

**AJAY KUMAR**

Advocate

Enroll. No:- UP00166/2008

Ch. No.- 1036, Civil Court

RDC, Raj Nagar, Ghaziabad

Mobile No:- 9717969799

Email:- shivajay4568@gmail.com

To

Date – 11.07.2024

The Secretary,

Uttar Pradesh Real Estate Regulatory Authority,

Kala Kankar Road,

Old Hyderabad, Lucknow – 226007

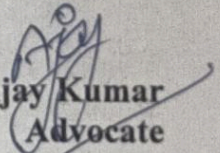
**Subject - NIL Encumbrance Certificate** in respect of Property Pertains to **Khasra No. 122** having the Area admeasuring 0.7050 Hectare or 7,050 Sq. Meters situated at **Raj Nagar Extension, Village – Morti, Tehsil & District – Ghaziabad**. Bounded as per site.

Dear Sir,

In reference to Subject Property and as requires, I hereby Certify that Subject Property belongs to **M/s Urban Constructor LLP**, 3/24, 3<sup>rd</sup> Floor, Opposite SanatanDharam Mandir, Rajender Nagar, New Delhi through Partner / Authorised Signatory which has clear and marketable Title and also has NIL Encumbrance / Mortgage except Total Salable Area 1,563.752 Sq. Meters of Plot No. 25 and Plot No. 26 to 33 and Plot No. 34 and Plot No. 42 to 46 which are Mortgaged With Ghaziabad Development Authority.

Thanking you,

Yours faithfully

  
Ajay Kumar  
Advocate

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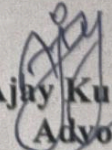
**Subject - NIL Encumbrance Certificate** in respect of Property Pertains to **Khasra No. 963Mi** having the Area admeasuring 0.6130 Hectare or 6,130 Sq. Meters situated at **Raj Nagar Extension, Village – Noor Nagar, Tehsil & District – Ghaziabad**. Bounded as per site.

Dear Sir,

In reference to Subject Property and as requires, I hereby Certify that Subject Property belongs to **M/s Goel Flexible Packaging Pvt. Ltd.**, 1/10764, Subhash Park, Naveen Shahdra, Delhi - 110032 through Director / Authorised Signatory which has clear and marketable Title and also has NIL Encumbrance / Mortgage except Total Salable Area 1,563.752 Sq. Meters of Plot No. 25 and Plot No. 26 to 33 and Plot No. 34 and Plot No. 42 to 46 which are Mortgaged With Ghaziabad Development Authority.

Thanking you,

Yours faithfully

  
**Ajay Kumar**  
Advocate

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Enroll. No:- UP00166/2006  
Ch. No.- 1036, Civil Court  
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Mobile No:- 9717969799  
Email:- shivajay4568@gmail.com



**AJAY KUMAR**  
**ADVOCATE**

+ 91 97 17 96 97 99



Office/Chamber:

1036,

Civil Court

Ghaziabad (NCR)

shivajay4568@gmail.com

**CIVIL, CRIMINAL, BANK PANEL ADVOCATE**

To,  
The Managing Director,  
M/s Goel Flexible Packaging Pvt. Ltd.,  
1/10764, Subhash Park,  
Naveen Shahdra,  
Delhi - 110032

Date - 18.05.2024

**Reg. - Property pertains to Khasra No. 963Mi having the area admeasuring 0.6130 Hectare or 6130 Sq. Meters situated at Raj Nagar Extension, Village - Noor Nagar, Tehsil & District - Ghaziabad. Bounded as per Site.**

**Belonging To - M/s Goel Flexible Packaging Pvt. Ltd., 1/10764, Subhash Park, Naveen Shahdra, Delhi - 110032 through Director / Authorised Signatory.**

Dear Sir,

With reference to Subject, and as requested, I have scrutinized the following title documents -

