

RAJAN SINGHAL

Advocate

ADDRESS (Off.):

45/48, Kunwar Vinod Market
Mahavir Chowk
Muzaffarnagar (U.P.)
Ph. 94121437300

Date: 13.10.2022

To
The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Lucknow

Subject : - Non Encumbrance Cum Land Title Search Report under the project "LIG"

Sir

In pursuance of the letter dated 13.10.2023 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 carefully 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 2010 to 2023 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.
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 2010-2023 is enclosed in original.

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6. I certify that **M/S. Sitaram Builders** a partnership firm having registered office at 39, Sutharashahi Muzaffar Nagar 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 its 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 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.
- 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, Prempuri, Muzaffarnagar;
- IV. 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;

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

Place: Muzaffarnagar

Date:- 13.10.2022

Signature & Seal of the Advocate

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(SCHEDULE- I)

**A Property at Village Sher Nagar 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 Shri Balaji Construction (Area 8297.06 sq. m. from 10770 sq.m.), Khasra no. 9 of village Shernagar

(1) Previous owner of the Property was Smt. Satveeri W/o Sh. Braham Singh R/o Village Kukra Pargana & Tehsil & Distt. Muzaffarnagar Since 1992 as per revenue record.

Smt. Satveeri W/o Sh. Braham Singh R/o Village Kukra Pargana & Tehsil & 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. 3514 Pg. No. 204 to 235 Sr. No. 4842 Dated 08.05.2007 sub registrar Muzaffarnagar.

M/s Shri Siddhi Vinyak Builders (Area 954.97 sq. m. from 2910 sq. m.), Khasra no. 8 of Village Shernagar.

(2) Previous owner of the Property was Smt. Suman W/o Sh. Amarpal Singh R/o Village Sahawali Pargana & Tehsil Sadar Distt. Muzaffarnagar Since 1992 as per revenue record.

That Smt. Suman W/o Sh. Amarpal Singh R/o Village Sahawali 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 Prempuri Muzaffarnagar Distt. Muzaffarnagar** which is registered at Bahi No. 1 Zild No. 5003 Pg. No. 103 to 126 Sr. No. 6979 Dated 10.07.2009 sub registrar Muzaffarnagar.

M/s Sita Ram Builders and M/s Shri Siddhi Vinyak Builders (Area 1223.30 sq. m. from 28039 sq.m.), Khasra no. 42 of Village Shernagar.

(3) Previous owner of the Property were Sh. Mangta and Sh. Shahbuddin Sons of Sh. Sarajudin R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar Since 1992 as per revenue record.

That Sh. Mangta and Sh. Shahbuddin Sons of Sh. Sarajudin R/o Village Sher Nagar 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 Prempuri Muzaffarnagar Distt. Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 8866 Pg. No. 283 to 338 Sr. No. 1223 Dated 06.02.2015 sub registrar Muzaffarnagar.

(4) Previous owner of the Property was Sh. Rajeev Agarwal S/o Sh. Brajmohan Agarwal R/o A-81, Patelnagar Ghaziabad Since 1992 as per revenue record.

That Sh. Rajeev Agarwal S/o Sh. Brajmohan Agarwal R/o A-81, Patelnagar Ghaziabad executed an agreement to sale in favour of **M/s Shri Sita Ram Builders 39, Sutharashahi Muzaffarnagar**


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through Partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/o 36 Imambara Prempuri Muzaffarnagar Distt. Muzaffarnagar Which is registered at Bahi No. 1 Zild No. 12173 Pg. No. 55 to 64 Sr. No. 2110 Dated 11.02.2021 sub registrar Muzaffarnagar.

Sh. Rajeev Agarwal S/o Sh. Brajmohan Agarwal R/o A-81, Patelnagar Ghaziabad 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 Prempuri Muzaffarnagar Distt. Muzaffarnagar Which is registered at Bahi No. 1 Zild No. 12787 Pg. No. 97 to 112 Sr. No. 2383 Dated 19.02.2022 sub registrar Muzaffarnagar.

(5) Previous owner of the Property was Smt. Rajkumari W/o Sh. Dr. Yashwant Singh R/o L-669 Shastrinagar Meerut Since 1992 as per revenue record.

That Smt. Rajkumari W/o Sh. Dr. Yashwant Singh R/o L-669 Shastrinagar Meerut executed an agreement to sale in favour of M/s Shri Sita Ram Builders 39, Sutharashahi Muzaffarnagar through Partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/o 36 Imambara Prempuri Muzaffarnagar Distt. Muzaffarnagar Which is registered at Bahi No. 1 Zild No. 12173 Pg. No. 13 to 22 Sr. No. 2106 Dated 11.02.2021 sub registrar Muzaffarnagar.

That Smt. Rajkumari W/o Sh. Dr. Yashwant Singh R/o L-669 Shastrinagar Meerut 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 Prempuri Muzaffarnagar Distt. Muzaffarnagar Which is registered at Bahi No. 1 Zild No. 12787 Pg. No. 129 to 144 Sr. No. 2385 Dated 19.02.2022 sub registrar Muzaffarnagar.

(6) Previous owner of the Property was Smt. Renu Singh W/o Sh. Yograj Singh R/o 734, Civil Line South Muzaffarnagar Shastrinagar Meerut Since 1992 as per revenue record.

