

NAVEEN KUMAR VERMA

Advocate

CHAMBER:

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New Delhi-110001.

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OFFICE

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Ref: LSR/C1/RR/01

Date: 28.09.2017

To
M/s Nilaya Infra Pvt. Ltd.,

KHASRA/GATA UNIQUE CODE NO. 217000-1015-0-000-12

B-15, First Floor.

217000-1023-3-002-12

Pandav Nagar

217000-1023-3-003-12

Delhi-110092

217000-1023-3-001-12

Dear Sir,

SUB: **LEGAL SCRUTINY REPORT IN RESPECT OF THE FILE OF: M/S NILAYA INFRA PVT. LTD., through its Directors/authorized signatory (1) Shri Nitin Tyagi S/o Shri Raj Kumar Tyagi and (2) Shri Amit Tyagi S/o Shri Raj Kumar Tyagi.**

As Desired by you, I am furnishing hereunder the legal scrutiny report in respect of the property (described in part-I hereto) acquired by: **M/S NILAYA INFRA PVT. LTD., through its Directors/authorized signatory (1) Shri Nitin Tyagi S/o Shri Raj Kumar Tyagi and (2) Shri Amit Tyagi S/o Shri Raj Kumar Tyagi.**

PART-I- DESCRIPTION OF THE PROPERTY:

RESIDENTIAL PLOT, OUT OF KHASRA NO. 1015, 1023/1, 1023/2, 1023, SITUATED IN THE REVENUE ESTATE OF VILLAGE MORTA, PARGANA JALALABAD, TEHSIL & DISTRICT GHAZIABAD, UTTAR PRADESH, AREA MEASURING 40280 SQUARE METERS.

RESIDENTIAL PLOT BOUNDARY AS PER SALE DEED IS AS UNDER:-

EAST : AS PER VALUATION REPORT
WEST : AS PER VALUATION REPORT
NORTH : AS PER VALUATION REPORT
SOUTH : AS PER VALUATION REPORT

PART-II- LIST OF DOCUMENTS SUBMITTED BEFORE ME FOR SCRUTINY:

Brief Details of the title deeds/ documents scrutinized.

	DATE OF DOCUMENT	EXECUTED BY	IN THE NAME OF	DETAIL OF DOCUMENT
1.	FASLI YEAR 1393-1399	Tehsildar, Tehsil & District Ghaziabad, Uttar Pradesh, for the Village Morta	(1) Shri Jahangir S/o Shri Lajja Ram, (2) Shri Ram Lal S/o Shri Lajja Ram, owner in land comprising Khasra No. 1023, Area Measuring 1.515 Hectare; situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar	KHATAUNI (Fasli Year 1393-1399)

For NILAYA INFRA PVT. LTD.

