

SURESH CHAND Advocate

Office at-115B, Tehsil Compound, near Registrar office,
Gandhi Nagar, Ghaziabad, U.P.

Ref. No.

Date : 26-11-2025

LAWYER CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

It is hereby certified that after investigation from the as per available records of the Sub Registrar-I, Ghaziabad for the last 12 years vide application receipts nos.2202513600902 on dated-24.11.2025, I state that the Land admeasuring-48.26 acres/19.53 hectares of the plot/khasra Numbers-1854, 1858, 1859, 1861, 1884K, 1879, 1889, 1884, 1885, 1878, 1880, 1882, 1883,1886,1887,1888,1890,1891,1892,1893,1877K,1841,1848,1849,1850,1853,1862, 1863, 1864, 1865, 1866, 1867, 1868, 1881, 1851K, 1840K, 1852K, 1874K, 1875K, 1869, 1876K, 1839K1871,1872,1873, 1874K,1875K,1877K,1852ENA,1858K, 1840K is the absolute owner of possession **M/s. SRSD Buildcon Venture LLP (PAN#AFCFS8812D)**, registered office at-4th floor, A-15, Sector-136, Noida, Gautam Buddha Nagar, U.P. its authorized signatory Mr. Dharendra Gautam S/o Sh. Yogendra Gautam, The aforesaid property is free from all encumbrances, clear and marketable title in respect of the aforesaid property as per available index-2 in the office of Sub registrar-I Ghaziabad issued certificate serial No.22025136000844 of 2025 dated 24.11.2025. Attached along with Sub Registrar Encumbrance Certificate (Registration manual Rule 328)


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Documents examined

- The aforesaid free hold land was owned by Hindon River Mills and was sold through an e-auction on 19.10.2023, in execution of R.C. No.102/2018, O.A. No281/2015 issued by the Hon'ble Presiding Officer, DRT-II New Delhi. A Sale Certificate confirming the sale of the aforementioned immovable property has been issued by this forum on 28.11.2023. Photocopy attached.
- **SRSD Buildcon Venture LLP**, Its through signatory Mr. Dharendra Gautam S/o Sh. Yogendra Gautam, has purchased the above said free hold plot in e-auction from DRT-II, Delhi, 4th Floor, Jeevan Tara Building, parliament street, New Delhi-110001, through registered Sale Certificate on dated 08.07.2024, which is duly registered in the office of Sub Registrar-I, Ghaziabad, entered on Bahi No. 1 Jild-21193 pages of 399 to 412 at serial no.8386 dated 08.07.2024. Photocopy attached.
- Hindon River Mills took a loan from IFCI LTD. against their freehold land. This Loan was later transferred to Kotak Mahindra Bank. Hindon River Mills was unable to repay the loan, which led to the e-auction of the land, duly conducted by DRT-II, Delhi. SRSD Buildcon Venture LLP successfully completed all necessary procedures through the e-auction and purchased the said free hold land. They are now the current owner and possession holder.


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- And Whereas the Hindon River Mills Ltd. had purchased the above said free hold land from DCM Shriram Industries Ltd. through registered conveyance deed on execution of dated 13th July 1998. Which was registered in the office of sub registrar-I Ghaziabad duly entered on Bahi No.1 Jild 4688 pages 185 to 194 at serial No.2807 on dated 24.7.1998. Photocopy attached.
- And Whereas the DCM Shriram Industries Ltd. had purchased the free hold land measuring 16 bighas 4 biswas from Sh. Joginder Chand Kapur Son of Sh. Ram Chand Kapur R/o 36, Ahiripukur Road, Calcutta, through his constituted attorney Mr. N. K. Mehra S/o Sh. Lal Chand Mehra, R/o 113, Golf Link, New Delhi, vide power of attorney dated 26.10.1960, registered Sale deed on execution of dated 31.10.1970, Which was registered in the office of registrar-Delhi, duly entered on Bahi No.1 Vol. 7 pages 142 to 146 at serial No.167 on dated 10.11.1970.
- And Whereas Sh. Joginder Chand Kapur, had purchase the above said free hold land from Major A. Cracknell, through registered sale deed on dated-3.10.1960 which was registered at Ghaziabad on Book No.1 Vol.44 at serial No.5120 on dated 16.11.1960.
- And Whereas the DCM Shriram Industries Ltd. had purchased the free hold land measuring 9 bighas 17 biswas from Mr. N. K. Mehra S/o Sh. Lal Chand Mehra R/o 113, Golf Link, New Delhi, registered Sale deed on execution of dated 31.10.1970, which was registered in the office of registrar-Delhi, on dated 9.11.1970.