Nature of Document	Village	Khata No.	Khasra No.	Area	Fasli Year
Certified Copy of Khatauni	Noor Nagar, Pargana - Loni, Tehsil & District - Ghaziabad	415	963	02 Bigha 10 Biswa 10 Biswansi	1391 to 1396
-- do --	-- do --	399	963	-- do -- Or 0.6380 Hect.	1397 to 1402
<b>Original Report of Record Keeper Record Room, Ghaziabad stating that Khatauni of Fasli Year 1403 to 1408 is in Tattered condition hence Certified Copy of Khatauni can't be prepared.</b>					
Certified Copy of	Noor Nagar,	00424	963	0.6380 Hect.	1409 to 1414

- 2 -

कार्यालय उपनिबंधक सदर द्वितीय गाजियाबाद  
जनपद गाजियाबाद

आवेदन संख्या :2202413700442

प्रमाण संख्या :22024137000421

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

श्री- अजय कुमार एडवोकेट पुत्र- श्री विक्रम सिंह 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 - नूरनगर में जी०डी०ए० व बिल्डर्स द्वारा नक्शा पास कराकर कालोनी/राजनगर एक्सटेंशन, वार्ड/परगना- सददीकनगर नूरनगर, आवासीय- मै० गोयल फलैक्सीबल पैकेजिंग प्रा० लि० द्वारा डायरेक्टर/अधि० अधिकारी, सम्पत्ति/भूमि सम्बन्धित खसरा सं० 936मि० क्षे० 0.6130है० स्थित राजनगर एक्सटेंशन ग्राम नूरनगर परगना लौनी तहसील व जिला गाजियाबाद सीमा स्थल प्लान अनुसार, 963मि०

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2013 से दिनांक 15/05/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :16-05-2024

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँदे 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।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: भीम रतन।

मिलान करने वाले निबन्धन लिपिक : भीम रतन।

MUKHRA Digitally signed by  
MUKHRAM SINGH  
Date: 2024.05.16  
17:11:37 +05'30'

उपनिबन्धक सदर द्वितीय  
गाजियाबाद

प्रिंट करें



**CIVIL, CRIMINAL, BANK PANEL ADVOCATE**

<b>Khatauni</b>	<b>Pargana - Loni, Tehsil &amp; District - Ghaziabad</b>				
-- do --	-- do --	00287	963	0.6380 Hect.	1415 to 1420
-- do --	-- do --	01054	963	0.6380 Hect.	1421 to 1426
-- do --	-- do --	01435	963Mi	0.6130 Hect.	1427 to 1432

**Certified Copy of Sale Deed** Registered in the Office of Sub Registrar - 2<sup>nd</sup>, Ghaziabad at Bahi No. 1 Zild 2485 at Pages 306 to 376 at Serial No. 7776 on Dt. 26.06.2006.

**Original and Certified Copy of Sale Deed** Registered in the Office of Sub Registrar - 2<sup>nd</sup>, Ghaziabad at Bahi No. 1 Zild 4496 at Pages 65 to 214 at Serial No. 552 on Dt. 21.01.2011.

That after scrutinizing the aforesaid Documents, It came to my knowledge -

- 1) That as per **Khatauni of Khata No. 415 (Fasli Year 1391 to 1396)**, Land pertains to **Khasra No. 963** having the Area admeasuring **02 Bigha 02 Biswa 10 Biswansi** of Village - **Noor Nagar**, Pargana - **Loni**, Tehsil and District - **Ghaziabad** belong to **Shri Shiv Narayan S/o Shri Khcheru R/o Village Morti**, Pargana - **Jalalabad**, Tehsil & District - **Ghaziabad**.
- 2) That as per **Khatauni of Khata No. 399 (Fasli Year 1397 to 1402)**, Land pertains to **Khasra No. 963** having the Area admeasuring **02 Bigha 02 Biswa 10 Biswansi or 0.6380 Hectare** of Village - **Noor Nagar**, Pargana - **Loni**, Tehsil and District - **Ghaziabad** belong to **Shri Shiv Narayan S/o Shri Khcheru R/o Village Morti**, Pargana - **Jalalabad**, Tehsil & District - **Ghaziabad**.

