Hold Property can be converted to Free Hold after payment of requisite charges
16.	Description of the Inspection Receipt issued	Search Receipt Numbers:

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	by the Sub-Registrar	2025140009069 2025140009065 2025140009064 2025140009063 2025140009062 2025140009061 2025140009060 2025140009059 2025140009058 2025140009057 2025140009056 2025140009055 2025140009054 2025140009053 2025140009052 2025140009051 2025140009050 2025140009049 2025140009048 All dated 01-05-2025
17.	Additional documents (if any obtained)	None

CERTIFICATE

We have perused the documents forwarded to us and as per the inspection and search conducted by us on the basis of the records available in the office of concerned Sub-Registrar of Assurances the said property being land admeasuring 3.91526201 Hectares (39152.6201 Square Meters) in village Bayana, Tehsil and District Ghaziabad, Uttar Pradesh for Project

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UCHDPL- Samriddhi Homes EWS LIG Group Housing is free from encumbrances. We have examined record of last 12 years and obtained copy from revenue department. **M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd** is recorded owner(s) of the said property having clear and marketable title to the said property.

Anurag Ranjan
Anurag Ranjan
Advocate



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New Delhi
Dated: 15-05-2025



Annexure-A

SALE DEED(S)

1. Copy of the Sale Deed, duly registered as Document Number 5296 in Book Number 1, Volume Number 5296, on Pages 75 to 91 dated 11-10-2007 for agricultural land in Khata Number 231, Khasra Number 214 admeasuring area 0.139 Hectares.
2. Copy of the Sale Deed, duly registered as Document Number 5294 in Book Number 1, Volume Number 1858, on Pages 43 to 59, dated 11-10-2007, for agricultural land in Khata Number 231 Khasra Number 214 admeasuring area 0.139 Hectares.
3. Copy of the Sale Deed, duly registered as Document Number 5337 in Book Number 1, Volume Number 1859 on Pages 292 to 321, dated 15-10-2007, for agricultural land in Khata Number 221, Khasra Number 231 admeasuring 0.575 Hectares
4. Copy of the Sale Deed, duly registered as Document Number 5753 in Book Number 1, Volume Number 1873, on Pages 221 to 295, dated 12-11-2007, for agricultural land in Khata Number 248-Khasra Number 207, Khata Number 205-Khasra Number 208 and Khata Number 232-Khasra Number 388 admeasuring 1.816 Hectares
5. Copy of the Sale Deed, duly registered as Document No. 2538 in Book Number 1, Volume Number 2211, on Pages 91 to 140, dated 15-06-2009, for agricultural land in Khata Number 221-Khasra Number 231 for land admeasuring 0.575 Hectares
6. Copy of the Sale Deed, duly registered as Document Number 2538 in Book Number 1, Volume Number 2211, on Pages 91 to 140, dated 15-06-2009, for agricultural land in Khata Number 234-Khasra Number 231 admeasuring 0.191666 Hectares

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7. Copy of the Sale Deed, duly registered as Document Number 710 in Book Number 1, Volume Number 2330, on Pages 59 to 102, dated 19-10-2010 for agricultural land in Khata Number 239-Khasra Number 227 (Min) admeasuring 1.4204 Hectares
8. Copy of the Sale Deed, duly registered as Document Number 3318 in Book Number 1, Volume Number 2238, on Pages 365 to 384, dated 31-07-2009 for agricultural land in Khata Number 205-Khasra Number 208 admeasuring 0.07575 Hectares
9. Copy of the Sale Deed, duly registered as Document Number 992 in Book Number 1, Volume Number 2340, on Pages 314 to 332, dated 11-03-2010 for agricultural land in Khata Number 101-Khasra Number 229 admeasuring 0.3160 Hectares
10. Copy of the Sale Deed, duly registered as Document Number 3707 in Book Number 1, Volume Number 2442, on Pages 35 to 46, dated 16-08-2010 for agricultural land in Khata Number 205-Khasra Number 208 admeasuring 0.02525 Hectares
11. Copy of the Sale Deed, duly registered as Document Number 3533 in Book Number 1, Volume Number 2633, on Pages 329 to 340, dated 25-08-2011 for agricultural land in Khata Number 65-Khasra Number 215 admeasuring 2.8715 Hectares
12. Copy of the Sale Deed, duly registered as Document Number 1949 in Book Number 1, Volume Number 4849, on Pages 61 to 80, dated 07-04-2015 for agricultural land in Khata Number 207-Khasra Number 231 admeasuring 0.0575 Hectares
13. Copy of the Sale Deed, duly registered as Document Number 1247 in Book Number 1, Volume Number 4793, on Pages 19 to 38, dated 27-02-2015 for agricultural land in Khata Number 207-Khasra Number 231 admeasuring 0.6900 Hectares
14. Copy of the Sale Deed, duly registered as Document Number 4322 in Book Number 1, Volume Number 5042, on Pages 01 to 18, dated