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- And Whereas Mr. N. K. Mehra had purchase the above said free hold land from Major A. Cracknell, through registered sale deed on dated- 23.02.1970 which was registered at Ghaziabad on Book No.1 Vol.1489, pages 15 to 17 at serial No.1220 on dated 27.02.1970.
- And Whereas the DCM Shriram Industries Ltd. had purchased the above said free hold land measuring 18 bighas 17 biswas from Smt. Vijaya Umapathy wife of Sh. M. C. Umapathy, through her constituted attorney Mr. N. K. Mehra S/o Sh. Lal Chand Mehra R/o 113, Golf Link, New Delhi, vide power of attorney dated 27.10.1970, registered Sale deed on execution of dated 31.10.1970, Which was registered in the office of registrar-Delhi, on dated 09.12.1970.
- And Whereas Smt. Vijaya Umapathy, had purchased the above said land from Hakim Jagan Nath, which was registered in the office of sub registrar Ghaziabad, sale deed dated-16.01.1968, entered on Book No.1 Vol. No.1377 pages 10 to 12 at serial No.396 on dated- 17.01.1968.
- And Whereas the DCM Shriram Industries Ltd. had purchased the above said free hold land measuring 19 bighas 10 biswas from Sh. A.R. Lognathan S/o Ramchandra Mudaliar, through his constituted attorney Smt. Sushila Mehra wife of Sh. N. K. Mehra R/o 113, Golf Link, New Delhi, vide power of attorney dated 22.11.1960, registered Sale deed on execution of dated 31.10.1970, Which was registered in the office of registrar-Delhi, entered on Book No.1 Vol. No.7 pages 134 to 141 at serial No.166 on dated 10.11.1970.

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- And Whereas Sh. A.R. Lognathan, had purchased the above said land from Major A. Cracknell, which was registered in the office of sub registrar Ghaziabad, sale deed dated-03.10.1960, entered on Book No.1 Vol. No.1043 pages 5 to 7 at serial No.5122 on dated-16.11.1960.
- And Whereas the DCM Shriram Industries Ltd. had purchased the free hold land measuring 19 bighas from Smt. Sushila Mehra wife of Sh. N.K. Mehra, through registered Sale deed on execution dated 31.10.1970, which was registered in the office of registrar-Delhi, entered on Book No.1 Vol No.7 pages 153 to 158 at serial No.169 on dated 11.11.1970.
- And Whereas Smt. Sushila Mehra wife of Sh. N.K. Mehra, had purchased the above said land from Major A. Cracknell, which was registered in the office of sub registrar Ghaziabad, sale deed dated-03.10.1960, entered on Book No.1 Vol. No.1042 pages 162 to 163 at serial No.5119 on dated-1.11.1960 add Book No.1 Vol. No.1042 page 55 sr. No.4655.
- And Whereas the DCM Shriram Industries Ltd. had purchased the free hold land measuring 58 bighas 9 biswas from Sh. Prem Chand, Amar Nath Sons of Lachhu Mal, through registered Sale deed on execution dated 24.12.1970, which was registered in the office of registrar-Delhi, on dated 24.12.1970.


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- And Whereas Sh. Prem Chand, Amar Nath Sons Lachhu Mal, had purchased the above said land from Major A. Cracknell, which was registered in the office of sub registrar Ghaziabad, sale deed dated-30.12.1950.
- And Whereas the DCM Shriram Industries Ltd. had purchased the free hold land from Sarvashri Kure Singh S/o Sh. Risal Singh, Maharaj Singh S/o Sh. Ram Pal, Amar Singh S/o Sh. Daryab Singh, Raghubir Singh S/o Sh. Bholu, and Risal Singh S/o Sh. Mule, through registered Sale deed on execution dated 30.08.1973, which was registered in the office of registrar-Ghaziabad, on dated 27.09.1973.
- And whereas presently, the name of Delhi Cloth Mills & General/Mills company is registered in the tehsil revenue records concerning the aforementioned land.
- Currently, the aforementioned land is utilized as non-agricultural land, in accordance with the order of the SDM Ghaziabad on dated-10.4.1995.
- The Ghaziabad Development Authority, Ghaziabad, has requested a No Objectjion Certificate (NOC) for the said land in favour of M/s SRSD Buildcon Venture LLP from the Tehsildar Ghaziabad. In this regard, the Tehsildar Ghaziabad had issued two separate NOCs on 06.12.2024 and 05.05.2025. Photocopies of these are attached.



