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## 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 PRDESH-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	Name and address of the Title Holder	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	Constitution of Title Holder	Company
3	Details of the property for which TSR is being made	Land admeasuring 17089.75 Square Meters in Village Naiphal, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh  Khasra Numbers/ Area in Square Meters:  381-576.57 Square Meters 382-2633.06 Square Meters

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		383-162.26 Square Meters 383-867.73 Square Meters 387-12.60 Square Meters 390-5071.64 Square Meters 391-1749.62 Square Meters 392-5885.28 Square Meters 393-88.85 Square Meters 411-34.14 Square Meters 412-8.00 Square Meters  Total Area-17089.75 Square Meters
4	<b>Nature of Property</b>	The Land transferred through Lease Deed was acquired for the purpose of Hi-Tech Township in Ghaziabad District at the time of execution of the Lease Deed  The Land transferred through Sale Deeds were agricultural at the time of execution of the Sale Deeds
4	<b>List of Title Deeds / Documents perused</b>	1. Copy of the Lease Deed executed between Ghaziabad Development Authority and M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd duly registered as Document Number 6334 in Book Number 1, Volume Number 9190 on Pages 155 to 176 dated 04-10-2011 in the office of Sub Registrar, Ghaziabad, Uttar Pradesh for Land admeasuring 15.70717 Hectares (38.812 Acres) in Village Naiphal, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh-The Khasra Numbers and the area under each Khasra Number is detailed in the Schedule-1 to the Lease Deed and includes Khasra Number 382-Min (0.228 Hectares) Khasra Number

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	<p>383 (0.389 Hectares), Khasra Number 387-Min (0.384 Hectares) and Khasra Number 390 (0.717 Hectares).</p> <p>2. Copy of the Lease Deed executed between Ghaziabad Development Authority and M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd duly registered as Document Number 2921 in Book Number 1, Volume Number 8353 on Pages 275 to 296 dated 23-06-2010 in the office of Sub Registrar, Ghaziabad, Uttar Pradesh for Land admeasuring 5.198 Hectares in Village Naiphal, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh-The Khasra Numbers and the area under each Khasra Number is detailed in the Schedule-1 to the Lease Deed and includes Khasra Number 411 (0.093 Hectares) and Khasra Number 412 (0.052 Hectares).</p> <p>3. Copy of the Lease Deed executed between Ghaziabad Development Authority and M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd duly registered as Document Number 2812 in Book Number 1, Volume Number 8345 on Pages 77 to 100 dated 18-06-2010 in the office of Sub Registrar, Ghaziabad, Uttar Pradesh for Land admeasuring 28.526 Hectares (70.488 Acres) in Village Naiphal, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh-The Khasra Numbers and the area under each Khasra Number is detailed in the Schedule-1 to the</p>
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	<p>Lease Deed and includes Khasra Number 391-Min (0.155 Hectares)</p> <p>4. Copy of Sale Deed executed between Mange Ram and Ranveer in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. duly registered as Document Number 6152 in Book Number 1, Volume Number 8631 on Pages 27 to 50 dated 23-12-2010 in the office of the Sub-Registrar, Ghaziabad for Khasra Number 415 (0.8240 Hectares) and Khasra Number 393 (2.3570 Hectares) in Village Naiphal, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh</p> <p>5. Copy of Sale Deed executed between Rame in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. duly registered as Document Number 2895 in Book Number 1, Volume Number 8351 on Pages 125 to 148 dated 22-06-2010 in the office of the Sub-Registrar, Ghaziabad for Khasra Number 383 (0.2160 Hectares) in Village Naiphal, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh</p> <p>6. Copy of Sale Deed executed between Devendra in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. duly registered as Document Number 5650 in Book Number 1, Volume Number 7100 on Pages 193 to 295 dated 29-09-2007 in the office of the Sub-Registrar, Ghaziabad for Khasra Number 392 (0.589 Hectares) in Village Naiphal,</p>
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		<p>Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh</p> <p>7. Copy of Sale Deed executed between Rajbir and Mahraj Singh in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. duly registered as Document Number 2643 in Book Number 1, Volume Number 7950 on Pages 297 to 448 dated 06-07-2009 in the office of the Sub-Registrar, Ghaziabad for Khasra Number 372 (0.6320 Hectares), Khasra Number 382 (0.9120 Hectares) and Khasra Number 387 (1.5350 Hectares) totaling to 3.0790 Hectares of which <math>\frac{3}{4}</math> Part totaling to 2.30925 Hectares in Village Naiphal, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh</p> <p>8. Copy of Sale Deed executed between Gajraj, Mahender and Prakash in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. duly registered as Document Number 2068 in Book Number 1, Volume Number 8287 on Pages 123 to 208 dated 07-05-2010 in the office of the Sub-Registrar, Ghaziabad for Khasra Number 381 (0.5130 Hectares), Khasra Number 425 (0.716023 Hectares) totaling to 1.229023 Hectares in Village Naiphal, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh</p> <p>9. Khatauni for the Fasli Year 1426-1431, Village Number-216979 for Village Naiphal, Ghaziabad, Uttar Pradesh in the name of M/s Uppal</p>
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		Chadha Hi-Tech Developers Pvt. Ltd
5.	<b>Tracing of Title and investigation of Title</b>	<p>1. Three Lease Deed were executed between Ghaziabad Development Authority in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd under which the following Khasra Number have been transferred in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd:</p> <p>Khasra Number 382-Min Khasra Number 383 Khasra Number 387 Khasra Number 390 Khasra Number 391 Khasra Number 411 Khasra Number 412</p> <p>2. The aforesaid Khasra Number in the Revenue Records are still in the name of Ghaziabad Development Authority</p> <p>3. The following Khasra Numbers transferred through Sale Deeds have been recorded in the name of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd</p> <p>Khasra Number 381 Khasra Number 382 Min Khasra Number 383 Min Khasra Number 387 Min Khasra Number 392 Khasra Number 393</p>
6.	<b>Whether any additional</b>	1. Mutation in favour of M/s

