

Shailesh Goel
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Date: December 15, 2021

Ref. No.....

To,
The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Lucknow

Subject:- Non Encumbrance Cum Land Title Search Report under the project "Dwarika Balaji Phase-4"

Sir,

In pursuance of the letter dated 02/12/2021 received from the office of Dwarika Bala Ji, (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 purchased 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 1988 to 2021 pertaining to the immovable property/ (ies) covered by the title deeds detailed below in schedule I,II & III. The properties relating to the schedule are free from encumbrances.
5. Search certificates along with receipts mentioned below in **schedule-III** and issued from the office of Sub Registrar, Tehsil Sadar, District MuzaffarNagar since the year 1988-1999, 2000-2011 & 2012 -2021 are enclosed in original.

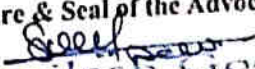
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6. I certify that M/S. Sitaram Builders a partnership firm having registered office at 39, Sutharashahi Muzaffar Nagar and M/S Shree Siddhi Vinayak Builders, a partnership firm having registered office at 39, Sutharashahi Muzaffarnagar are owner of 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 -II 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 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 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 Muzaffar Nagar 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 its partner & attorney holder Sh. 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 MuzaffarNagar through its partner & attorney holder Shri Shashank Jain S/O. Shri Surendra Kumar Jain R/O. Abupura Pachdara MuzaffarNagar;
- VI. M/S. Shree Siddhi Vinayak Builders, a partnership firm having registered office at 39, Sutharashahi Muzaffarnagar through partner and attorney holder Mohd. Yaqub S/o Habib Ahmad R/o Village 844/1-A Yogendrapuri Distt Muzaffar Nagar;
- VII. M/S.Sita Ram Builders a partnership firm having regd. office at 39, Sutharashahi Muzaffar Nagar through partner & attorney holder Vineet Bansal S/o Shri Parmeshwar Dayal Bansal R/o 39 Sutharashahi District Muzaffarnagar.
8. I further certify that the above title deeds are genuine and the properties relating to the schedule are free from encumbrance.

Place: MuzaffarNagar

Date: 15/12/2021

Signature & Seal of the Advocate


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Schedule-I

Tracing of title of ownership of the properties in the name of M/S. SITA RAM BUILDERS and SHREE SIDDHI VINAYAK BUILDERS, Registered office 39, Sutharashahi Muzaffarnagar for Group Housing GH-2 at Dwarika City, Jansath Road, Muzaffarnagar

For the purpose of tracing of title how the present owners M/S.Sita Ram Builders And Shree Siddhi Vinayak Builders, have acquired title, ownership and interest in the purchased land of land Khasra no. 53, 54, 58, 49 & 51 of Village SherNagar, Pargana & Tehsil Sadar, District Muzaffarnagar I have gone through the sale deeds/title deeds mentioned in the schedule and found that:-

(01)The initial owners of the property Khasra no. 53 Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar were Sh. Raj Kumar, Sh. Kum Kumar & Sh. Sunil Kumar Ss./o Sh. Ranveer R/o Village Sher Nagar Tehsil Sadar District Muzaffarnagar since the year 1980 as per revenue record. They sold the property to M/S. Sita Ram Builders 39, Sutharashahi Muzaffarnagar through partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/o 36 Imambara Premपुरी Distt. Muzaffarnagar and executed a sale deed registered in Bahi no.1 Volume no.4007 Page no.145 to 166 Serial no.1714 Dated 14.02. 2008 in its favour in the office of Sub Registrar, Tehsil Sadar, Muzaffarnagar for the sold land area 0.7520 Hectare of Village SherNagar Pargana & Tehsil Sadar, District Muzaffarnagar.