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- Ghaziabad Development Authority Ghaziabad, has sanction residential group housing plan on above said land at-khasra No.1839, 1840, 1841, 1848, 1849, 1850, 1854, 1858, 1859, 1861, 1862,1877,1879,1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888,1889,1890,1891,1892,1893at-NH-24, Village Dasna Ghaziabad near Dasna Toll-Eastern Peripheral Expressway District Ghaziabad, (U.P.) Name of Project-Forest Walk Phase-1, SRSD Buildcon Venture LLP. Permit date: 09 May 2025, File No.GDA/LD/24-25/0612. Which photocopy attached of sanction letter issued by GDA, and phase-2 section Letter in favour of SRSD Buildcon Venture LLP, Premit Date-19 Nov. 2025, File No.GDA/LD/24-25/1818, which photocopy attached of sanction letter issued by GDA.

ENCUMBRANCE CERTIFICATE

I, have search the available record of the property from the office of Sub-Registrar-I Ghaziabad for a period of 21-11-2013 to 21-11-2025 vide receipt/Application no.2202513600902 on dated-24.11.2025, Inspection of the as per available index-2 record did not reveal creation of any registered charge or mortgage or any other sort of encumbrance with respect to the specific property i.e. subject matter of the report. I have issue the certificate as per Sub Registrar Office available record index-2 on base of Sub Registrar-I, Ghaziabad issue search Certificate No.2202513600844 of 2025 rules 328 dated-24.11.2025, M/s SRSD Buildcon Venture LLP is currently in possession of the land, and the land use has been converted to non-agricultural by



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the SDM, Ghaziabad. The Tehsildar, Ghaziabad, has duly issued a No Objection Certificate (NOC) for the said land in favor of M/s SRSD Buildcon Venture LLP. The Ghaziabad Development Authority (GDA), Ghaziabad, has duly approved a Residential Group Housing Project Name Forest Walk Phase-2 sanction letter on the said land on GDA, permit dated-19.11.2025 and File No.GDA/LD/24-25/1818.

Enclose Original Search Certificate No.22025136000844 of 2025

Note/Disclaimer :

1. The report does not comment on: The technical regularity (adherence to bye Laws/approvals) or otherwise of the said plot of land, whether the said plot of land is a subject matter of any pending legislation ,authenticity of the documents/examined. All the above said is outside the scope of the working reference to this report.
2. It is advised to ensure that in case the subject property is owned/being purchased by a company, the applicable company documentation (ROC search ,Board Resolution and Form 8 etc).
3. It is advised to ensure that the said property is in possession of the borrower/s.

Proof of possession in the form of latest House Tax, electricity, water bills notices, assessments, challans, receipts etc. should be made available and deposited with the Bank.


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(The report is based on documents furnished to us and information received during our investigation as well as clarification received during the process of perusal of documents. Any pendency of litigation against the subject property is beyond the scope of this report)


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कार्यालय उप निबंधक सदर प्रथम गाजियाबाद जनपद गाजियाबाद

आवेदन संख्या :2202513600902

प्रमाण संख्या :22025136000844

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

श्री- सुरेश चन्द एडवोकेट पुत्र- ०० 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 - डासना, वार्ड/परगना- डासना, आवासीय- एसआरएसडी बिल्डकॉन वेन्चर एलएलपी, भूमि क्षेत्रफल 48.26 एकड़ यानि 19.53 हेक्टेयर ग्राम डासना एनएच-24 गाजियाबाद, ख० नं०-1848 से 1887

मैं एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 21/11/2013 से दिनांक 21/11/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :24-11-2025

- 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।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **विनीत कुमार ।**
मिलान करने वाले निबन्धन लिपिक : **विनीत कुमार ।**

Digitally signed by
VANDANA
CHAUDHARI
Date: 2025.11.24
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उप निबंधक सदर प्रथम
गाजियाबाद



भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202513600902
आवेदन तिथि : 24/11/2025
आवेदक का नाम : सुरेश चन्द एडवोकेट
मोबाइल संख्या : 9717610557

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 150
चालान संख्या : NIB251011786
भुगतान तिथि : 24/11/2025
भुगतान पावती संख्या : 202513600797
प्राप्तकर्ता का नाम : विनीत . कुमार

(प्राप्तकर्ता का हस्ताक्षर)

(आवेदक का हस्ताक्षर)