**CIVIL, CRIMINAL, BANK PANEL ADVOCATE**

- 3) That as per **Khatauni of Khata No. 00424 (Fasli Year 1409 to 1414)**, Land pertains to **Khasra No. 963** having the **Area admeasuring 0.6380 Hectare** of **Village - Noor Nagar**, Pargana - Loni, Tehsil and District - Ghaziabad belong to **Shri Shiv Narayan S/o Shri Khcheru R/o Village Morti**, Pargana - Jalalabad, Tehsil & District - Ghaziabad and after his Death Name of his Legal Hires 1) **Shri Mangu** and 2) **Shri Rakesh** both S/o Late Shri Shiv Narayan and 3) **Smt. Ajudhya Devi W/o Late Shri Shiv Narayan** mutated in Records.
- 4) That 1) **Shri Mangu** and 2) **Shri Rakesh** both S/o Late Shri Shiv Narayan and 3) **Smt. Ajudhya Devi W/o Late Shri Shiv Narayan** mutated in Records and 1) **Shri Mangu** and 2) **Shri Rakesh** both S/o Late Shri Shiv Narayan and 3) **Smt. Ajudhya Devi W/o Late Shri Shiv Narayan** executed a Sale Deed of **Property Khasra No. 963 (Khata No. 00424, Fasli Year 1409 to 1414) Area admeasuring 0.6380 Hectare** of **Village - Noor Nagar**, Pargana - Loni, Tehsil and District - Ghaziabad in favour of **Shri Darshan Lal Gupta S/o Shri Bhajan Lal Gupta R/o D - 2, Lajpat Nagar - 3, New Delhi** which has been registered in the Office of Sub Registrar - 2<sup>nd</sup>, Ghaziabad and entered in Bahi No. 1 Zild 2485 at Pages 306 to 376 at Serial No. 7776 on Dt. 26.06.2006.
- 5) That Name of **Shri Darshan Lal Gupta S/o Shri Bhajan Lal Gupta R/o D - 2, Lajpat Nagar - 3, New Delhi** mutated in Records of **Property Khasra No. 963 (Khata No. 00287, Fasli Year 1415 to 1420) Area admeasuring 0.6380 Hectare** of **Village - Noor Nagar**, Pargana - Loni, Tehsil and District - Ghaziabad and **Shri Darshan Lal Gupta S/o Shri Bhajan Lal Gupta R/o D - 2, Lajpat Nagar - 3, New Delhi** executed a Sale Deed in favour of **M/s Goel Flexible Packaging Pvt. Ltd., 1/10764, Subhash Park, Naveen Shahdra, Delhi - 110032** through **Director Shri Umesh Goel S/o Shri Shreekrishan Goel R/o 1/10764, Subhash Park, Naveen Shahdra, Delhi - 110032** which has been registered in the Office of Sub Registrar - 2<sup>nd</sup>, Ghaziabad and entered in Bahi No. 1 Zild 4496 at Pages 65 to 214 at Serial No. 552 on Dt. 21.01.2011.

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**CIVIL, CRIMINAL, BANK PANEL ADVOCATE**