Nitin Tyagi
Authorised Signatory



			Pradesh. It is submitted that after the death of Shri Jahangir and Shri Ram Lal, their Legal heirs namely Smt. Kela Devi W/o Late Shri Jahangir, Shri Vijay Kumar S/o Late Shri Ram Lal, and Shri Shyam Singh S/o Late Shri Ramlal, the same has been mutated in the Revenue Record.	
2.	Fasli Year 1418-1423	Tehsildar, Tehsil & District Ghaziabad, Uttar Pradesh, for the Village Morta	Smt. Kela Devi W/o Shri Jahangir, Owner in land comprising Khasra No. 1015, Area Measuring 2.8920 Hectare, situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh.	<u>KHATAUNI</u> (Fasli Year 1418-1423)
3	Fasli Year 1424-1429	Tehsildar, Tehsil & District Ghaziabad, Uttar Pradesh, for the Village Morta	Shri Vijay Singh S/o Shri Ramlal, Owner in land comprising Khasra No. 1023/1-M, Area Measuring 0.1894 Hectare; Khasra No. 1023/2-M, Area Measuring 0.1893 Hectare, situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh]	<u>KHATAUNI</u> (Fasli Year 1424-1429)
4	10.10.2012	SDM, Ghaziabad, Uttar Pradesh	Smt. Kela Devi W/o Late Shri Jahangir, Regarding the order u/s 143, in a suit no. 4-A/2012-13, in a suit title Smt. Kela Devi Versus UP Govt., in respect of Khasra No. 1023, Area Measuring 0.7575 Hectare; Khasra No. 1015, Area Measuring 2.893 Hectare; Khasra No. 1111, Area Measuring 1.2360 Hectare, situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh, has been declared as non agriculture land.	<u>ORDER U/S 143</u> (Dated 10.10.2012)
5	10.10.2012	SDM, Ghaziabad, Uttar Pradesh	Shri Vijay Singh S/o Shri Ram Lal, Regarding the order u/s 143, in a suit no. 5-A/2012-13, in a suit title Smt. Kela Devi Versus UP Govt., in respect of Khasra No. 1023, Area Measuring 0.3787 Hectare; Khasra No. 1096, Area Measuring 0.9685 Hectare; situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh, has been declared as non agriculture land.	<u>ORDER U/S 143</u> (Dated 10.10.2012)
6	20.09.2017	(1) Smt. Kela Devi W/o Late Shri Jahangir Tyagi and (2) Shri Vijay Singh Tyagi S/o Late Shri Ram Lal For NILAYA INFRA PVT. LTD. <i>Nitin Tyagi</i> Authorised Signatory	M/s Nilaya Infra Pvt. Ltd., through its Director/authorized signatory representative, Shri Nitin Tyagi S/o Shri Raj Kumar Tyagi and Shri Amit Tyagi S/o Shri Raj Kumar Tyagi (Regarding <u>RESIDENTIAL PLOT, OUT OF KHASRA NO. 1015, 1023/1, 1023/2, 1023, SITUATED IN THE REVENUE ESTATE OF VILLAGE MORTA, PARGANA JALALABAD,</u>	<u>GENERAL POWER OF ATTORNEY</u> (Registration No. 1433, Book No. 4, Jild No. 472, Page No. 355 to 378, Dated 20.09.2017 with Sub-Registrar II, Ghaziabad, Uttar Pradesh)



			TEHSIL & DISTRICT GHAZIABAD, UTTAR PRADESH, AREA MEASURING 40280 SQUARE METERS)	
7	20.09.2017	Between M/s Nilaya Infra Pvt. Ltd., through its Director/authorized signatory representative, Shri Nitin Tyagi S/o Shri Raj Kumar Tyagi and Shri Amit Tyagi S/o Shri Raj Kumar Tyagi	And (1) Smt. Kela Devi W/o Late Shri Jahangir Tyagi and (2) Shri Vijay Singh Tyagi S/o Late Shri Ram Lal Tyagi (Regarding consortium with Smt. Kela Devi & Shri Vijay Singh, and nominated to M/s Nilaya Infra Pvt. Ltd., with an object of getting building plan of group housing project known as NILAYA GREENS, and other related works to developing and construction of Group Housing Project and arrange all expenditure in relation to develop the project. M/s Nilaya Infra Pvt. Ltd. Shall allot the flats to the buyers and receive payments from them and execute agreement with them, do all other works and activity related to the project, arrange all expenditure for the same and ensure the bank transaction including operation account belonging to project in question).	CONSORTIUM AGREEMENT (Registration No. 1434, Book No. 4, Page No. 379 to 400, Dated 20.09.2017 with Sub-Registrar II, Ghaziabad, Uttar Pradesh)
8	27.06.2013	Registrar of Companies, National Capital Territory of Delhi & Haryana	M/s Nilaya Infra Private Limited, through authorized signatory (Regarding the Certificate under the companies Act, 1956 (No. 1 of 1956) and the company is private limited)	MEMORANDUM AND ARTICLES OF ASSOCIATION (Dated 27.06.2013)
9	29.11.2016	Awass Bandhu, Housing & Urban Planning Department, Govt. of Uttar Pradesh, through authorized signatory	M/s Nilaya Infra Pvt. Ltd. (Regarding the Certificate of Registration)	CERTIFICATE OF REGISTRATION (Dated 29.11.2016)
10	22.12.2016	Awass Bandhu, Housing & Urban Planning Department, Govt. of Uttar Pradesh, through authorized signatory	The Deputy President, Ghaziabad Development Authority, Ghaziabad, Uttar Pradesh (Regarding the approval of Project Nilaya Greens, of M/s Nilaya Infra Pvt. Ltd. the SAMAJWADI AWAS YOJNA)	APPROVAL LETTER (Dated 22.12.2016)
11	03.03.2017 & 15.04.2017	Ghaziabad Development Authority, Ghaziabad, Uttar Pradesh, through authorized signatory	M/s Nilaya Infra Pvt. Ltd., through authorized signatory (Regarding the approval of Map for Group Housing)	MAP APPROVAL LETTER (Dated 03.03.2017 & 15.04.2017)
12	11.03.2017	Joint Director, Fire Service, Head Office Lucknow, Uttar Pradesh	Chief Nagar Niyoj, Ghaziabad Development Authority, Ghaziabad, Uttar Pradesh (Regarding the NOC for issuing the approval of Map)	NO OBJECTION CERTIFICATE (Dated 11.03.2017)

