



ANUJ KUMAR TYAGI

ADVOCATE

Registration no. U.P. 1660/2000

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tyagian@gmail.com

Reference No.

DATED: 08/12/2021

To

M/s. M/s Karyan Infratech LLP,

Reg. office at D-28, Third floor, Defense Colony,

South Delhi-110024

Dear Sir,

Regarding: Legal Opinion and Non Encumbrance Certificate in respect of the property no. / commercial Plot no. 1A, Pinewood Enclave, Sector-2, Wave City, Tehsil and District-Ghaziabad owned by M/s Karyan Infratech LLP, having Reg. office at D-28, Third floor, Defense Colony, South Delhi -110024.

I have scrutinized the Title document of the Pertaining to property fully detailed and discussed herein below. My report is as under:

Part I - DESCRIPTION OF PROPERTY

Commercial Plot no. 1A, Pinewood Enclave, Sector-2, Wave City, Tehsil and District-Ghaziabad, admeasuring 4649.50 sq. mtr., bounded as under:

North:- Other Plot

South:- 30 Meter wide road

East:- 57 meter wide road

West:- 12 meter wide road



Part II - DESCRIPTION OF DOCUMENTS SCRUTINIZED

- Conveyance Deed dated 13.10.2021 duly registered with the Sub Registrar Sadar First, Ghaziabad, Uttar Pradesh as Book No. 1, Volume-18395, Page No. from 327 to 364, Document no.- 8260 on 13.10.2021' executed by M/s Uppal Chadha Hi-Tech Developers Private Limited, a company incorporated under provisions of the Companies Act, 1956, having its Registered Office at Mezzanine Floor, M-4, South Extension Part-II, New Delhi-110049 **in favour of** M/s Karyan Infratech LLP having (LLPIN-AAH-4196) a limited Liability Partnership incorporated under the Limited Liability Partnership Act-2008(LLP-Act) and having its registered office at D-28, Third Floor, Defence Colony South Delhi-110024.
- Map sanctioned by Ghaziabad Development Authority permit no. Shopping center/02100/GDA/BP/21-22/0261/28102021 dated 25.11.2021

Part III- FLOW OF Land

- **WHEREAS** the Housing & Urban Planning Department, Government of Uttar Pradesh keeping in view the mandates of the National and State Housing Policies announced a Hi-Tech Township Policy as issued and notified by Government Order No. 3189/Eight-1-07-34-Vividh/03, dated 16th August, 2007, and subsequently revised by Government Order No. 3872/Eight-1-07-34-Vividh/03, dated 17th September, 2007 and Government Order No. 4916/Eight-1-07-34-Vividh/03, dated 27th August, 2008, which were issued in continuation of Hi-Tech Township Policy-2003 announced by Government of Uttar Pradesh vide Government Order No. 6087(1)/9-Aa-1-2003-34-Vividh/03, dated 22th November 2003, to be known as the ("**Hi-Tech Township Policy**") to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure and for which it invited the proposals for development of Hi-Tech Township in the State of Uttar Pradesh.
- M/S Uppal Chadha Hi-Tech Developers Private Limited selected the Consortium for the Hi-Tech Township at the location on National Highway 24 near the town Ghaziabad in the State of Uttar Pradesh. M/S Uppal Chadha Hi-Tech Developers Private Limited acquired the requisite land through direct purchase apart from having been transferred part of the land by the Ghaziabad Development Authority under the Hi-Tech Policy. Accordingly, the DPR/Revised DPR for the entire Wave City project submitted by the M/S Uppal Chadha Hi-Tech Developers Private Limited has been approved/revised by the Ghaziabad Development Authority, from time to time.



- As per approved DPR/Layout plan, land has been developed by M/S Uppal Chadha Hi-Tech Developers Private Limited in different types of plots like residential, commercial, institutional etc. with necessary facilities like sewerage, drain, road etc.. M/S Uppal Chadha Hi-Tech Developers Private Limited sold/transferred the demised property to **M/s Karyan Infratech LLP** vide conveyance deed dated 13.10.2021 duly registered with the Sub Registrar Sadar First, Ghaziabad, Uttar Pradesh as Book No. 1, Volume-18395, Page No. from 327 to 364, Document no.- 8260 on 13.10.2021.

Part IV – SEARCH IN REVENUE RECORDS

- As per approved DPR/Layout plan, land has been developed by M/S Uppal Chadha Hi-Tech Developers Private Limited in different types of plots like residential, commercial, institutional etc. with necessary facilities like sewerage, drain, road etc. M/S Uppal Chadha Hi-Tech Developers Private Limited sold the demised property to M/s Karyan Infratech LLP vide conveyance deed dated 13.10.2021 without any recourse to revenue records thus inspection in revenue records is not possible.

I hereby certify that the registration particulars-number, date and page particulars etc., as shown in the copy of title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar / Registrar of assurances. I further certify that the photograph of previous owners and of the M/s Karyan Infratech LLP affixed / seen in the title deed tally with records of registration office.

Part V – NON ENCUMBRANCE CERTIFICATE

This is to certify that on 26.11.2021, I have made the search in the records of Sub-Registrar, G.B. Nagar for the years 2004 to 2015 with my fellow Advocate Mr. Kamaldeep Taliyan and have also obtained Search Certificate bearing no. 22021136000596 from the office of Sub-Registrar, Sadar First, Ghaziabad. That it is certified that the property mentioned in Part I of the opinion is free from all encumbrances, lien, charge and mortgage etc. The inspection receipt issued by the office of Sub-Registrar Sadar First, Ghaziabad, towards the inspection fee is enclosed here with.


(Anuj Kumar Tyagi)

ADVOCATE



Registration no. 1660/2000

Dated 08/12/2021

Enclosure:

- **Receipt No. 202113600594 dated 26/11/2021 for inspection for Years 2010 to 2021 issued by Sub-Registrar, Sadar First, Ghaziabad.**
- **Search Certificate No. 22021136000596 dated 26/11/2021 for inspection for Years 2010 to 2021 issued by Sub-Registrar, Sadar First, Ghaziabad.**

कार्यालय उपनिबन्धक सदर प्रथम गाजियाबाद जनपद गाजियाबाद

आवेदन संख्या :2202113600728

प्रमाण संख्या :22021136000596

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

श्री- कमल दीप तालियान एड पुत्र- ं तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/ द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का ग्राम/मोहल्ला - पाईनवुड एन्क्लेव, वार्ड/परगना- वेब सिटी, आवासीय- इकबाल सिंह सोडी , प्लॉट न० 1ए, क्षेत्र 4649.50 वर्ग विवरण : मी० पूरव में अन्य प्लॉट पश्चिम में 30 मी० रोड उत्तर में 57 मी० रोड दक्षिण में 12 मीटर रोड ,

मैं एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2010 से दिनांक 25/11/2021 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक 26-11-2021

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँटे 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: संजीव कुमार गौतम क०नि०स०।

मिलान करने वाले निबन्धन लिपिक: संजीव कुमार गौतम क०नि० स०।



RAVINDE
R MEHTA
उपनिबन्धक सदर प्रथम
गाजियाबाद

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RAVINDER MEHTA
Date: 2021.11.26
13:46:03 +05'30'

भुगतान पावती

उत्तर प्रदेश सरकार

निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202113600728
आवेदन तिथि : 26/11/2021
आवेदक का नाम : कमल दीप तालियान एड
मोबाइल संख्या : 9658965265

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
भुगतान तिथि : 26/11/2021
भुगतान पावती संख्या : 202113600594
प्राप्तकर्ता अधिकारी का नाम : भीम . रतन

(प्राप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
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(प्राप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)