- 6) That Name of M/s Goel Flexible Packaging Pvt. Ltd., 1/10764, Subhash Park, Naveen Shahdra, Delhi - 110032 through Director Shri Umesh Goel S/o Shri Shreekrishan Goel R/o 1/10764, Subhash Park, Naveen Shahdra, Delhi - 110032 mutated in Records of Property Khasra No. 963 (Khata No. 00287, Fasli Year 1415 to 1420 and Khata No. 01054, Fasli Year 1421 to 1426) Area admeasuring 0.6380 Hectare of Village - Noor Nagar, Pargana - Loni, Tehsil and District - Ghaziabad.
- 7) That Land Area admeasuring 0.0250 Hectare pertains to Khasra No. 963 (Khata No. 01054, Fasli Year 1421 to 1426) of Village - Noor Nagar, Pargana - Loni, Tehsil and District - Ghaziabad has been acquired by U. P. Govt. through ADM LA for Ghaziabad Development Authority Master Plan Road.
- 8) That Name of M/s Goel Flexible Packaging Pvt. Ltd., 1/10764, Subhash Park, Naveen Shahdra, Delhi - 110032 through Director Shri Umesh Goel S/o Shri Shreekrishan Goel R/o 1/10764, Subhash Park, Naveen Shahdra, Delhi - 110032 mutated in Records of Property Khasra No. 963Mi (Khata No. 01435, Fasli Year 1427 to 1432) Area admeasuring 0.6130 Hectare of Village - Noor Nagar, Pargana - Loni, Tehsil and District - Ghaziabad.
- 9) That Land pertains to Khasra No. 963Mi Area admeasuring 0.6130 Hectare of Village - Noor Nagar, Pargana - Loni, Tehsil and District - Ghaziabad has been Declared as Non Agricultural Land vide Order Dt. 23.02.2024 passed by the Court of S. D. M., Ghaziabad in Suit No. 6705 of 2023 (Computer No. T202311280106705) Titled as M/s Goel Flexible Packaging Pvt. Ltd., V/s U. P. Govt. U/s 80 of U. P. Revenue Code - 2006.

-5-



**CIVIL, CRIMINAL, BANK PANEL ADVOCATE**

- 10) That Land pertains to Khasra No. 963Mi Area admeasuring 0.6130 Hectare of Village - Noor Nagar, Pargana - Loni, Tehsil and District - Ghaziabad being develop as Group Housing Project Nirvana by M/s Goel Flexible Packaging Pvt. Ltd., alongwith Land pertains to Khasra No. 122 Area admeasuring 0.7050 Hectare of Village - Morti, Pargana - Jalalabad, Tehsil and District - Ghaziabad which belongs to M/s Urban Constructor LLP having Registered Office at 3/24, 3<sup>rd</sup> Floor, Opposite Sanatan Dharam Mandir, Rajender Nagar, New Delhi through Authorized Signatory.
- 11) That MAP for said Group Housing Project Nirvana being develop on Land pertains to Khasra No. 963Mi Area admeasuring 0.6130 Hectare of Village - Noor Nagar, Pargana - Loni, Tehsil and District - Ghaziabad and Khasra No. 122 Area admeasuring 0.7050 Hectare of Village - Morti, Pargana - Jalalabad, Tehsil and District - Ghaziabad has been approved by Ghaziabad Development Authority in name of M/s Goel Flexible Packaging Pvt. Ltd., and M/s Urban Constructor LLP.
- 12) That Total Salable Area 1563.752 Sq. Meters of Plot No. 25 and Plot No. 26 to 33 and Plot No. 34 and Plot No. 42 to 46 has been Mortgaged by M/s Goel Flexible Packaging Pvt. Ltd., and M/s Urban Constructor LLP in favour of Ghaziabad Development Authority by a Security Bond (For Internal Development Charges) which has been registered in the Office of Sub Registrar - 3<sup>rd</sup>, Ghaziabad and entered in Bahi No. 1 Zild 17398 at Pages 31 to 56 at Serial No. 375 on Dt. 24.01.2023.
- 13) That a NIL Encumbrance Certificate / Search Certificate No. 22024137000421 Dt. 16.05.2024 has also been obtained from the Office of Sub Registrar - 2<sup>nd</sup>, Ghaziabad which has NIL registered encumbrance, lien, charge, Mortgage over the Subject Property.