PART-III- FOLLOW OF TITLE OF PROPERTY- (HISTORY OF TITLE):

1. THAT, Tehsildar, Tehsil & District Ghaziabad, Uttar Pradesh, for the Village Morta, issued a **KHATAUNI** (Fasli Year 1393-1399), IN FAVOUR OF: (1) Shri Jahangir S/o Shri Lajja Ram, (2) Shri Ram Lal S/o Shri Lajja Ram, owner in land comprising Khasra No. 1023, Area Measuring 1.515 Hectare; situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh. It is submitted that after the death of Shri Jahangir and Shri Ram Lal, their Legal heirs namely Smt. Kela Devi W/o Late Shri Jahangir, Shri Vijay Kumar S/o Late Shri Ram Lal, and Shri Shyam Singh S/o Late Shri Ram Lal, the same has been mutated in the Revenue Record.
2. THAT, Tehsildar, Tehsil & District Ghaziabad, Uttar Pradesh, for the Village Morta, issued a **KHATAUNI** (Fasli Year 1418-1423), IN FAVOUR OF: Smt. Kela Devi W/o Shri Jahangir, Owner in land comprising Khasra No. 1023, Area

Authorized Signatory



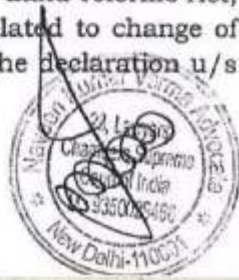
Measuring 2.8920 Hectare, situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh.

