

ANUJ KUMAR TYAGI

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ADVOCATE

tyagian@gmail.com

Registration no. -U.P. 1660/2000

To

Date- 30.09.2024

M/s. M/s Prasu Buildcon LLP,

Reg. office at A-134, 3rd Floor,

Corenthum Tower, Sector-62,

Noida, District- Gautam Buddh Nagar-201301

Dear Sir,

Subject:- Legal Opinion and Non Encumbrance Certificate in respect of the Group Housing "SKA Divine" Proposed at no. /plot no. G.H.-2, Oakwood Enclave, Sector-1, Wave City, Tehsil and District-Ghaziabad to be developed by M/s Prasu Buildcon LLP, having Reg. office at A-134, 3rd Floor, Corenthum Tower, Sector-62, Noida, District- Gautam Buddh Nagar-201301, on the land of land owning company 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 .

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

Proposed Group Housing project "SKA Divine" at plot no.- G.H.02 , Oakwood Enclave, Sector-1, Wave City, Tehsil and District-Ghaziabad, admeasuring 20040.00 sq. mtr., bounded as under:

North:- As plan attached with collaboration agreement

South:- As plan attached with collaboration agreement

East:- As plan attached with collaboration agreement

West:- As plan attached with collaboration agreement

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Part II - DESCRIPTION OF DOCUMENTS SCRUTINIZED

- Collaboration Agreement dated 02.09.2024 duly registered with the Sub Registrar Sadar First, Ghaziabad, Uttar Pradesh as Book No. 1, Volume-21398, Page No. from 109 to 172, Document no.-11235 on 05.09.2024' 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 Prasu Buildcon LLP having (LLPIN-ABZ8600) a limited Liability Partnership incorporated under the Limited Liability Partnership Act-2008(LLP-Act) and having its registered office at **A-134, 3rd Floor, Corenthum Tower, Sector-62, Noida, District- Gautam Buddh Nagar-201301**
- Map sanctioned letter issued by Ghaziabad Development Authority permit no. Group Housing/07427/GDA/BP/24-25/0371/19072024 dated 26.08.2024.
- Super impose map duly signed by the Architect, with regards to the land of proposed Group Housing "SKA Divine"
- Kahtauni 1426-1431 Fasli, with regard to Khasra nos. 157, 158, 159, 160, 162, 163, 164M, 165 Village- Sadiqpur Alias Kazipura, Tehsil & District- Ghaziabad.
- Sale Deeds (11 nos.), Lease deeds(2nos.) pertaining to Khasra nos. 157, 158, 159, 160, 162, 163, 164M, 165 Village- Sadiqpur Alias Kazipura, Tehsil & District- Ghaziabad as mentioned in "Annexure A".

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

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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.
- It is also informed to me that after the development of land into different types of plots like residential, commercial, institutional etc. with necessary facilities like sewerage, drain, road etc. Ghaziabad development authority issued part completion certificate with regards to sector 1 & 2 of Wave City, Ghaziabad in favour of M/S Uppal Chadha Hi-Tech Developers Private Limited vide letter no. 345/Enforcement Zone-5/2017 dated 23.09.2017. After development of land into different types of plots like residential, commercial, institutional etc. with necessary facilities like sewerage, drain, road etc., now no physical/visible Khasra numbers present at site. Accordingly the map of Group Housing project "SKA Divine" has been sanctioned by Ghaziabad development authority at plot no.- G.H.02 , Oakwood Enclave, Sector-1, Wave City, Tehsil and District-Ghaziabad as above, not on any Khasra numbers.
- That being the land owner Company, map of Group housing project "SKA Divine" at plot G.H.-2, Oakwood Enclave, Sector-1, Wave City, Tehsil and District-Ghaziabad has been sanctioned by Ghaziabad Development Authority in the name of M/S Uppal Chadha Hi-Tech Developers Private Limited vide permit no. Group Housing/07427/GDA/BP/24-25/0371/19072024 on 26.08.2024 .