**AJAY KUMAR**

**ADVOCATE**

+ 91 97 17 96 97 99



Office/Chamber: 1036,

Civil Court

Ghaziabad (NCR)

shivajay4568@gmail.com

**CIVIL, CRIMINAL, BANK PANEL ADVOCATE**

- 14) That **Original Sale Deed** executed by **Shri Darshan Lal Gupta** S/o **Shri Bhajan Lal Gupta** R/o D - 2, Lajpat Nagar - 3, New Delhi in favour of **M/s Goel Flexible Packaging Pvt. Ltd.**, 1/10764, Subhash Park, Naveen Shahdra, Delhi - 110032 through **Director Shri Umesh Goel** S/o **Shri Shreekrishan Goel** R/o 1/10764, Subhash Park, Naveen Shahdra, Delhi - 110032 and has been Registered in the Office of Sub Registrar - 2<sup>nd</sup>, Ghaziabad at Bahi No. 1 Zild 4496 at Pages 65 to 214 at Serial No. 552 on Dt. 21.01.2011 is With Present Owner of Subject Land i.e. **M/s Goel Flexible Packaging Pvt. Ltd.**, till date of this Report and is Not Mortgaged with any Bank or Financial Institution.

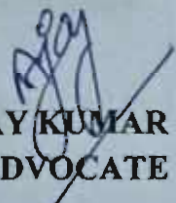
Hence in light of aforesaid, I am of the Opinion that Subject Property is Own by **M/s Goel Flexible Packaging Pvt. Ltd.**, 1/10764, Subhash Park, Naveen Shahdra, Delhi - 110032 through Director/Authorized Signatory with clear and marketable Title and has NIL Encumbrance / Mortgage except Total Salable Area 1563.752 Sq. Meters of Plot No. 25 and Plot No. 26 to 33 and Plot No. 34 and Plot No. 42 to 46 Mortgage with Ghaziabad Development Authority.

Thanking you,

Place - Ghaziabad

Date - 18.05.2024

Your's faithfully

  
**AJAY KUMAR**  
**ADVOCATE**



**AJAY KUMAR****ADVOCATE**

+ 91 97 17 96 97 99



Office/Chamber: 1036,

Civil Court

Ghaziabad (NCR)

shivajay4568@gmail.com

**CIVIL, CRIMINAL, BANK PANEL ADVOCATE**

To,

Date – 18.05.2024

**The Designated Partner,****M/s Urban Constructor LLP,**3/24, 3<sup>rd</sup> Floor,

Opposite Sanatan Dharam Mandir,

Rajender Nagar, New Delhi

**Reg. –Property pertains to Khasra No. 122 having the area admeasuring 0.7050 Hectare or 7050 Sq. Meters situated at Raj Nagar Extension, Village - Morti, Tehsil & District - Ghaziabad. Bounded as per Site.**

**Belonging To – M/s Urban Constructor LLP, 3/24, 3<sup>rd</sup> Floor, Opposite Sanatan Dharam Mandir, Rajender Nagar, New Delhi through Partner / Authorised Signatory.**

Dear Sir,

With reference to Subject, and as requested, I have scrutinized the following title documents -

<b>Nature of Document</b>	<b>Village</b>	<b>Khata No.</b>	<b>Khasra No.</b>	<b>Area</b>	<b>Fasli Year</b>
<b>Certified Copy of Khatauni</b>	<b>Morti, Pargana - Loni, Tehsil &amp; District - Ghaziabad</b>	231	122A And 122B	02 Bigha 15 Biswa 14 Biswansi	1391 to 1396
<b>Original Report of Record Keeper Record Room, Ghaziabad stating that Khatauni of Fasli Year 1397 to 1404 is in Tattered condition hence Certified Copy of Khatauni can't be prepared.</b>					
<b>Certified Copy of Khatauni</b>	<b>Morti, Pargana - Loni, Tehsil &amp; District - Ghaziabad</b>	249	122	02 Bigha 15 Biswa 14 Biswansi Or 0.7050 Hect.	1403 to 1408
-- do --	-- do --	00269	122	0.7050 Hect.	1409 to 1414

-2-



कार्यालय उपनिबन्धक सदर द्वितीय गाजियाबाद  
जनपद गाजियाबाद

आवेदन संख्या :2202413700443

प्रमाण संख्या :22024137000423

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

श्री- अजय कुमार एडवोकेट पुत्र- श्री विक्रम सिंह 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 - मोरटी, वार्ड/परगना- जलालाबाद, आवासीय- मै० अर्बन कन्सट्रक्टर एल एल पी द्वारा अधि० अधिकारी, सम्पत्ति/भूमि सम्बन्धित खसरा सं० 122 क्षेत्र 0.7050 है० स्थित राजनगर एक्सटेंशन ग्राम मोरटी परगना जलालाबाद तहसील व जिला गाजियाबाद सीमा स्थल प्लान अनुसार , 122