3. THAT, Tehsildar, Tehsil & District Ghaziabad, Uttar Pradesh, for the Village Morta, issued a **KHATAUNI** (Fasli Year 1424-1429), IN FAVOUR OF: Shri Vijay Singh S/o Shri Ramlal, Owner in land comprising Khasra No. 1023/1-M, Area Measuring 0.1894 Hectare; Khasra No. 1023/2-M, Area Measuring 0.1893 Hectare, situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh).
4. THAT, SDM, Ghaziabad, Uttar Pradesh, passed an **ORDER U/S 143** (Dated 10.10.2012), IN FAVOUR OF: Smt. Kela Devi W/o Late Shri Jahangir, Regarding the order u/s 143, in a suit no. 4-A/2012-13, in a suit title Smt. Kela Devi Versus UP Govt., in respect of Khasra No. 1023, Area Measuring 0.7575 Hectare; Khasra No. 1015, Area Measuring 2.893 Hectare; Khasra No. 1111, Area Measuring 1.2360 Hectare, situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh, has been declared as non agriculture land.
5. THAT, SDM, Ghaziabad, Uttar Pradesh, passed an **ORDER U/S 143** (Dated 10.10.2012), IN FAVOUR OF: Shri Vijay Singh S/o Shri Ram Lal, Regarding the order u/s 143, in a suit no. 5-A/2012-13, in a suit title Smt. Kela Devi Versus UP Govt., in respect of Khasra No. 1023, Area Measuring 0.3787 Hectare; Khasra No. 1096, Area Measuring 0.9685 Hectare; situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh, has been declared as non agriculture land.
6. THAT, (1) Smt. Kela Devi W/o Late Shri Jahangir Tyagi and (2) Shri Vijay Singh Tyagi S/o Late Shri Ram Lal, executed a **GENERAL POWER OF ATTORNEY** (Registration No. 1433, Book No. 4, Jild No. 472, Page No. 355 to 378, Dated 20.09.2017 with Sub-Registrar II, Ghaziabad, Uttar Pradesh), IN FAVOUR OF: M/s Nilaya Infra Pvt. Ltd., through its Director/authorized signatory representative, Shri Nitin Tyagi S/o Shri Raj Kumar Tyagi and Shri Amit Tyagi S/o Shri Raj Kumar Tyagi (Regarding **RESIDENTIAL PLOT, OUT OF KHASRA NO. 1015, 1023/1, 1023/2, 1023, SITUATED IN THE REVENUE ESTATE OF VILLAGE MORTA, PARGANA JALALABAD, TEHSIL & DISTRICT GHAZIABAD, UTTAR PRADESH, AREA MEASURING 40280 SQUARE METERS**).
7. THAT, a **CONSORTIUM AGREEMENT** (Registration No. 1434, Book No. 4, Page No. 379 to 400, Dated 20.09.2017 with Sub-Registrar II, Ghaziabad, Uttar Pradesh), has been executed between M/s Nilaya Infra Pvt. Ltd., through its Director/authorized signatory representative, Shri Nitin Tyagi S/o Shri Raj Kumar Tyagi and Shri Amit Tyagi S/o Shri Raj Kumar Tyagi, And (1) Smt. Kela Devi W/o Late Shri Jahangir Tyagi and (2) Shri Vijay Singh Tyagi S/o Late Shri Ram Lal Tyagi (Regarding consortium with Smt. Kela Devi & Shri Vijay Singh, and nominated to M/s Nilaya Infra Pvt. Ltd., with an object of getting building plan of group housing project known as NILAYA GREENS, and other related works to developing and construction of Group Housing Project and arrange all expenditure in relation to develop the project. M/s Nilaya Infra Pvt. Ltd. Shall allot the flats to the buyers and receive payments from them and execute agreement with them, do all other works and activity related to the project, arrange all expenditure for the same and ensure the bank transaction including operation account belonging to project in question).
8. THAT, Registrar of Companies, National Capital Territory of Delhi & Haryana, issued a **MEMORANDUM AND ARTICLES OF ASSOCIATION** (Dated 27.06.2013), IN FAVOUR OF: M/s Nilaya Infra Private Limited, through authorized signatory (Regarding the Certificate under the companies Act, 1956 (No. 1 of 1956) and the company is private limited).
9. THAT, Awas Bandhu, Housing & Urban Planning Department, Govt. of Uttar Pradesh, through authorized signatory, issued a **CERTIFICATE OF REGISTRATION** (Dated 29.11.2016), IN FAVOUR OF: M/s Nilaya Infra Pvt. Ltd. (Regarding the Certificate of Registration).
10. THAT, Awas Bandhu, Housing & Urban Planning Department, Govt. of Uttar Pradesh, through authorized signatory, issued an **APPROVAL LETTER** (Dated 22.12.2016), IN FAVOUR OF: The Deputy President, Ghaziabad Development Authority, Ghaziabad, Uttar Pradesh (Regarding the approval of Project Nilaya Greens, of M/s Nilaya Infra Pvt. Ltd. the SAMAJWADI AWAS YOJNA).
11. THAT, Ghaziabad Development Authority, Ghaziabad, Uttar Pradesh, through authorized signatory, issued an **MAP APPROVAL LETTER** (Dated 03.03.2017 & 15.04.2017), IN FAVOUR OF: M/s Nilaya Infra Pvt. Ltd., through authorized signatory (Regarding the approval of Map for Group Housing).
12. THAT, Joint Director, Fire Service, Head Office Lucknow, Uttar Pradesh, issued a **NO OBJECTION CERTIFICATE** (Dated 11.03.2017), IN FAVOUR OF: Chief Nagar Niyoja, Ghaziabad Development Authority, Ghaziabad, Uttar Pradesh (Regarding the NOC for issuing the approval of Map).

