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*Attorney Client Privileged Communication*

LV/UCPL-TSR-04

### 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 2.34 Acres (9473.14 Square Meters) in Village Bayana, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh for T-5 and Convenient Shop GH-02, Sector-1, Wave City (Oakwood Floors)  Project Area Khasra Numbers/Area in Square





		<p>Meters</p> <p>234-7301.52 Square Meters 242-173.85 Square Meters 243-212.04 Square Meters 244-221.62 Square Meters 245-252.29 Square Meters</p> <p>240-12.98 Square Meters 265-1014.27 Square Meters 266-156.26 Square Meters 269-1.78 Square Meters 270-9.26 Square Meters 271-117.27 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 242-0.0290 Hectares 243-0.410 Hectares 244-0.1510 Hectares 245-0.3020 Hectares</p> <p>240-0.0100 Hectares 265-0.9860 Hectares 266-0.6280 Hectares 269-0.0290 Hectares 270-0.0230 Hectares 271-0.3890 Hectares</p>
4	<b>Nature of Property</b>	The Land was acquired for the purpose of Hi-Tech Township in Ghaziabad District
4	<b>List of Title Deeds / Documents perused</b>	Khatauni for the Fasli Year 1426-1431



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		<p>(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 242-0.0290 Hectares 243-0.410 Hectares 244-0.1510 Hectares 245-0.3020 Hectares</p> <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>240-0.0100 Hectares 265-0.9860 Hectares 266-0.6280 Hectares 269-0.0290 Hectares 270-0.0230 Hectares 271-0.3890 Hectares</p>
5.	<b>Tracing of Title and investigation of Title</b>	<p>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</p> <p>234-4.2720 Hectares 242-0.0290 Hectares 243-0.410 Hectares 244-0.1510 Hectares 245-0.3020 Hectares</p> <p>240-0.0100 Hectares 265-0.9860 Hectares</p>



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		266-0.6280 Hectares 269-0.0290 Hectares 270-0.0230 Hectares 271-0.3890 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 <b>M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd</b>
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



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14.	If Agricultural Land, permission of Revenue Authority is required.	NA
15.	Any other deficiency or restriction in title	Property can be converted to Free Hold after payment of requisite charges
16.	Description of the Inspection Receipt issued by the Sub-Registrar	Search Receipt Numbers 2022140028463 and 2022140028464 dated 08-08-2022
17.	Additional documents (if any obtained)	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

उपनिवन्धक सदर पंचम क्रम संख्या 2022140028463  
गाजियाबाद

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

प्रस्तुतकर्ता या प्रार्थी का नाम प्रशांत कमार 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. सुछाल 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

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## भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवेशक सदर पंचम क्रम संख्या 2022140028464  
गाजियाबाद

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

प्रस्तुतकर्ता या प्रार्थी का नाम प्रशांत कमार एड

लेख का प्रकार सुआयना 2022 वर्ष से 2022 वर्ष तक

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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	