(02)The initial owners of the property Khasra no. 54 Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar was Sh. Sukhbeer S/o Sh. Aitwari R/o Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar since the year 1980as per revenue record. He sold the property to M/s Sita Ram Builders 39, Sutharashahi Muzaffarnagar through partner Sh. Aman Bansal S/o Ajay Bansal R/o 36 Imambara Premपुरी Muzaffarnagar District Muzaffarnagar and executed a sale deed registered in Bahi no. 1 Volume no. 4024 Page no. 149 to 176 Serial no. 2054 Dated 22.02.2008 in its favour in the office of Sub Registrar, Tehsil Sadar, Muzaffarnagar for land area 0.3083 Hectare or 1/3 share of total land area 0.9250Hect. of Village SherNagar Pargana & Tehsil Sadar, District Muzaffarnagar.

(03)The initial owner of the property Khasra no. 54 Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar was Sh. Dayachand & Sh. Laayak Ss./O. Sh. Aetvari R/o Village Sher Nagar Tehsil Sadar Distt. Muzaffarnagar since the year 1980 as per revenue record. They sold the property to M/S. Shree Siddhi Vinayak Builders 39, Sutharashahi Muzaffarnagar through partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/O. 36 Imambara Premपुरी M.Nagar and executed a sale deed registered in Bahi no.1 Volume no. 5902 Page no. 101 to 130 Serial no. 13528 Dated 09.12.2010 in its favour in the office of Sub Registrar, Tehsil Sadar, Muzaffarnagar for the land area 0.6166 Hectare of land Village SherNagar Pargana & Tehsil Sadar, District Muzaffarnagar.

(04)The initial owners of the property Khasra no. 58 Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar was Sh. Chandra veer Singh S/o Sh. Jasveer Singh R/o Village Dhindhavali Pargana Baghra Tehsil Sadar Distt. Muzaffarnagar & Sh. Mohan S/o Sh. Dharamveer Singh R/o Village Titavi

Sh. Anil Kumar
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Parmeshwar Dayal Bansal R/o 39 Sutharashahi District Muzaffarnagar and executed a sale deed registered in Bahi no. 1 Volume no. 3863 Page no. 139 to 156 Serial no. 12142 Dated 26.11. 2007 in its favour in the office of Sub Registrar, Tehsil Sadar, Muzaffarnagar for sold land area 1/2 share of 0.7480 Hectare of land Village SherNagar Pargana & Tehsil Sadar, District Muzaffarnagar.

(05) The initial owners of the property Khasra no.58 Village Sher Nagar Pargana & Tehsil Sadar Distt. Muzaffarnagar was Smt. Madhu Sharma W/O. Sh. Anil Kumar Sharma R/o 27 State Bank Colony Distt. Muzaffarnagar since the year 1992 as per revenue record. Smt. Madhu Sharma W/o Sh. Anil Kumar Sharma sold the property to M/S.Sita Ram Builders 39, Sutharashahi Muzaffarnagar through partner Shri Vineet Bansal S/o Shri Parmeshwar Dayal R/O. 39 Sutharashahi District Muzaffarnagar and executed a sale deed registered in Bahi no. 1 Volume no. 4230 Page no. 133 to 152 Serial no. 6307 Dated 29.05. 2008 in the office of Sub Registrar, Tehsil Sadar, Muzaffarnagar for sold land area 0.1870 Hectare of Village SherNagar, Pargana & Tehsil Sadar, District Muzaffarnagar

(06) The initial owners of the property Khasra no. 49 & 51 Village Sher Nagar Pargana & Tehsil Sadar District Muzaffarnagar was Sh. Ramveer Singh S/o Sh. Sukhbeer Singh R/o Village Kookra, Tehsil Sadar District Muzaffarnagar since the year 1980 as per revenue record. Sh. Ramveer Singh sold the property to M/S. Shree Shri Siddhi Vinayak Builders 39, Sutharashahi Muzaffarnagar through partner Sh. Aman Bansal S/o Sh. Ajay Bansal R/o 36 Imambara Premपुरी Muzaffarnagar and initially executed an agreement to sale registered in Bahi no.1 Volume no.5673 Page no.287 to 308 Serial no. 8779 Dated 22.07.2010 and subsequently sale deed registered in Bahi no. 1 Volume no. 5822 Page no. 1-22 Serial no. 11891 Dated 20.10.2010 in its favour in the office of Sub Registrar, Tehsil Sadar, Muzaffarnagar for the sold land area 0.6905 Hectare of Village SherNagar, Pargana & Tehsil Sadar, District Muzaffarnagar.

