

PRADEEP GUPTA

(Enrollment No.: 3650/03)

LUV MOHAN GUPTA

(Enrollment No.: UP04365/17)

ADVOCATES & LEGAL ADVISOR
B.COM LLB

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang
Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 39239, +91 99999 53289 | Landline: +91 120
4254943

Date: 04/02/2026			
<u>TITLE VERIFICATION AND SEARCH REPORT</u>			
Having been engaged by VALUE INFRACON INDIA PVT. LTD., HAVING ITS REGISTERED OFFICE AT 209, 2ND FLOOR, CHANAKYA COMPLEX, B-10 & B-11, LAXMI NAGAR, DELHI-110092, IS A COMPANY INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 2013. for preparing the Title Verification and Search Report of the property owned by VALUE INFRACON INDIA PVT. LTD., having its registered office at 209, 2nd Floor, Chanakya Complex, B-10 & B-11, Laxmi Nagar, Delhi-110092, is a company incorporated under the provisions of the Companies Act, 2013, I do hereby submit my report as under :-			
1.	<table border="1"><tr><td>NAME OF THE TITLE HOLDER</td><td>VALUE INFRACON INDIA PVT. LTD, HAVING ITS REGISTERED OFFICE AT 209, 2ND FLOOR, CHANAKYA COMPLEX, B-10 & B-11, LAXMI NAGAR, DELHI-110092, IS A COMPANY INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 2013.</td></tr></table>	NAME OF THE TITLE HOLDER	VALUE INFRACON INDIA PVT. LTD, HAVING ITS REGISTERED OFFICE AT 209, 2ND FLOOR, CHANAKYA COMPLEX, B-10 & B-11, LAXMI NAGAR, DELHI-110092, IS A COMPANY INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 2013.
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2.	DETAILS OF PROPERTY TO BE MORTGAGED: AS PER THE TITLE DEED	A Freehold Non Agricultural land having 1.4790 Hectare pertaining to Khasra no. 240 Mi situated at Village Morta, Pargana Jalalabad Tehsil and District Ghaziabad,UP
3.	Full Description of Property	
3.1	NATURE OF IMMOVEABLE PROPERTY	<p>Based on the documents examined and records inspected, the title in respect of the subject property is Freehold and the ownership of the present title holder appears to be absolute in nature.</p> <p>No conditions, limitations, reversionary interests, or restrictions affecting the transfer, sale, mortgage, or creation of security interest over the said property are reflected in the title deeds, registration records, or revenue records examined by us.</p> <p>Further, no restriction on use, development, or alienation of the said property has been observed from the documents and records examined, except those imposed under applicable laws, rules, regulations, and statutory approvals, if any.</p>
3.2	PROPERTY ADDRESS	<p>All that Freehold Non-Agricultural land admeasuring 1.4790 Hectare, comprised in Khasra No. 240 Mi, situated at Village Morta, Pargana Jalalabad, Tehsil and District Ghaziabad, Uttar Pradesh, owned by Value Infracon India Pvt. Ltd., having its office at 209, 2nd Floor, Chanakya Complex, B-10 & B-11, Laxmi Nagar, Delhi-110092.</p> <p>East : PHASE-1 meadows vista Badhu chakroad West : khasra no. 319 North : chakroad badhu khasra no.225 South : chakroad badhu khasra no.322</p>
3.5	Name/s of the Owner/s	VALUE INFRACON INDIA PVT. LTD., HAVING ITS REGISTERED OFFICE AT 209, 2ND FLOOR, CHANAKYA COMPLEX, B-10 & B-11, LAXMI



		NAGAR, DELHI-110092, IS A COMPANY INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 2013.
4.	Nature of ownership	THROUGH SALE DEED

5. NEGATIVE CONFIRMATION (REGISTRATION RECORDS)

Based on the search conducted in the registration records of the concerned Sub-Registrar and the Search / Encumbrance Certificate examined for the relevant period, no adverse entries, including any registered mortgage, charge, lien, attachment, lease, sale agreement, court order, or other encumbrance, affecting the subject property were found recorded in the registration records as on the date of search.



6. INVESTIGATION OF DOCUMENTS:

The following documents were examined for the purpose of this Title Search:

1. Photocopy of Khatauni of Khata No. 00411, pertaining to Khasra No. 240 Mi, Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad for the Fasli Years 2005–2011.

