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### THE CLIENT

**M/S UPPAL CHADHA HI-TECH DEVELOPERS PVT LTD**  
HAVING ITS REGISTERED OFFICE AT  
MEZZANINE FLOOR, M-4,  
SOUTH EXTENSION PART-II, NEW DELHI-110049  
AND CORPORATE OFFICE AT  
C1-SECTOR-3, NOIDA, UTTAR PRDESH-201301

### ASSIGNMENT

To prepare the Title Search Report on the basis of the documents provided by the Company with regards to the Scheduled Property

### TITLE SEARCH REPORT

SL NO	PARTICULARS OF INFORMATION SOUGHT	RESPONSE
1	Name and address of the Title Holder	M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd having its registered office at M-4, Mezzanine Floor, South Extension Part-II, New Delhi-110049
2	Constitution of Title Holder	Company
3	Details of the property for which TSR is being made	Land admeasuring 1.74939 Hectares (2.903234 Acres) in Village Bayana, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh  Khasra Numbers/ Area in Hectares:  109-0.017539 Hectares 234-0.800694 Hectares 242-0.020237 Hectares





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		243-0.018412 Hectares 247-0.168698 Hectares 248-0.07894 Hectares 249-0.02702 Hectares 250-0.021841 Hectares 255-0.021418 Hectares 257-0.00014 Hectares
4	<b>Nature of Property</b>	The Land was Gram Sabha Land acquired for the purpose of Hi-Tech Township in Ghaziabad District at the time of execution of the Lease Deed
4	<b>List of Title Deeds / Documents perused</b>	<ol style="list-style-type: none"><li>1. Copy of the Lease Deed executed between Ghaziabad Development Authority and M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd duly registered as Document Number 2928 in Book Number 1, Volume Number 2411 on Pages 308 to 319 dated 23-06-2010 in the office of Sub Registrar, Ghaziabad, Uttar Pradesh for Land admeasuring 4.897 Hectares (12.100 Acres) in Village Bayana, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh- The Khasra Numbers and the area under each Khasra Number is detailed in the Schedule-1 to the Lease Deed.</li><li>2. Khatauni for the Fasli Year 1426-1431, Village Number-216982 for Village Bayana (Dasna), Ghaziabad, Uttar Pradesh in the name of Ghaziabad Development Authority</li><li>3. Khatauni for the Fasli Year 1426-1431, Village Number-216982 for Village Bayana (Dasna),</li></ol>





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		Ghaziabad, Uttar Pradesh in the name of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd
5.	<b>Tracing of Title and investigation of Title</b>	<p>1. A Lease Deed was executed between Ghaziabad Development Authority in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd under which the following Khasra Number have been transferred in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd:</p> <p>Khasra Number 109 Khasra Number 242 Khasra Number 243 Khasra Number 249 Khasra Number 250</p> <p>2. The aforesaid Khasra Number in the Revenue Records are still in the name of Ghaziabad Development Authority</p> <p>3. The following Khasra Numbers transferred through Deeds have been recorded in the name of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd</p> <p>Khasra Number 234 Khasra Number 247 Khasra Number 248 Khasra Number 255 Khasra Number 257</p>
6.	<b>Whether any additional document is required to complete the report</b>	<p>1. Mutation in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd for the</p>

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		following Khasra Numbers  Khasra Number 109 Khasra Number 242 Khasra Number 243 Khasra Number 249 Khasra Number 250
7.	<b>Particulars of Tax / Revenue receipts studied</b>	NA
8.	<b>Particulars of Encumbrance Certificates / Search Notes</b>	Encumbrance has been verified and Certificate can be obtained on instructions
9.	<b>Particulars of any charges / encumbrances found to be recorded / registered on the property.</b>	No Encumbrance have been found
10.	<b>Documents perused in support of possession of Property</b>	Possession has been handed over to <b>M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd</b> at the time of execution of the Lease Deed
11.	<b>Minor's Interest, if any</b>	None
12.	<b>Any Income Tax proceedings or other proceedings pending against the mortgagor affecting title of the property / premises</b>	Nil
13.	<b>Land is Agricultural Land or Non – Agricultural Land</b>	Non-Agricultural Gram Sabha Land acquired for the purpose of Hi-Tech Township in Ghaziabad District at the time of execution of the Lease Deed
14.	<b>If Agricultural Land, permission of Revenue Authority is required</b>	NA

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15.	<b>Any other deficiency or restriction in title</b>	Property transferred by Ghaziabad Development Authority is Lease Hold and can be converted to Free Hold after payment of requisite charges
16.	<b>Description of the Inspection Receipt issued by the Sub-Registrar</b>	Search Receipt Number 2022140010633 Dated 05-04-2022
17.	<b>Additional documents (if any obtained)</b>	a. Khatauni Document for all Khasra Numbers  b. Certified Copy of Lease Deed

### CERTIFICATE

We have perused the documents forwarded to us and as per the inspection and search conducted by us on the basis of the records available in the office of concerned Sub-Registrar of Assurances the said property is free from encumbrances. We have examined record of last 12 years and obtained copy from revenue department. **M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd** is recorded owner(s) of the said property having clear and marketable title to the said property.

*Anurag Ranjan*

Anurag Ranjan

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New Delhi  
Dated: 08-04-2022





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पान 2

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला  
उपनिबन्धक सदर पत्रम क्रम संख्या 2022140010633  
गाजियाबाद

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 05/04/2022  
प्रस्तुतकर्ता या प्राप्ति का नाम प्रशान्त कुमार  
लेख का प्रकार: मुजानना 2021 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुजाना के अधिग्रहणीकरण किए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

20

शुल्क वसूल करने का दिनांक

05/04/2022

दिनांक जब लेख प्रतिनिधि या तलाश

05/04/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संव रजिस्ट्रार केवल  
फौजिल प्रमाण

