

**NITESH SHARMA**

B.COM, LL.B, DTL  
Advocate



Off : Chamber No-767(A), District Court  
Compound, Raj Nagar, Ghaziabad.  
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Date: 31.05.2018

To,

Delhi Metro Welfare Organization,  
Metro Bhawan, Fire Brigade Lane,  
Barakhamba Road, New Delhi.

**Subject:** Legal Opinion and Non Encumbrance Certificate in respect of the property  
/ Plot No. GH-13, measuring-22391.19 sq.mtr. situated at Koyal Enclave,  
Tehsil & Distt.- Ghaziabad.

Dear Sir,

I have made the search of the above mentioned detailed property in the records of Sub-Registrar-III, Ghaziabad & my report is as under :-

**PART (1) - DESCRIPTION OF PROPERTY**

Residential Group Housing Plot bearing No-GH-13 admeasuring-22391.19 Sq. mtr. situated at Koyal Enclave, Tehsil & Distt-Ghaziabad.

**PART (2) - DOCUMENTS SCRUTINIZED**

That the Ghaziabad Development Authority, Vikas Marg, Hapur Road, Ghaziabad had acquired the Koyal Enclave scheme land in public interest and after being developed and upon request made by the Officers & Staff of Delhi Metro Welfare Organization, The Vice President of Ghaziabad Development

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Distt. Court Compound  
Ghaziabad

Authority vide its order Dated 15/11/2014 give permission for allotment of Group Housing Plot No-GH-13 Measuring-21800<sup>Sq. mtr.</sup> in favor of Delhi Metro Welfare Organization and In continuation of the above said order Ghaziabad Development Authority vide letter No-1486/Vyv.Anu./14/15-11-2014 has allotted the above said Group Housing Plot in favor of Delhi Metro Welfare Organization for residential use.

Conveyance Deed executed by Ghaziabad Development Authority (GDA) a body corporate under Uttar Pradesh Act No-30, 1974 in favor of Delhi Metro Welfare Organization, New Delhi in respect of Group Housing Plot No- GH-13 admeasuring-22391.19 Sq. mtr. situated at Koyal Enclave, Tehsil & Distt- Ghaziabad Which is duly registered as Document No.-5121, Book No.-01, Jild No.-12101 on Pages From 291 to 322 with Sub-Registrar-III, Ghaziabad on 14.07.2016.

### **PART (3) - NON-ENCUMBRANCE CERTIFICATE**

This is to certify that on 28/05/2018, I have made the search in the records of Sub-Registrar-III, Ghaziabad for the years 2007 to 2018 and have also obtained Search Certificate (Form No. 29) on dated 29/05/2018 from the office of Sub-Registrar-III, Ghaziabad. That it is certified that the property mentioned in Part (1) of the opinion is free from all encumbrances, lien, Charge and Mortgage etc. The inspection receipt issued by the office of Sub-Registrar-III, Ghaziabad towards the inspection fee is enclosed here with.

**NITESH SHARMA**

Advocate  
Distt. Court Compound  
Ghaziabad 21.05.18.

#### **Enclosure:**

- 1) Original Receipt No. 2018138011700 dated 28/05/2018 for inspection for years 2007 to 2018 issued by the office of Sub-Registrar-III, Ghaziabad.
- 2) Original Search Certificate No. 415 of 2018 dated-29/05/2018 for inspection for years 2007 to 2018 issued by the office of Sub-Registrar-III, Ghaziabad.



FORM No. 29  
(RULE 827)  
CERTIFICATE OF SEARCH

Certificate No. 415/2018

Application No. 415/2018

have applied to me for a Certificate

Shri नितेश शर्मा ठाकुर  
given particulars of registered acts & encumbrances if any in respect the undermentioned

प्लॉट नंबर 6H-13 गुफ हाउसिंग न्यू बस स्टेशन कोमल ड-कलेव  
खेतकल = 223919 वर्ग मीटर गागिपवाड तहसील व जिला साहिबवाड

(To be seats & described as given in the application)

I hereby certify that has been made in book and in the annexed relating there  
to from the year 2007 16-4-2018  
encumbrances effecient the said property & that on such the following fatcts and encumbrances  
appears :-

Sl. No.	(a) Description of the property is given in the documents	Date of execution	Tenure & Valuation of documents	Name of the parties Execution Chimed	Reference No. Year
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उपरोक्त रिकॉर्ड के डाउनलोड 229 नमूने पर के कदम माल  
नहीं मिली

I also certify that have there aforesaid act and encumbrances on the acts affecting the said property  
have been fund,

Prepared by :

(Signature)

(Designation)

Office : साहिबवाड

Date : 29/5/2018



Signature of Registrarar

1. The acts and encumbrance shown n this Certificate are those disconvered with reference to the described in registered documents in manner different from liev in which the applicant has described those transaction evidenced by such documents will not be included in the certificate.
2. The require search has been made as carefully as posibly by office bus the department will not in, pay account holo it self reponsible for errors in the result of the searce embodied in the certificate.
3. This certi:cate does not include documents if any which have been presented but have not been registered up-to-date.



रजिस्ट्रीकरण कर का तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर तृतीय

क्रम संख्या 2018138011700

गाजियाबाद

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 28/05/2018

प्रस्तुतकर्ता या प्रार्थी का नाम नितेश शर्मा एड

लेख का प्रकार: भार प्रमाण 2007 वर्ष से 2018 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

28/05/2018

दिनांक जब लेख प्रतिलिपि या तलाश

28/05/2018

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कार्यालय उप-निबन्धक  
गाजियाबाद