2. Sale Deed executed by:

- Sh. Sudan Kumar s/o Sh. Mangeyram, r/o 9/202, Raj Nagar, District Ghaziabad;
- Sh. Punit Kumar s/o Sh. Rajpal Tyagi, r/o KI-3, Kavi Nagar, Ghaziabad;
- Sh. Satish Gupta s/o Sh. B.L. Gupta, r/o 155, Ashok Nagar, Ghaziabad; and
- M/s Faival Apartment Pvt. Ltd., through its Director Sh. Vijay Kishan Poddar s/o Sh. R.S. Poddar, r/o C-55, Second Floor, Preet Vihar, New Delhi

in favour of M/s Value Infracon India Pvt. Ltd. duly registered as Document No. 3577, Book No. 1, Volume No. 3113, total pages 260, dated 24.05.2008, in the office of Sub-Registrar-II, Ghaziabad.

3. Copy of Khatauni of Khata No. 01478, pertaining to Khasra No. 240 Mi, Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad for Fasli Years 1430–1435.

4. Search Certificate dated 05/02/2026, issued by Sub-Registrar-II, Ghaziabad UP.

7. HISTORY OF TITLE

(Based on Documents referred to above)

1. That the land measuring 1.4790 Hectare, comprised in Khasra No. 240 Mi, Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, was originally agricultural land and recorded in the name of Sh. Rakesh Kumar s/o Sh. Jugal Kishore @ Satyavat, as per Khatauni of Khata No. 00411 for the Fasli Years 2005–2011.

2. That Sh. Rakesh Kumar executed a Sale Deed in respect of the said land in favour of:

- Sh. Sudan Kumar,



- Sh. Punit Kumar,
- Sh. Satish Gupta, and
- M/s Faival Apartment Pvt. Ltd.,

who thereafter got their names mutated in the revenue records maintained by the Tehsildar, Ghaziabad.

3. That subsequently, the above owners executed a Sale Deed dated 24.05.2008 in favour of M/s Value Infracon India Pvt. Ltd., which was duly registered in the office of Sub-Registrar-II, Ghaziabad, details whereof are mentioned hereinabove.

4. That M/s Value Infracon India Pvt. Ltd. thereafter got its name duly mutated in the revenue records maintained by the Tehsildar, Ghaziabad.

5. That the said land was converted from Agricultural to Non-Agricultural vide CLU Order dated 27.10.2010, passed by the Sub-Divisional Magistrate, Ghaziabad.

8.CONCLUSION

On the basis of the documents examined, searches conducted in the office of the Sub-Registrar and revenue authorities, and investigation carried out, it is concluded that Value Infracon India Pvt. Ltd. has derived its title through a clear, continuous, and unbroken chain of registered documents, and presently holds good, clear, valid, subsisting, and marketable title over the Freehold Non-Agricultural land admeasuring 1.4790 Hectare, comprised in Khasra No. 240 Mi, situated at Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh.

As per the Search Certificate, registration records, and revenue records examined, no registered mortgage, charge, lien, attachment, lease, acquisition proceedings, or other encumbrance was found recorded against the said property as on the date of search.

The mutation entries stand completed, and the land use stands lawfully converted from Agricultural to Non-Agricultural by the competent authority. Subject to verification of original documents, identity of parties, and compliance with statutory approvals, the said property is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.



This Title Search Report is based solely on the documents, records, and information made available for inspection before us, including certified copies / photocopies of revenue records, registered instruments, and certificates issued by the concerned authorities.

9. JURISDICTION & COMPETENT AUTHORITY

It is confirmed that the subject property is situated within the territorial jurisdiction of the concerned Tehsil and District authorities, and that the same falls under the jurisdiction of the competent Sub-Registrar having authority over the area in which the property is located.

It is further confirmed that the title deeds and other instruments forming part of the chain of title have been duly registered with the competent registering authority, in accordance with the provisions of the Registration Act, 1908, and were executed and presented for registration before the Sub-Registrar having lawful jurisdiction over the subject property.

10. LITIGATION LIMITATION

It is clarified that the search conducted is limited to registration and revenue records and does not include a search of court records, tribunal records, or other judicial forums. Accordingly, this Report / Certificate does not cover any pending, threatened, or undisclosed litigation, disputes, claims, injunctions, or orders which may not be reflected in the registration or revenue records examined.

The opinion expressed herein is therefore subject to the absence of any unreported or unrecorded litigation affecting the subject property.



11.	List of encumbrances	Nature of encumbrance : The property is free from encumbrances, Charges and lease or leave and license etc. till date.
12.	View on encumbrance or any lease	NA
13.	Regulatory Issues :	The property is not affected by Land Ceiling Law.
14.	Views on regulatory hurdles	NA
15.	List of further documents called for, examined and perused	NA
16.	Whether the documents examined are duly stamped as per the stamp Act	The documents are duly stamped as per stamp act.
17.	Whether the Registration endorsements are in order	Yes.
18.	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"

We, have taken search of the records of SUB-REGISTRAR SADAR-II GHAZIABAD UP from 03/02/2014 to 03/02/2026 by paying the necessary search fee of Rs. 100/- vide CERTIFICATE NO. 22026137000097 dated 04/02/2026. The search fee receipt is enclosed herewith.