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2013 से दिनांक 15/05/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :16-05-2024

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँदे 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।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: भीम रतन।

मिलान करने वाले निबन्धन लिपिक : भीम रतन।

MUKHRA Digitally signed by  
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उपनिबन्धक सदर द्वितीय  
गाजियाबाद

प्रिंट करे



**CIVIL, CRIMINAL, BANK PANEL ADVOCATE**

<b>Certified Copy of Khatauni</b>	<b>Morti, Pargana - Loni, Tehsil &amp; District - Ghaziabad</b>	00330	122	0.7050 Hect.	1415 to 1420
-- do --	-- do --	01968	122	0.7050 Hect.	1421 to 1426
-- do --	-- do --	00550	122	0.7050 Hect.	1427 to 1432
<b>Original and Certified Copy of Sale Deed Registered in the Office of Sub Registrar - 3<sup>rd</sup>, Ghaziabad at Bahi No. 1 Zild 17185 at Pages 391 to 410 at Serial No. 9181 on Dt. 31.10.2022.</b>					
<b>Original and Certified Copy of Sale Deed Registered in the Office of Sub Registrar - 4<sup>th</sup>, Ghaziabad at Bahi No. 1 Zild 41653 at Pages 391 to 410 at Serial No. 11508 on Dt. 01.11.2022.</b>					

That after scrutinizing the aforesaid Documents, It came to my knowledge -

- 1) That as per **Khatauni of Khata No. 231 (Fasli Year 1391 to 1396)**, Land pertains to **Khasra No. 122A and 122B** having the total **Area admeasuring 02 Bigha 18 Biswa 14 Biswansi** of **Village - Morti, Pargana - Jalalabad, Tehsil and District - Ghaziabad** belong to **Smt. Heeradei (Dayadhikarini)** W/o Late Shri Hari Singh R/o Village Morti, Pargana - Jalalabad, Tehsil & District - Ghaziabad.
- 2) That as per **Khatauni of Khata No. 249 (Fasli Year 1403 to 1408)**, Land pertains to **Khasra No. 122** having the **Area admeasuring 02 Bigha 18 Biswa 14 Biswansi or 0.7050 Hectare** of **Village - Morti, Pargana - Jalalabad, Tehsil and District - Ghaziabad** belong to **Smt. Heeradei (Dayadhikarini)** W/o Late Shri Hari Singh R/o Village Morti, Pargana - Jalalabad, Tehsil & District - Ghaziabad.



