

# SURESH CHAND Advocate

Office at-115B, Tehsil Compound, near Registrar office,  
Gandhi Nagar, Ghaziabad, U.P.

Ref. No.

Date : 04-02-2026

## LAWYER CERTIFICATE

### TO WHOM SO EVER IT MAY CONCERN

It is hereby certified that after investigation from the as per available records of the Sub Registrar-I, Ghaziabad for the last 12 years vide application receipts nos.2202613600085 on dated-30.01.2026, I state that the **Land admeasuring-23649.85 Square meters of the plot Number-GH-2C, Oakwood Enclave, Sector-1, Wave City, Tehsil & Distt. Ghaziabad** is the absolute owner of possession **M/s. SRSD Infrastructure Venture LLP (PAN#AFFFS4677F)**, registered office at-A-15, 4<sup>th</sup> floor, Sector-136, Noida, Gautam Buddha Nagar, U.P.-201301, its authorized signatory **Mr. Amogh Bansal S/o Sh. Rahul Bansal**, The aforesaid property is free from all encumbrances, clear and marketable title in respect of the aforesaid property as per available index-2 in the office of Sub registrar-I Ghaziabad issued certificate serial No.22026136000082 of 2026 dated 04.02.2026. Attached along with Sub Registrar Encumbrance Certificate (Registration manual Rule 328)

**SURESH CHAND**  
Enr. No. UP07755/07 Advocate  
Ch. No. 115B, Tehsil Compound  
Ghaziabad (U.P.)  
Mobile : 9958814407

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## Documents examined

- **SRSD infrastructure Venture LLP**, Its through signatory **Mr. Amogh Bansal S/o Sh. Rahul Bansal**, has purchased the above said free hold plot from **M/s. Uppal Chadha Hi Tech Developers Pvt. Ltd.** a company incorporated under provisions of the companies Act 1956, having its Registered Office at Mezzanine floor M-4, south Extension Part-II, New Delhi-110049, represented by its authorized signatory **Mr. Narayan Jee Jha**, appointed by virtue of a duly executed company Board Resolution dated 28.02.2023, through registered Sale Deed on dated 11.06.2025, which is duly registered in the office of Sub Registrar-4, Ghaziabad, entered on Bahi No. 1 Jild-44428 pages of 201 to 240 at serial no.6948 dated 11.06.2025. Photocopy attached.
- **Housing & urban Planning Department, Government of Uttar Pradesh** keeping in view the mandates of the National and State Housing Policies announced a Hi-Tech Township Policy as issued and notified by Government Order No.3189/Eight-1-07-34-Vividh/03, dated 16<sup>th</sup> August 2007, and subsequently revised by Government Order No.3872/Eight-1-07-34-Vividh/03, dated 17<sup>th</sup> September, 2007 and Government Order No.4916/Eight-1-07-34-Vividh/03, dated 27<sup>th</sup> August, 2008, which were issued in continuation of Hi-Tech Township Policy-2003 announced by Government of Uttar Pradesh vide Government Order No.6087(1)/9-Aa-1-2003-34-Vividh/03, dated

  
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22<sup>nd</sup> November, 2003, to be known as the (hereinafter collectively referred to as "Hi-tech Township Policy") to promote and facilitate private sector participation in the development of Hi-tech Townships with world class infrastructure and for which it invited the proposals for development of Hi-tech Township in the State of Uttar Pradesh.

- **M/s. UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED** for the develop the Hi-tech Township at the Location on National Highway 24 near the town Ghaziabad in the state of Uttar Pradesh. (the "Hi-Tech Township") and granted License dated 21.05.2005 bearing No.2712-8/1-05 (License) to favour of M/s. UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED for development of the Hi-Tech Township.
- And terms of the Hi-Tech Township Policy, a Memorandum of Understanding dated 30.11.2005, which was further amended/revise vide revised/amended MOU dated 17.02.2010 were signed between Ghaziabad Development Authority (GDA) and subsequently revised detailed Project report dated 21.09.2010.
- That the Ghaziabad Development Authority (GDA) has lawfully granted and sanctioned building plan approval in respect of the subject free hold plot for the project titled '**OYSTER WALK**' under File No. GDA/BP/25-26/0555 and Permit No. Group Housing/10091/GDA/BP/25-26/0555/22012026, vide sanction letter dated 28.01.2026, in favour of **SRSD infrastructure Venture LLP**, which approval remains valid and subsisting as on date.

