



*Private & Confidential*

*Attorney Client Privileged Communication*

LV/UCPL-TSR-03

### 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 PRADESH-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	<b>Name and address of the Title Holder</b>	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	<b>Constitution of Title Holder</b>	Company
3	<b>Details of the property for which TSR is being made</b>	Land admeasuring 3.90 Acres (15767.85 Square Meters) in Village Bayana, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh for T-4, GH-02, Sector-1, Wave City (Oakwood Floors)  Project Area Khasra Numbers/Area in Square





		<p>Meters</p> <p>234-9331.72 Square Meters 235-3859.59 Square Meters 237-1298.06 Square Meters 238-102.6 Square Meters 239-1107.13 Square Meters 241-68.75 Square Meters</p> <p>The Project Area is part of the following land acquired by M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd</p> <p>Khasra Numbers/ Area in Hectares:</p> <p>234-4.2720 Hectares 235-2.4100 Hectares 237-01710 Hectares 238-1.2940 Hectares 239-0.7900 Hectares 241-0.0160 Hectares</p>
4	<b>Nature of Property</b>	<p>The Land was acquired for the purpose of Hi-Tech Township in Ghaziabad District</p>
4	<b>List of Title Deeds / Documents perused</b>	<p>Khatauni for the Fasli Year 1426-1431 (01 July 2018 to 30 June 2024) for Village Bayana (Dasna), Ghaziabad, Uttar Pradesh in the name of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd</p> <p>234-4.2720 Hectares 235-2.4100 Hectares 237-01710 Hectares 238-1.2940 Hectares 239-0.7900 Hectares 241-0.0160 Hectares</p>

A





5.	<b>Tracing of Title and investigation of Title</b>	M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd has acquired the title rights in the given below Khasra Numbers of the land situated in Village Bayana (Dasna), Ghaziabad, Uttar Pradesh  234-4.2720 Hectares 235-2.4100 Hectares 237-01710 Hectares 238-1.2940 Hectares 239-0.7900 Hectares 241-0.0160 Hectares  The aforesaid Khasra Numbers transferred in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd have been recorded in the name of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd
6.	<b>Whether any additional document is required to complete the report</b>	Title Document executed for the acquired Khasra Numbers
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 M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd





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 Land acquired for the purpose of Hi-Tech Township in Ghaziabad District
14.	<b>If Agricultural Land, permission of Revenue Authority is required</b>	NA
15.	<b>Any other deficiency or restriction in title</b>	Property 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 2022140028462 dated 08-08-2022
17.	<b>Additional documents (if any obtained)</b>	None

#### C E R T I F I C A T E

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

Legal Vistas  
Law Offices  
New Delhi  
Dated: 08-08-2022



भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवेशक सदर पंचम

क्रम संख्या 2022140028462

गाजियाबाद

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 08/08/2022

प्रस्तुतकर्ता या प्रार्थी का नाम प्रशांत कमार एड

लेख का प्रकार: मुआयना 2022 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग	10
शुल्क-वसूल करने का दिनांक	08/08/2022
दिनांक जब लेख प्रतिलिपि या तलाश	08/08/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब दुसरा पाता  
लेख प्राप्त किया

08/08/2022 1:47 PM

1 of 1