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- 3) That as per **Khatauni of Khata No. 00269 (Fasli Year 1409 to 1414)**, Land pertains to **Khasra No. 122** having the **Area admeasuring 0.7050 Hectare of Village - Morti**, Pargana - Jalalabad, Tehsil and District - Ghaziabad belong to **Smt. Heeradei (Dayadhikarini) W/o Late Shri Hari Singh R/o Village Morti**, Pargana - Jalalabad, Tehsil & District - Ghaziabad.
- 4) That as per **Khatauni of Khata No. 00330 (Fasli Year 1415 to 1420)**, Land pertains to **Khasra No. 122** having the **Area admeasuring 0.7050 Hectare of Village - Morti**, Pargana - Jalalabad, Tehsil and District - Ghaziabad belong to **Smt. Heeradei (Dayadhikarini) W/o Late Shri Hari Singh R/o Village Morti**, Pargana - Jalalabad, Tehsil & District - Ghaziabad.
- 5) That as per **Khatauni of Khata No. 01968 (Fasli Year 1421 to 1426)**, Land pertains to **Khasra No. 122** having the **Area admeasuring 0.7050 Hectare of Village - Morti**, Pargana - Jalalabad, Tehsil and District - Ghaziabad belong to **Smt. Heeradei (Dayadhikarini) W/o Late Shri Hari Singh R/o Village Morti**, Pargana - Jalalabad, Tehsil & District - Ghaziabad and after her Death Name of 1) **Smt. Kusum W/o Shri Amrish Singh R/o Machhara, Mawana, Meerut** and 2) **Smt. Santosh W/o Shri Satyaveer R/o Village - Morti**, Pargana - Jalalabad, Tehsil and District - Ghaziabad have been mutated.
- 6) That **Smt. Kusum alias Kusumlata W/o Shri Amrish R/o Machhara, Meerut** executed a **Sale Deed of Property pertains to Khasra No. 122 Area admeasuring 0.3525 Hectare of Village - Morti**, Pargana - Jalalabad, Tehsil and District - Ghaziabad in favour of **M/s Urban Constructor LLP Regd. Office 3/24, 3<sup>rd</sup> Floor, Opposite Sanatan Dharam Mandir, Rajender Nagar, New Delhi** through **Authorised Signatory Shri Deepak Sharma S/o Shri Surjet Sharma R/o GH-10/13C, Sunder Apartment, Pachim Vihar, Delhi - 110087** which has been registered in the Office of Sub Registrar - 3<sup>rd</sup>, Ghaziabad and entered in Bahi No. 1 Zild 17185 at Pages 391 to 410 at Serial No. 9181 on Dt. 31.10.2022.





**CIVIL, CRIMINAL, BANK PANEL ADVOCATE**

- 7) That **Smt. Santosh** W/o Shri Satyaveer R/o 122, Pusta Road, Near Airtel Tower, Village - Morti, Pargana - Jalalabad, Tehsil and District - Ghaziabad executed a Sale Deed of Property pertains to **Khasra No. 122 Area admeasuring 0.3525 Hectare of Village - Morti**, Pargana - Jalalabad, Tehsil and District - Ghaziabad in favour of **M/s Urban Constructor LLP** Regd. Office 3/24, 3<sup>rd</sup> Floor, Opposite Sanatan Dharam Mandir, Rajender Nagar, New Delhi through Authorised Signatory Shri Deepak Sharma S/o Shri Surjet Sharma R/o GH-10/13C, Sunder Apartment, Pachim Vihar, Delhi - 110087 which has been registered in the Office of Sub Registrar - 3<sup>rd</sup>, Ghaziabad and entered in Bahi No. 1 Zild 41653 at Pages 391 to 410 at Serial No. 11508 on Dt. 01.11.2022.
- 8) That Name of **M/s Urban Constructor LLP** Regd. Office 3/24, 3<sup>rd</sup> Floor, Opposite Sanatan Dharam Mandir, Rajender Nagar, New Delhi thorough Authorised Signatory Shri Deepak Sharma S/o Shri Surjet Sharma R/o GH-10/13C, Sunder Apartment, Pachim Vihar, Delhi - 110087 has been Mutated in records of **Khatauni of Khata No. 00550 (Fasli Year 1427 to 1432)**, Land pertains to **Khasra No. 122** having the **Area admeasuring 0.7050 Hectare of Village - Morti**, Pargana - Jalalabad, Tehsil and District - Ghaziabad.
- 9) That Land pertains to **Khasra No. 122 Area admeasuring 0.7050 Hectare of Village - Morti**, Pargana - Jalalabad, Tehsil and District - Ghaziabad **has been Declared as Non Agricultural Land** vide **Order Dt. 23.02.2024** passed by the Court of **S. D. M., Ghaziabad** in **Suit No. 6704 of 2023** (Computer No. T202311280106704) Titled as **M/s Urban Constructor LLP, V/s U. P. Govt. U/s 80 of U. P. Revenue Code - 2006.**

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**CIVIL, CRIMINAL, BANK PANEL ADVOCATE**