OPINION REGARDING SECTION 143 OF U.P. ZAMINDARI ABOLITION AND LAND REFORMS ACT, 1950

Section 142 of U.P. Zamindari Abolition and Land reforms Act, 1950 clearly states that SANKRAMAYNIY BHUMIDHAR can use his land for any purpose for which no special permission is needed under any land related acts/rules provided the land-use has not been changed under any Master Plan enforced under any statute/regulation for any other specific purpose. Section 143 of U.P. Zamindari Abolition and Land reforms Act, 1950 deals with proceedings for declaring any specific land as non-agricultural and is not related to change of land-use. And in view of Section 144 of U.P. Zamindari Abolition and land reforms Act, 1950 the declaration u/s 143 is transient in nature.

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That State of U.P. later has enacted the **Uttar Pradesh Urban Planning and Development Act, 1973** as an Act to provide for the development of certain areas of Uttar Pradesh according to plan and for matters ancillary thereto. Section 3 provides for declaration of Development Areas and Section 4 provides for creation of Development Authority. Section 7 deals with the Objects of the Authority wherein in the proviso it is stated:- "Provided that save as provided in this Act nothing contained in this Act shall be construed as authorizing the disregard by the authority of any law for the time being in force".

Chapter III of the said Act deals with Master Plan and Zonal Development Plan. Section 8 of the Act provides that the Authority shall prepare a Master Plan for the development area and section 9 provides for preparation of Zonal Development Plans. Section 10 provides that the Authority shall submit Master plan and Zonal Development plan for a zone to the State Government for approval. Section 12 of the Act provides for date of commencement of plan. This section is reproduced hereunder:-

"12. Date of commencement of plan. - Immediately after a plan has been approved by the State Government, the authority shall publish in such manner as the State Government may specify, a notice stating that a plan has been approved and naming a place where a copy of the plan may be inspected at all reasonable hours and upon the date of first publication of the aforesaid notice the plan shall come into operation."

In view of above, once the Master Plan has been approved by State Government after due deliberations: declaration u/s 143 of U.P. Zamindari Abolition and Land reforms Act, 1950 cannot be considered to be the pre-requisite for sanctioning building plans by the concerned Development Authority.

However, in the absence of Section 143 declaration, any specific land that is used by its SANKRAMAYNIY BHUMIDHAR for any purpose other than agriculture would continue to be maintained as 'agricultural' in relevant revenue records and subject to revenue collection accordingly. The land-owners have filed required application u/s 143 for this purpose.

Further, only the State Government through its Gos can notify the land-use of any land.

In R.K. Mittal vs. State of U.P. & Ors (2012) 2 SCC 232, the Hon'ble Supreme Court was seized with the issue of inali of land in Noida wherein commercial activity or mixed use activity was being carried out in sectors which were earmarked as residential area in the Master Plan. The Court after referring to the provisions of U.P. Industrial Area Development Act, 1976 vis-à-vis Noida (Preparation and Finalisation of Plan) Regulations, 1991 and Noida Building Regulations and Directions, 2006 observed in paragraph 20 as under:-

"20. It is not in dispute before us that the Development Authority had analyzed the Master Plan in accordance with the provisions of the Act and the Regulations, which was titled as "Noida Master Plan 2001". This Plan is in force and is binding on all concerned."

It was held in paragraph 68 as under:-

"68. The Master Plan and the Zonal Plan specify the user as residential and therefore these plots cannot be used for any other purpose. The plans have a binding effect in law. If the scheme/master plan is being nullified by arbitrary acts and in excess and derogation of the power of the Development Authority under law, the court will intervene and would direct such authorities to take appropriate action and wherever necessary even quash the orders of the public authorities."

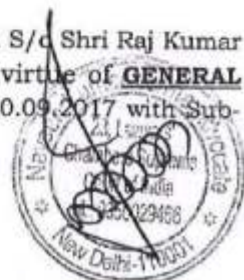
The provisions of Uttar Pradesh Urban Planning and Development Act, 1973 would prevail over the provisions of U.P. Zamindari Abolition and Land Reforms Act, 1950 since the Urban Planning and Development Act, 1973 being subsequent legislation and being Special Law having been enacted as an Act to provide for the development of certain areas of Uttar Pradesh according to Plan.

And the Hon'ble Supreme Court in **Official Liquidator vs. Allahabad Bank (2013) 4 SCC 381** has held that Special Law would prevail over General Law.