Note:- (1) The respective purchasers of the above mentioned purchased land area of land Khasra no.53, 54, 58, 49 & 51 of Village SherNagar, Pargana & Tehsil Sadar, District Muzaffarnagar have got their names mutated in the revenue records/Khatauni and further the purchased land area of the said Khasra numbers have been declared as non-agriculture land U/Sec.80 of the U.P.Revenue Code.

(2) Lay out plan 49/2021 for proposed Row Housing-Plan of Plot no.GH-2 at Dwarika City, Jansath Road Muzaffarnagar has been sanctioned by the Muzaffarnagar Development Authority, Muzaffarnagar. Copies of the Khatauni, Order U/Sec.80, U.P. Revenue Code and approved sanctioned map (Lay out plan) are enclosed.


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SCHEDULE -II
DETAILS OF THE PROPERTY (IES)

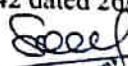
- (i) All piece & parcels of land area 0.7520 Hectare situated in land Khasra no.53, Village Sher Nagar Pargana & Tehsil Sadar District Muzaffarnagar and purchased through sale deed registered in Bahi no.1, Volume no. 4007, Page no.145-166, Serial no. 1714, Dated 14/02/2008 in the name of M/S. Sita Ram Builders a partnership firm having registered office at 39, Sutharashahi Muzaffar Nagar through partner Aman Bansal S/o Sh. Ajay Bansal R/o 36 Sutharashahi District Muzaffarnagar.
- (ii) All piece & parcels of land area 0.3083 Hectare situated in land Khasra no.54, Village Sher Nagar Pargana & Tehsil Sadar District Muzaffarnagar and purchased through sale deed registered in Bahi no.1, Volume no. 4024, Page no.149-176, Serial no. 2054, Dated 22/02/2008 in the name of M/S. Sita Ram Builders a partnership firm having registered office at 39, Sutharashahi Muzaffar Nagar through partner Aman Bansal S/o Sh. Ajay Bansal R/o 36, Sutharashahi District Muzaffarnagar.
- (iii) All piece & parcels of land area 0.6166 Hect situated in land Khasra no.54, Vill. Sher Nagar Pargana & Tehsil Sadar District Muzaffarnagar and purchased through sale deed registered in Bahi no.1, Volume no. 5902, Page no. 101-130, Serial no. 13528, Dated 09/12/2010 in the name of Shree Siddhi Vinayak Builders a partnership firm having registered office at 39, Sutharashahi Muzaffar Nagar through partner Aman Bansal S/o Sh. Ajay Bansal R/o 36 Sutharashahi District Muzaffarnagar
- (iv) All piece & parcels of 1/2 share of land area 0.7480 Hectare situated in land Khasra no.58, Village Sher Nagar Tehsil Sadar District Muzaffarnagar and purchased through sale deed registered in Bahi no.1, Volume no. 3863, Page no. 139-156, Serial no. 12142, Dated 26/11/2007 in the name of M/S. Sita Ram Builders a partnership firm having registered office at 39, Sutharashahi Muzaffar Nagar through partner Vineet Bansal S/o Sh. Parmeshwar Dayal Bansal R/o 39 Sutharashahi District Muzaffarnagar;
- (v) All piece & parcels of land area 0.1870 Hectare situated in land Khasra no.58, Village Sher Nagar Pargana & Tehsil Sadar District Muzaffarnagar and purchased through sale deed registered in Bahi no.1, Volume no. 4203, Page no.133-152, Serial no. 6307, Dated 29/05/2008 in the name of M/S. Sita Ram Builders a partnership firm having registered office at 39, Sutharashahi Muzaffar Nagar through partner Vineet Bansal S/o Sh. Parmeshwar Dayal Bansal R/o 39 Sutharashahi District Muzaffarnagar;
- (vi) All piece & parcels of land area 0.6905 Hectare situated in land Khasra no.49, 51, Village Sher Nagar Pargana & Tehsil Sadar District Muzaffarnagar and purchased through sale deed registered in Bahi no.1, Volume no. 5822, Page no. 1-22, Serial no. 11891, Dated 20/10/2010; Siddhi Vinayak Builders a partnership firm having registered office at 39, Sutharashahi Muzaffar Nagar through partner Aman Bansal S/o Sh. Ajay Bansal R/o 36 Sutharashahi District Muzaffarnagar.