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	document is required to complete the report	Uppal Chadha Hi-Tech Developers Pvt. Ltd for the Land transferred under three Lease Deeds executed by Ghaziabad Development Authority
7.	Particulars of Tax / Revenue receipts studied	NA
8.	Particulars of Encumbrance Certificates / Search Notes	Encumbrance has been verified and Certificate can be obtained on instructions
9.	Particulars of any charges / encumbrances found to be recorded / registered on the property.	No Encumbrance have been found
10.	Documents perused in support of possession of Property	Possession has been handed over to M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd at the time of execution of the Lease Deed
11.	Minor's Interest, if any	None
12.	Any Income Tax proceedings or other proceedings pending against the mortgagor affecting title of the property / premises	Nil
13.	Land is Agricultural Land or Non – Agricultural Land	Non-Agricultural Land acquired for the purpose of Hi-Tech Township in Ghaziabad District at the time of execution of the Lease Deed  The Land transferred by Sale Deeds were agricultural at the time of execution of the Sale Deeds
14.	If Agricultural Land, permission of Revenue	To be confirmed whether the Land transferred by Sale Deed have been

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	<b>Authority is required</b>	converted to non-agricultural
15.	<b>Any other deficiency or restriction in title</b>	Property transferred by Ghaziabad Development Authority is Lease Hold and can be converted to Free Hold after payment of requisite charges  Property transferred by Sale Deeds are Free Hold
16.	<b>Description of the Inspection Receipt issued by the Sub-Registrar</b>	Search Receipt Number 2022136013715 dated 19-04-2022
17.	<b>Additional documents (if any obtained)</b>	a. Khatauni Document for all Khasra Numbers

**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  
Advocate

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New Delhi  
Dated: 19-04-2022





भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम

क्रम संख्या 2022136013715

गाजियाबाद

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 19/04/2022

प्रस्तुतकर्ता या प्रार्थी का नाम प्रशान्त कुमार एड

लेख का प्रकार: सुआयना 2022 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग

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शुल्क वसूल करने का दिनांक

19/04/2022

दिनांक जब लेख प्रतिलिपि या तलाश

19/04/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब रजिस्ट्रार प्रथम  
गाजियाबाद

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