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- M/S Uppal Chadha Hi-Tech Developers Private Limited has executed a collaboration agreement in favour of M/s Prasu Buildcon LLP on 02.09.2024, to develop Group housing project "SKA Divine" and to allot/sold the units to be constructed on it, which is duly registered with the Sub Registrar Sadar First, Ghaziabad in Book No. 1, Volume-21398, Page No. from 109 to 172, Document no.-11235 on 05.09.2024.

Part IV – SEARCH IN REVENUE RECORDS

- A super impose map duly signed by the Architect, with regards to the land of proposed Group Housing "SKA Divine" has been provided to me by M/s Prasu Buildcon LLP. According to the site plan attached with the Collaboration Agreement dated 02.09.2024, the Group Housing "SKA Divine" will be developed on the land parcel admeasuring 20040.00 Sq. Mtr. and in accordance to the above super impose plan this 20040.00 land belongs to the Khasra no. 157, 158, 159, 160, 162, 163, 164M, 165 of Village- Sadiqpur Alias Kazipura, Tehsil & District- Ghaziabad. As per the revenue record, area of these khasra numbers mutated in the name of M/S Uppal Chadha Hi-Tech Developers Private Limited the land of above all the khasra nos. have been transferred in favour M/S Uppal Chadha Hi-Tech Developers Private Limited vide Sale Deeds (11 nos.)/ Lease Deeds (2 nos.).

I hereby certify that the mutation entries tally with the revenue record and registration particulars-number, date and page particulars etc., as shown in the copy of title deeds 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 Prasu Buildcon LLP affixed / seen in the title deed tally with records of registration office.

Part V – NON ENCUMBRANCE CERTIFICATE

This is to certify that on 30.09.2024, I have made the search in the records of Sub-Registrar, First, Ghaziabad for the years 2012 to 2024 and have also obtained Search Certificate bearing no. 22024136000730 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.

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(Anuj Kumar Tyagi)

ADVOCATE

Registration no. 1660/2000

Dated 30/09/2024

Enclosure:

- **Receipt No. 2024136031235 dated 30.09.2004 for inspection for Years 2012 to 2024 issued by Sub-Registrar, Sadar First, Ghaziabad.**
- **Search Certificate No. 22024136000730 dated 30.09.2024 for inspection for Years 2012 to 2024 issued by Sub-Registrar, Sadar First, Ghaziabad.**

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202413600746
आवेदन तिथि : 30/09/2024
आवेदक का नाम : अनुज कुमार त्यागी एडवोकेट
मोबाइल संख्या : 9910304070

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 150
चालान संख्या : NIB240637242
भुगतान तिथि : 30/09/2024
भुगतान पावती संख्या : 202413600722
प्राप्तकर्ता का नाम : अनिल . शर्मा

(प्राप्तकर्ता का हस्ताक्षर)

(आवेदक का हस्ताक्षर)

कार्यालय उपनिबन्धक सदर प्रथम गाजियाबाद जनपद गाजियाबाद

आवेदन संख्या :2202413600746

प्रमाण संख्या :22024136000730

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

श्री- अनुज कुमार त्यागी एडवोकेट पुत्र- ० 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 - ओकबुड एन्क्लेव, वार्ड/परगना- वेब सिटी, आवासीय- मैसर्स उष्णल चट्टा हाई टेक डवलपर्स प्रा० लि०, प्लॉट नं०- जी०एच०-2, ओकबुड एन्क्लेव, सेक्टर-1, वेब सिटी, गाजियाबाद। बही नं०-1, जिल्द-21398, पृष्ठ-109/172, क्रमांक-11235, सब-रजिस्ट्रार-प्रथम, गाजियाबाद।, जी०एच०-2

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 30/09/2012 से दिनांक 30/09/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :30-09-2024

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे 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 सम्बन्धित 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: विनीत कुमार लिपिक।
मिलान करने वाले निबन्धन लिपिक: अनिल शर्मा लिपिक।

VANDANA CHAUDHARI
उपनिबन्धक सदर प्रथम
गाजियाबाद

Digitally signed by
VANDANA CHAUDHARI
Date: 2024.09.30
12:32:47 +05'30'