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05-08-2015 for agricultural land in Khata Number 207-Khasra Number 231 admeasuring 0.0235 Hectares

15. Copy of the Sale Deed, duly registered as Document Number 4054 in Book Number 1, Volume Number 5018, on Pages 51 to 68, dated 29-07-2015 for agricultural land in Khata Number 207-Khasra Number 231 admeasuring 0.1150 Hectares
16. Copy of the Sale Deed, duly registered as Document Number 171 in Book Number 1, Volume Number 3221, on Pages 91 to 114, dated 08-01-2013 for agricultural land in Khata Number 234-Khasra Number 231 admeasuring 0.0479125 Hectares

LEASE DEED(S)

1. Copy of the Lease Deed, duly registered as Document Number 2928 in Book Number 1, Volume Number 2411, on Pages 308 to 319, dated 23-06-2010 executed by Ghaziabad Development Authority for land acquired for the purpose of Hi-Tech Township in Ghaziabad Khasra Number 210-(admeasuring 0.036 Hectares) Khasra Number 211 (admeasuring 0.033 Hectares), Khasra Number 230 (admeasuring 0.022 Hectares) and Khasra Number 232/545 (admeasuring 0.063 Hectares)
2. Copy of the Lease Deed, duly registered as Document Number 2834 in Book Number 1, Volume Number 2408, on Pages 136 to 146, dated 18-06-2010 executed by Ghaziabad Development Authority for land acquired for the purpose of Hi-Tech Township in Ghaziabad Khasra Number 207 Min (admeasuring 0.266 Hectares)
3. Copy of the Lease Deed, duly registered as Document Number 4055 in Book Number 1, Volume Number 2653, on Pages 277 to 286, dated 03-10-2011 executed by Ghaziabad Development Authority for land acquired for the purpose of Hi-Tech Township in Ghaziabad Khasra Number 209 (admeasuring 0.266 Hectares)

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KHATAUNI DOCUMENTS

Khatauni for all Khasra Numbers have been obtained and verified and the land in the same are shown as non-agricultural and in the name of M/s Uppal Chadha Hi-Tech Developers Private Limited

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New Delhi
Dated: 16-05-2025

To whomsoever it concerns

That the undersigned, Anurag Ranjan, Advocate is a legal practitioner of over twenty-five years of experience.

The undersigned as lead lawyer of Legal Vistas, a law firm and in individual capacity and while working for other law firms previously has conducted due diligence and Title Search for more that 1000 properties and land pieces pan India for various banks and reals estate companies.

Your sincerely

Anurag Ranjan
Advocate

Enrolment Number: D1785/1999



Representative work

- Advised an Infrastructure Giant in setting up three Industrial Parks, Residential Complexes and SEZ in the state of Uttarakhand. The assignment included assisting in matters pertaining to Land Acquisition, obtaining Permissions/Licenses from various State Departments, devising methods for smooth acquisition and other related issues incidental to the formation of Industrial Parks and SEZ.



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- Conducted Due Diligence and land acquisition with respect to around 700 Acres of land in northern Karnataka for an industrial establishment for a multinational giant in power sector headquartered in USA
- Involved in a series of property transactions including transactions which created records vis-à-vis transaction costs towards sale of land in Delhi.
- Retained by one of the largest Private Sector Bank in India to do property search and property due diligence for its establishments and branches for the entire north India. The scope of work includes verification of title related documents, issues relating to conformity and usage, issuing public notices, registration of documents and other related issues.
- Retained by one of the largest Insurance Company of India to do property search and property due diligence for its establishments and branches in the National Capital Territory of Delhi.
- Retained by a Private Sector Bank to carry out due diligence for the creation of mortgage. The assignment includes drafting of due diligence reports pertaining to title and other issues for commercial, residential and agricultural land

Anurag Ranjan

Anurag Ranjan

Advocate

Enrolment Number: D1785/1999