DISCLAIMER :

I, Pradeep Gupta, (Enrollment No.: 3650/03) Advocate, having 24 years of professional experience in legal practice, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

This Report does not constitute a guarantee or warranty of title, but is an opinion based on professional examination of the documents produced and records searched. We have not conducted any physical survey, boundary verification, or independent investigation beyond the official records and documents provided.

No responsibility is assumed for:

- Any undisclosed charge, lien, litigation, acquisition, notification, or claim not reflected in the records searched;
- Any forgery, impersonation, misrepresentation, or suppression of facts in the documents relied upon;
- Any future change in law, policy, or government notification affecting the subject property.

This Report is issued exclusively for the purpose of bank / financial due diligence and shall not be used for any other purpose or relied upon by any third party without prior written consent.

Place: GHAZIABAD

Dated: 04.02.2026



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PRADEEP GUPTA (ENROLLMENT NO: 3650/03)

LUV MOHAN GUPTA (ENROLMENT NO: UP04365/17)

ADVOCATE GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road GZB.

Timing -10:30 am to 5 pm

CONTACT: 9810345181,999953289, 9718239239

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(Enrollment No.: 3650/03)

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TO WHOM SO EVER IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATION

I/we hereby certify as under:

1. Examination of Records

I/we have carefully examined the originals / certified copies / photocopies (as made available) of the chain of title documents, registration records, revenue records, and other supporting documents in respect of the Freehold Non-Agricultural land admeasuring 1.4790 Hectare, comprised in Khasra No. 240 Mi, situated at Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh, owned by Value Infracon India Pvt. Ltd. (hereinafter referred to as the "Property").

2. Chain of Title

Based on the documents examined and searches conducted, the title to the said Property originates from the recorded owner and flows through a clear, continuous, and unbroken chain of duly registered instruments up to the present owner. No gap, inconsistency, or defect in the chain of title has been observed from the records examined by us.

3. Mode of Acquisition

The present owner acquired title to the said Property through a duly stamped and registered Sale Deed dated 24.05.2008, registered in the office of the competent Sub-Registrar, Ghaziabad. The



execution, registration particulars, and description of the Property in the said document are found to be consistent with the preceding title deeds.

4. Revenue Records & Mutation

The name of the present owner stands mutated in the revenue records maintained by the competent revenue authority. The relevant Khatauni / revenue entries examined correspond with the title documents and reflect the ownership of the present title holder.

5. Nature of Title

The title of the present owner is Freehold and absolute in nature. No conditional ownership, reversionary interest, trust obligation, or restriction on transfer or mortgage is reflected in the documents and records examined, except such restrictions as may arise under applicable statutory laws.

6. Land Use Conversion

The said Property has been lawfully converted from Agricultural to Non-Agricultural use vide CLU Order dated 27.10.2010, issued by the competent authority, and no adverse remark regarding land use has been observed from the records examined.

7. Encumbrance Search

A search of the registration records was conducted and the Search Certificate dated 03/02/2026 issued by the office of Sub-Registrar-II, Ghaziabad, was examined. Based on the same, no registered mortgage, charge, lien, lease, attachment, sale agreement, court order, or other encumbrance affecting the said Property was found subsisting as on the date of search.

8. Litigation Limitation

It is clarified that court records and tribunal records have not been independently searched, and this certification is limited to registration and revenue records. Any litigation, dispute, or claim not reflected in such records is outside the scope of this certification.

9. Possession

The documents examined indicate that possession of the Property follows the title. No adverse possession, third-party occupation, or tenancy is reflected in the records examined by us.

10. Government Dues & Acquisition

From the records examined, no indication of government acquisition, land ceiling proceedings, or statutory prohibition on transfer has been observed. However, verification of payment of municipal dues, land revenue, and other statutory dues is recommended at the time of disbursement.



11. Company Capacity (Where Applicable)

The present owner, being a company, appears to be legally competent to hold and deal with immovable property. Creation of mortgage shall, however, be subject to necessary corporate authorizations, including board resolution and compliance with applicable provisions of law.

12. Mortgage / Security Creation

Subject to verification of original documents, compliance with statutory approvals, and fulfilment of bank sanction conditions, the said Property has good, clear, valid, subsisting, marketable, and enforceable title, and is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.

Place: GHAZIABAD

Dated: 04.02.2026



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