  
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## ENCUMBRANCE CERTIFICATE

I, have search the available record of the property from the office of Sub-Registrar-I Ghaziabad for a period of 30-01-2014 to 30-01-2026 vide receipt/Application no.2202613600085 on dated-30.01.2026, Inspection of the as per available index-2 record did not reveal creation of any registered charge or mortgage or any other sort of encumbrance with respect to the specific property i.e. subject matter of the report. I have issue the certificate as per Sub Registrar Office available record index-2 on base of Sub Registrar-I, Ghaziabad issue search Certificate No.2202613600082 of 2026 rules 328 dated-04.02.2026, **SRSD infrastructure Venture LLP** is currently in possession of the said land, The Ghaziabad Development Authority (GDA), Ghaziabad, has duly approved a Residential Group Housing Project Name '**OYSTER WALK**' sanction letter on the said land on GDA, permit dated-28.01.2026 and File GDA/BP/25-26/0555. Owner Name- **SRSD infrastructure Venture LLP**.

Enclose Original Search Certificate No.2202613600082 of 2026

Note/Disclaimer :

1. The report does not comment on: The technical regularity (adherence to bye-Laws/approvals) or otherwise of the said plot of land, whether the said plot of land is a subject matter of any pending legislation ,authenticity of the documents/examined. All the above said is outside the scope of the working reference to this report.
2. It is advised to ensure that in case the subject property is owned/being purchased by a company, the applicable company documentation (ROC search ,Board Resolution and Form 8 etc).

  
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3. It is advised to ensure that the said property is in possession of the borrower/s. Proof of possession in the form of latest House Tax, electricity, water bills notices, assessments, challans, receipts etc. should be made available and deposited with the Bank.

  
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Advocate

**Enrollment No. UP07755/07**

(The report is based on documents furnished to us and information received during our investigation as well as clarification received during the process of perusal of documents. Any pendency of litigation against the subject property is beyond the scope of this report)

  
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# कार्यालय उप निबंधक सदर प्रथम गाजियाबाद जनपद गाजियाबाद

आवेदन संख्या :2202613600085

प्रमाण संख्या :2202613600082

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

श्री- सुरेश चन्द एडवोकेट पुत्र- ० तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है

सम्पत्ति का विवरण: ग्राम/मोहल्ला - ओकवुड एन्कलेव, वार्ड/परगना- वेब सिटी, आवासीय- एसआरएसडी इन्फ्रास्ट्रक्चर वेंचर एलएलपी, ग्रुप हाउसिंग प्लॉट नं०जीएच-2सी ओकवुड एन्कलेव सैक्टर-1 वेब सिटी गाजियाबाद तहसील व जिला गाजियाबाद ऐरिया-23649.85 वर्गमीटर, प्लॉट नं०-जीएच-2सी

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 30/01/2014 से दिनांक 30/01/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :04-02-2026

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर डूँढे 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 सम्बंधित 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।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **विनीत कुमार।**  
मिलान करने वाले निबन्धन लिपिक: **विनीत कुमार।**

VANDANA CHAUDHARI  
Digitally signed by VANDANA CHAUDHARI  
Date: 2026.02.04  
12:55:27 +05'30'

उप निबंधक सदर प्रथम  
गाजियाबाद



भुगतान पावती

उत्तर प्रदेश सरकार

निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202613600085  
आवेदन तिथि : 04/02/2026  
आवेदक का नाम : सुरेश चन्द एडवोकेट  
मोबाइल संख्या : 9958814407

भुगतान का विवरण

भुगतान विधि : ई भुगतान  
पंजीकरण राशि : 150  
चालान संख्या : NIB260168384  
भुगतान तिथि : 04/02/2026  
भुगतान पावती संख्या : 202613600001  
प्राप्तकर्ता का नाम : विनीत . कुमार

(प्राप्तकर्ता का हस्ताक्षर)

(आवेदक का हस्ताक्षर)