

ANKUR JINDAL

ADVOCATE

Office & Residence :
B-215, LOHIA NAGAR,
GHAZIABAD - 201 001
PH : 0120-4292629, 2711030

Noida Office :
416, IVth Floor, J.O.P. Plaza,
P-2, (Opp. Mc-Donald)
Sector-18, Noida.

Court Address :
CHAMBER No. 6 6 5
CIVIL COURT COMPOUND,
GHAZIABAD - 201 001

E-mail : jindalassociates@rediffmail.com
MOBILE : 9810974565

Date :

05.12.2022

M/s Kamroop Promoters LLP,
Reg. office at- A-134, 3rd Floor, Corenthum Tower,
Sector-62, Noida, District- Gautam Buddh Nagar-201301

Dear Sir,

Regarding: Legal Opinion and Non Encumbrance Certificate in respect of the property
no. /plot no.-1D, Pinewood Enclave, Sector-2, Wave City, Tehsil and District-Ghaziabad
owned by M/s Kamroop Promoters LLP, having Reg. office at A-134, 3rd Floor,
Corenthum Tower, Sector-62, Noida, District- Gautam Buddh Nagar-201301

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

Part I - DESCRIPTION OF PROPERTY

Commercial plot no.- 1D , Pinewood Enclave, Sector-2, Wave City, Tehsil and District-
Ghaziabad, admeasuring 7860.61 sq. mtr., bounded as under:

North:- Group Housing Plot-3C

South:- 45 Meter wide road

East:- 24 meter wide road

West:- Group Housing Plot-3A

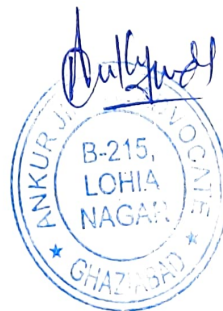


Part II - DESCRIPTION OF DOCUMENTS SCRUTINIZED

- Conveyance Deed dated 25.07.2022 duly registered with the Sub Registrar Sadar First, Ghaziabad, Uttar Pradesh as Book No. 1, Volume-19149, Page No. from 347 to 386, Document no.-7872 on 25.07.2022 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 Kamroop Promters LLP having (LLPIN-ABA-9669) 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 by Ghaziabad Development Authority permit no. Shopping center/03917/GDA/BP/22-23/0828/14102022 dated 31.10.2022

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 Kamroop Promoters LLP** vide conveyance deed dated 25.07.2022 duly registered with the Sub Registrar Sadar First, Ghaziabad, Uttar Pradesh as Book No. 1, Volume-19149, Page No. from 347 to 386, Document no.- 7872 on 25.07.2022.

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 Kamroop Promoters LLP affixed / seen in the title deed tally with records of registration office.



Part V – NON ENCUMBRANCE CERTIFICATE

This is to certify that on 05.12.2022, I have made the search in the records of Sub-Registrar, Sadar First, Ghaziabad for the last 13 years 2009 to 2022 vide Search Receipt bearing no. 2022136043926 dated 05.12.2022. 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.



**ANKUR JINDAL
ADVOCATE**

Registration no. UP4142/2005

Date-05.12.2022

Enclosure:

- Receipt No 2022136043926 dated 05.12.2022 for inspection for Years 2009 to 2022 issued by Sub-Registrar, Sadar First, Ghaziabad.