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Schedule-III

(Details of search certificate/ Non encumbrance certificate)

- (I) Search certificate no.1857/1859/2021 dated 14/12/2021 along with receipt no.20 dated 09/12/2021 since the year 1988-1999, (sale deed no.1714 dated 14/02/2008);
- (II) Search certificate no.4644/4659/2021 dated 13/12/2021 along with receipt no.2021275028439 dated 09/12/2021 since the year 200-2011 for sale deed no.1714 dated 14/02/2008;
- (III) Search certificate no.4649/4664/2021 dated 13/12/2021 along with receipt no.20 21275028452 dated 09/12/2021 since the year 2012-2021 for sale deed no.1714 dated 14/02/2008;
- (IV) Search certificate no.1861/1863/2021 dated 14/12/2021 along with receipt no.17 dated 09/12/2021 since the year 1988-1999 for sale deed no.2054 dated 22/02/2008;
- (V) Search certificate no.4648/4663/2021 dated 13/12/2021 along with receipt no.20 21275028435 dated 09/12/2021 since the year 2000-2011 for sale deed no.2054 dated 22/02/2008;
- (VI) Search certificate no.4653/4668/2021 dated 13/12/2021 along with receipt no.2021275028456 dated 09/12/2021 since the year 2012-2021 for sale deed no. 2054 dated 22/02/2008;
- (VII) Search certificate no.1860/1862/2021 dated 14/12/2021 along with receipt no.18 dated 09/12/2021 since the year 1988-1999 for sale deed no.13528 dated 09/12/2010;
- (VIII) Search certificate no.4647/4662/2021 dated 13/12/2021 along with receipt no.2021275028436 dated 09/12/2021 since the year 2000-2011 for sale deed no.13528 dated 09/12/2010;
- (IX) Search certificate no.4652/4667/2021 dated 13/12/2021 along with receipt no.2021275028455 dated 09/12/2021 since the year 2012-2021 for sale deed no.13528 dated 09/12/2010;
- (X) Search certificate no.1858/1860/2021 dated 14/12/2021 along with receipt no.19 dated 09/12/2021 since the year 1988-1999 for sale deed no.11891 dated 20/10/2010;
- (XI) Search certificate no.4645/4660/2021 dated 13/12/2021 along with receipt no.2021275028438 dated 09/12/2021 since the year 2000-2011 for sale deed no.11891 dated 20/10/2010;
- (XII) Search certificate no.4650/4665/2021 dated 13/12/2021 along with receipt no.2021275028433 dated 09/12/2021 since the year 2012-2021 for sale deed no.11891 dated 20/10/2010;
- (XIII) Search certificate no.1859/1861/2021 dated 14/12/2021 along with receipt no.20 dated 09/12/2021 since the year 1988-1999 for sale deed no.12142 dated 26/11/2007 and sale deed no. 6307 dated 29/09/2008;
- (XIV) Search certificate no.4646/4661/2021 dated 13/12/2021 along with receipt no.2021275028438 dated 09/12/2021 since the year 2000-2011 for sale deed no.11891 dated 20/10/2010;
- (XV) Search certificate no.4651/4666/2021 dated 13/12/2021 along with receipt no.2021275028454 dated 09/12/2021 since the year 2012-2021 for sale deed no.12142 dated 26/11/2007 and sale deed no.6307 dated 29/09/2008;


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