- 10) That Land pertains to Khasra No. 122 Area admeasuring 0.7050 Hectare of Village - Morti, Pargana - Jalalabad, Tehsil and District - Ghaziabad being develop as Group Housing Project Nirvana by M/s Urban Constructor LLP alongwith Land pertains to Khasra No. 963Mi Area admeasuring 0.6130 Hectare of Village - Noor Nagar, Pargana - Loni, Tehsil and District - Ghaziabad which belongs to M/s Goel Flexible Packaging Pvt. Ltd., 1/10764, Subhash Park, Naveen Shahdra, Delhi - 110032 through Director / Authorized Signatory.
- 11) That MAP for said Group Housing Project Nirvana being develop on Land pertains to Khasra No. 963Mi Area admeasuring 0.6130 Hectare of Village - Noor Nagar, Pargana - Loni, Tehsil and District - Ghaziabad and Khasra No. 122 Area admeasuring 0.7050 Hectare of Village - Morti, Pargana - Jalalabad, Tehsil and District - Ghaziabad has been approved by Ghaziabad Development Authority in name of M/s Goel Flexible Packaging Pvt. Ltd., and M/s Urban Constructor LLP.
- 12) That Total Salable Area 1563.752 Sq. Meters of Plot No. 25 and Plot No. 26 to 33 and Plot No. 34 and Plot No. 42 to 46 has been Mortgaged by M/s Goel Flexible Packaging Pvt. Ltd., and M/s Urban Constructor LLP in favour of Ghaziabad Development Authority by a Security Bond (For Internal Development Charges) which has been registered in the Office of Sub Registrar - 3<sup>rd</sup>, Ghaziabad and entered in Bahi No. 1 Zild 17398 at Pages 31 to 56 at Serial No. 375 on Dt. 24.01.2023.
- 13) That a NIL Encumbrance Certificate / Search Certificate No. 22024137000423 Dt. 16.05.2024 has also been obtained from the Office of Sub Registrar - 2<sup>nd</sup>, Ghaziabad which has NIL registered encumbrance, lien, charge, Mortgage over the Subject Property.

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**AJAY KUMAR**

**ADVOCATE**

+ 91 97 17 96 97 99



Office/Chamber: 1036,

Civil Court

Ghaziabad (NCR)

shivajay4568@gmail.com

**CIVIL, CRIMINAL, BANK PANEL ADVOCATE**

- 14) That **Original Sale Deed** executed by **Smt. Kusum alias Kusumlata** W/o Shri Amrish in favour of **M/s Urban Constructor LLP** which has been registered in the Office of Sub Registrar - 3<sup>rd</sup>, Ghaziabad and entered in Bahi No. 1 Zild 17185 at Pages 391 to 410 at Serial No. 9181 on Dt. 31.10.2022 and **Original Sale Deed** executed by **Smt. Santosh** W/o Shri Satyaveer in favour of **M/s Urban Constructor LLP** which has been Registered in the Office of Sub Registrar - 4<sup>th</sup>, Ghaziabad at Bahi No. 1 Zild 41653 at Pages 391 to 410 at Serial No. 11508 on Dt. 01.11.2022 is With Present Owner of Subject Land i.e. **M/s Urban Constructor LLP**, till date of this Report and is Not Mortgaged with any Bank or Financial Institution.

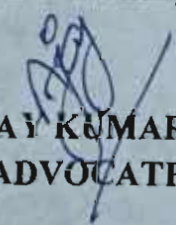
Hence in light of aforesaid, I am of the Opinion that Subject Property is Own by **M/s Urban Constructor LLP** Regd. Office 3/24, 3<sup>rd</sup> Floor, Opposite Sanatan Dharam Mandir, Rajender Nagar, New Delhi through Authorised Signatory with clear and marketable Title and has NIL Encumbrance / Mortgage except Total Salable Area 1563.752 Sq. Meters of Plot No. 25 and Plot No. 26 to 33 and Plot No. 34 and Plot No. 42 to 46 Mortgage with Ghaziabad Development Authority.

Thanking you,

Place - Ghaziabad

Date - 18.05.2024

Your's faithfully

  
**AJAY KUMAR**  
**ADVOCATE**