That Smt. Renu Singh W/o Sh. Yograj Singh R/o 734, Civil Line South Muzaffarnagar executed an agreement to sale in favour of M/s Shri Sita Ram Builders 39, Sutharashahi Muzaffarnagar through Partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/o 36 Imambara Prempuri Muzaffarnagar Distt. Muzaffarnagar Which is registered at Bahi No. 1 Zild No. 12173 Pg. No. 35 to 44 Sr. No. 2108 Dated 11.02.2021 sub registrar Muzaffarnagar.

That Smt. Renu Singh W/o Sh. Yograj Singh R/o 734, Civil Line South 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 Prempuri Muzaffarnagar Distt. Muzaffarnagar Which is registered at Bahi No. 1 Zild No. 12787 Pg. No. 113 to 128 Sr. No. 2384 Dated 19.02.2022 sub registrar Muzaffarnagar.

(7) Previous owner of the Property was Sh. Sanjeev Agarwal S/o Sh. Brajmohan Agarwal R/o A-81, Patelnagar Ghaziabad Since 1992 as per revenue record.

That Sh. Sanjeev Agarwal S/o Sh. Brajmohan Agarwal R/o A-81, Patelnagar Ghaziabad executed an agreement to sale in favour of M/s Shri Sita Ram Builders 39, Sutharashahi Muzaffarnagar through Partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/o 36 Imambara Prempuri Muzaffarnagar Distt. Muzaffarnagar Which is registered at Bahi No. 1 Zild No. 12173 Pg. No. 65 to 74 Sr. No. 2111 Dated 11.02.2021 sub registrar Muzaffarnagar.


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That Sh. Sanjeev Agarwal S/o Sh. Brajmohan Agarwal R/o A-81, Patelnagar Ghaziabad 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 Premपुरi Muzaffarnagar Distt. Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 12787 Pg. No. 145 to 162 Sr. No. 2386 Dated 19.02.2022 sub registrar Muzaffarnagar.

(8) Previous owner of the Property was Smt. Shweta Chauhan W/o Sh. Atul Chauhan R/o Sector-A, Parvanu Distt. Solan Himachal Pradesh Since 1992 as per revenue record.

That Smt. Shweta Chauhan W/o Sh. Atul Chauhan R/o Sector-A, Parvanu Distt. Solan Himachal Pradesh executed an agreement to sale in favour of **M/s Shri Sita Ram Builders 39, Sutharashahi Muzaffarnagar through Partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/o 36 Imambara Premपुरi Muzaffarnagar Distt. Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 12173 Pg. No. 45 to 54 Sr. No. 2109 Dated 11.02.2021 sub registrar Muzaffarnagar.

That Smt. Shweta Chauhan W/o Sh. Atul Chauhan R/o Sector-A, Parvanu Distt. Solan Himachal Pradesh 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 Premपुरi Muzaffarnagar Distt. Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 12787 Pg. No. 163 to 176 Sr. No. 2387 Dated 19.02.2022 sub registrar Muzaffarnagar.

(9) Previous owner of the Property were Sh. Vasudev Singh S/o Sh. Todhi Singh R/o Laalgarhi Bulandshahar and Sh. Chatar Singh S/o Sh. Nain Singh R/o 603/3, Chhota Kela Ghaziabad Since 1992 as per revenue record.

That Sh. Vasudev Singh S/o Sh. Todhi Singh R/o Laalgarhi Bulandshahar and Sh. Chatar Singh S/o Sh. Nain Singh R/o 603/3, Chhota Kela Ghaziabad executed an agreement to sale in favour of **M/s Shri Sita Ram Builders 39, Sutharashahi Muzaffarnagar through Partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/o 36 Imambara Premपुरi Muzaffarnagar Distt. Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 12173 Pg. No. 75 to 84 Sr. No. 2112 Dated 11.02.2021 sub registrar Muzaffarnagar.

That Sh. Vasudev Singh S/o Sh. Todhi Singh R/o Laalgarhi Bulandshahar and Sh. Chatar Singh S/o Sh. Nain Singh R/o 603/3, Chhota Kela Ghaziabad 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 Premपुरi Muzaffarnagar Distt. Muzaffarnagar** Which is registered at Bahi No. 1 Zild No. 12787 Pg. No. 81 to 96 Sr. No. 2382 Dated 19.02.2022 sub registrar Muzaffarnagar.

Date : 13.10.2022

Place: Muzaffarnagar

Signature of the Advocate

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(Advocate)

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Schedule -II

AS PER SEARCH OF INDEX FOR TWELVE YEAR 01.01.2010 to 13.10.2023 VIDE SEARCH RECEIPT NO
2023275027283 DATED 13.10.2023 SUB REGISTRAR MUZAFFARNAFGAR.

Signature of the Advocate

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भाग 1

प्रस्तुतकर्ता अधिका प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम

कम संख्या 2023275027283

मुलफकरनगर

लेख का प्रार्थना पत्र प्रस्तुत करने का दिनांक 13/10/2023

प्रस्तुतकर्ता या प्रार्थी का नाम राजन सिंघल एड०

लेख का प्रकार : मुलायमा

2010 वर्ष से 2023 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण का खर्चा शुल्क
4. मुद्रांतर के अधिप्राप्ती काय विग शुल्क
5. कमीनाग शुल्क
6. विविध
7. वारिक भता

1 से 6 तक का योग

शुल्क प्रस्तुत करने का दिनांक 13/10/2023

दिनांक जब लेख प्रतिनिधि या तलाश 13/10/2023

प्रमाण पत्र वापस करने के लिए केंद्रर किया

रजिस्ट्रीकरण अधिकारी के द्वारा

उप निबन्धक प्रथम
मुलफकरनगर
100