PART-IV- EVIDENCE OF TITLE OF PROPERTY:

That M/s Nilaya Infra Pvt. Ltd., through its Director/authorized signatory representative, Shri Nitin Tyagi S/o Shri Raj Kumar Tyagi and Shri Amit Tyagi S/o Shri Raj Kumar Tyagi is the lawful owner of the said property by virtue of **GENERAL POWER OF ATTORNEY** (Registration No. 1433, Book No. 4, Jild No. 472, Page No. 355 to 378, Dated 20.09.2017 with Sub-Registrar II, Ghaziabad, Uttar Pradesh).

Nitin Tyagi
Authorized Signatory



PART-V- OTHER PROVISIONS:

5.1	Whether provisions of Urban Land Ceiling Act are applicable	NO
5.2	Whether property to be given as security is subject to any minor's claim/share?	NO
5.3	Whether the property is affected by any revenue and tenancy regulations?	NO
5.4	Whether the user land has been converted under Land Revenue Law?	It is Free hold and the same is in R-Zone.
5.5	Whether up to date Taxes/Land Revenue has been paid on the property	N/A
5.6	Whether all original documents for last 13 years have been scrutinized	Only Photostat copies Scrutinized
5.7	Whether required documents are available for creating mortgage?	Yes
5.8	Whether all previous owners had the right/ competency to transfer the property?	Yes
5.9	Whether proposed mortgage by deposit of title deeds is possible?	Yes
5.10	If property is a flat/ apartment, how far independent title is ensured?	Yes
5.11	Whether the property has been transferred /to be transferred by a POA holder of the original land owner in favour of the loan applicant?	N/A
5.12	Whether POA holder of original land owner has/had authority under POA	N/A
5.13	Whether the said POA as recorded in 5.12 is registered	N/A
5.14	Whether the property is lease land? If yes, then what is the tenure of the lease?	NO
5.15	Whether the land/property is joint family property?	NO
5.16	Is the land/property/Flat is subject to any reservation/acquisitions/ requisitions?	NO

PART-VI- CERTIFICATE:

In view of the foregoing, I certify that the title deeds intended to be deposited relating to the property offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements for creation of an equitable mortgage. I further certify the M/s Nilaya Infra Pvt. Ltd., through its Director/authorized signatory representative, Shri Nitin Tyagi S/o Shri Raj Kumar Tyagi and Shri Amit Tyagi S/o Shri Raj Kumar Tyagi, is the absolute owner of property **RESIDENTIAL PLOT, OUT OF KHASRA NO. 1015, 1023/1, 1023/2, 1023, SITUATED IN THE REVENUE ESTATE OF VILLAGE MORTA, PARGANA JALALABAD, TEHSIL & DISTRICT GHAZIABAD, UTTAR PRADESH, AREA MEASURING 40280 SQUARE METERS.** There is no encumbrance/charge or lien on the said property. The said property is clear having a valid & marketable title thereto.

PART-VII- CERTIFICATE OF SEARCH/N.E.C.:

The undersigned has verified the record of last 13 years of the above land from the O/o Sub Registrar/Office of Tehsildar- Ghaziabad, Uttar Pradesh and found that there is no encumbrance/charge of lien on the above property registered with O/o Sub Registrar, Ghaziabad, Uttar Pradesh, from the year 2003 to till date, vide Receipt No. _____ Dated _____ and no property is registered with CERSAI, Vide Reference No. PU00239396/200064557352.

The mortgage if created will be available to AHFL for the liability of the intending borrower. The mortgage should be created by borrower by way of deposit of the title deeds.

DOCUMENTS TO BE COLLECTED FOR CREATION OF AN EQUITABLE MORTGAGE ON THE SAID PROPERTY:

1. Documents to be collected by AHFL prior to disbursement of cheques as per Annexure-I.

ANNEXURE-I

1. **ORIGINAL CERTIFIED TRUE COPY OF KHATAUNI** (Fasli Year 1393-1399), ISSUED BY: Tehsildar, Tehsil & District Ghaziabad, Uttar Pradesh, for the Village Morta, IN FAVOUR OF: (1) Shri Jahangir S/o Shri Lajja Ram, (2) Shri Ram Lal S/o Shri Lajja Ram, owner in land comprising Khasra No. 1023, Area Measuring 1.515 Hectare; situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh. It is submitted that after the death of Shri Jahangir and Shri Ram Lal, their Legal heirs namely Smt. Kela Devi W/o Late Shri Jahangir, Shri Vijay Kumar S/o Late Shri Ram Lal, and Shri Shyam Singh S/o Late Shri Ramlal, the same has been mutated in the Revenue Record.
2. **ORIGIANL CERTIFIED TRUE COPY OF KHATAUNI** (Fasli Year 1418-1423), ISSUED BY: Tehsildar, Tehsil & District Ghaziabad, Uttar Pradesh, for the Village Morta, IN FAVOUR OF: Smt. Kela Devi W/o Shri Jahangir, Owner in land comprising Khasra No. 1015, Area Measuring 2.8920 Hectare, situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh.

Authorised Signatory



3. **ORIGINAL CERTIFIED TRUE COPY OF KHATAUNI** (Fasli Year 1424-1429), ISSUED BY: Tehsildar, Tehsil & District Ghaziabad, Uttar Pradesh, for the Village Morta, IN FAVOUR OF: Shri Vijay Singh S/o Shri Ram Lal, Owner in land comprising Khasra No. 1023/1-M, Area Measuring 0.1894 Hectare; Khasra No. 1023/2-M, Area Measuring 0.1893 Hectare, situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh).
4. **ORIGINAL CERTIFIED TRUE COPY OF ORDER U/S 143** (Dated 10.10.2012), passed by SDM, Ghaziabad, Uttar Pradesh, IN FAVOUR OF: Smt. Kela Devi W/o Late Shri Jahangir, Regarding the order u/s 143, in a suit no. 4-A/2012-13, in a suit title Smt. Kela Devi Versus UP Govt., in respect of Khasra No. 1023, Area Measuring 0.7575 Hectare; Khasra No. 1015, Area Measuring 2.893 Hectare; Khasra No. 1111, Area Measuring 1.2360 Hectare, situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh, has been declared as non agriculture land.
5. **ORIGINAL CERTIFIED TRUE COPY OF ORDER U/S 143** (Dated 10.10.2012), passed by SDM, Ghaziabad, Uttar Pradesh,, IN FAOVUR OF: Shri Vijay Singh S/o Shri Ram Lal, Regarding the order u/s 143, in a suit no. 5-A/2012-13, in a suit title Smt. Kela Devi Versus UP Govt., in respect of Khasra No. 1023, Area Measuring 0.3787 Hectare; Khasra No. 1096, Area Measuring 0.9685 Hectare; situated in the Village Morta, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh, has been declared as non agriculture land.
6. **ORIGINAL CERTIFIED TRUE COPY OF GENERAL POWER OF ATTORNEY** (Registration No. 1433, Book No. 4, Jild No. 472, Page No. 355 to 378, Dated 20.09.2017 with Sub-Registrar II, Ghaziabad, Uttar Pradesh), EXECUTED BY: (1) Smt. Kela Devi W/o Late Shri Jahangir Tyagi and (2) Shri Vijay Singh Tyagi S/o Late Shri Ram Lal, IN FAVOUR OF: M/s Nilaya Infra Pvt. Ltd., through its Director/authorized signatory representative, Shri Nitin Tyagi S/o Shri Raj Kumar Tyagi and Shri Amit Tyagi S/o Shri Raj Kumar Tyagi (Regarding **RESIDENTIAL PLOT, OUT OF KHASRA NO. 1015, 1023/1, 1023/2, 1023, SITUATED IN THE REVENUE ESTATE OF VILLAGE MORTA, PARGANA JALALABAD, TEHSIL & DISTRICT GHAZIABAD, UTTAR PRADESH, AREA MEASURING 40280 SQUARE METERS**).
7. **ORIGINAL CERTIFIED TRUE COPY OF CONSORTIUM AGREEMENT** Registration No. 1434, Book No. 4, Page No. 379 to 400, Dated 20.09.2017 with Sub-Registrar II, Ghaziabad, Uttar Pradesh), executed between M/s Nilaya Infra Pvt. Ltd., through its Director/authorized signatory representative, Shri Nitin Tyagi S/o Shri Raj Kumar Tyagi and Shri Amit Tyagi S/o Shri Raj Kumar Tyagi, And (1) Smt. Kela Devi W/o Late Shri Jahangir Tyagi and (2) Shri Vijay Singh Tyagi S/o Late Shri Ram Lal Tyagi (Regarding consortium with Smt. Kela Devi & Shri Vijay Singh, and nominated to M/s Nilaya Infra Pvt. Ltd., with an object of getting building plan of group housing project known as NILAYA GREENS, and other related works to developing and construction of Group Housing Project and arrange all expenditure in relation to develop the project. M/s Nilaya Infra Pvt. Ltd. Shall allot the flats to the buyers and receive payments from them and execute agreement with them, do all other works and activity related to the project, arrange all expenditure for the same and ensure the bank transaction including operation account belonging to project in question).
8. **PHOTO COPY O MEMORANDUM AND ARTICLES OF ASSOCIATION** (Dated 27.06.2013), ISSUED BY: Registrar of Companies, National Capital Territory of Delhi & Haryana, IN FAOVUR OF: M/s Nilaya Infra Private Limited, through authorized signatory (Regarding the Certificate under the companies Act, 1956 (No. 1 of 1956) and the company is private limited).
9. **PHOTO COPY OF CERTIFICATE OF REGISTRATION** (Dated 29.11.2016), ISSUED BY: Awas Bandhu, Housing & Urban Planning Department, Govt. of Uttar Pradesh, through authorized signatory, IN FAVOUR OF: M/s Nilaya Infra Pvt. Ltd. (Regarding the Certificate of Registration).
10. **PHOTO COPY OF CERTIFICATE OF APPROVAL LETTER** (Dated 22.12.2016), ISSUED BY: Awas Bandhu, Housing & Urban Planning Department, Govt. of Uttar Pradesh, through authorized signatory, IN FAVOUR OF: The Deputy President, Ghaziabad Development Authority, Ghaziabad, Uttar Pradesh (Regarding the approval of Project Nilaya Greens, of M/s Nilaya Infra Pvt. Ltd. the SAMAJWADI AWAS YOJNA).
11. **PHOTO COPY OF MAP APPROVAL LETTER** (Dated 03.03.2017 & 15.04.2017), ISSUED BY: Ghaziabad Development Authority, Ghaziabad, Uttar Pradesh, through authorized signatory, IN FAVOUR OF: M/s Nilaya Infra Pvt. Ltd., through authorized signatory (Regarding the approval of Map for Group Housing).
12. **PHOTO COPY OF NO OBJECTION CERTIFICATE** (Dated 11.03.2017), ISSUED BY: Joint Director, Fire Service, Head Office Lucknow, Uttar Pradesh, IN FAVOUR OF: Chief Nagar Niyoja, Ghaziabad Development Authority, Ghaziabad, Uttar Pradesh (Regarding the NOC for issuing the approval of Map).

Thanking you.

For NILAYA INFRA PVT. LTD.

Naveen Kumar Verma
Authorized Signatory

Yours faithfully,

[NAVEEN KUMAR VERMA]



Further, CERSAI does not warrant or make any representations concerning the accuracy, reliability of the data.

For any further clarification you can contact us on our Helpdesk Numbers : 011-23740171, 011-23740172, 011-23740173

For NILAYA INFRA PVT. LTD.

[Signature]
Authorised Signatory





BHULEKH
Uttar Pradesh

जनपद: गाजियाबाद

तहसील: गाजियाबाद

ग्राम: मोरटा

खसरा/गाटा संख्या द्वारा खोजें

1015	Q खोजें		
● 1015 : केला देवी पत्नी : 217000-1015-0-000-12			
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9	0	←	Clear

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For NILAYA INFRA PVT. LTD.

Authorized Signatory





BHULEKH
Uttar Pradesh

जनपद: गाजियाबाद

तहसील: गाजियाबाद

ग्राम: मोरटा

खसरा/गाटा संख्या द्वारा खोजें

1023	Q खोजें		
● 1023/4मि : श्याम सिंह : 217000-1023-3-004-12 ● 1023/1मि : विजय सिंह : 217000-1023-3-002-12 ● 1023/2मि : विजय सिंह : 217000-1023-3-003-12 ● 1023/मि : केला देवी पत्नी : 217000-1023-3-001-12			
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