

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

श्री- समन्वय लॉ एंड पार्टनर्स पुत्र- शिखर गर्ग तहसील गौतम बुद्ध नगर जिला गौतम बुद्ध नगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - सैक्टर-२२ए यमुना प्राधिकरण, वार्ड/परगना- यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण, औद्योगिक- अनुश्रिया रियल्टर्स प्राइवेट लिमिटेड ३ सी यूनिवर्सल डेवलपर्स प्राइवेट लिमिटेड धर्मेश प्रमोटर्स एंड डेवलपर्स प्राइवेट लिमिटेड ३ सी बिल्डर्स प्राइवेट लिमिटेड , औद्योगिक , टी एस ०१ सेक्टर २२ ए

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 31/03/2013 से दिनांक 10/03/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

**कोई भार नहीं पाया गया**

दिनांक :12-03-2025

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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 सम्बंधित 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।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **क्षमा गुप्ता।**

मिलान करने वाले निबन्धन लिपिक: **के०के०शर्मा।**

**PREM**

**PRAKASH**

**SINGH**

Digitally signed by  
PREM PRAKASH SINGH

Date: 2025.03.12

16:34:22 +05'30'

**उपनिबन्धक**

**सदर ग्रेटर नोएडा**

**गौतम बुद्ध नगर**

प्रिंट करें

**SAMANVAYA LAW & PARTNERS**

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**LEGAL DUE DILIGENCE AND TITLE SEARCH REPORT**

**I. INTRODUCTION**

1.1 We have been instructed by **Three C Homes Private Limited** (for short, “**Company**”) to carry out a detailed title search of the property detailed particulars of which have been provided in Section 2 of this report (the “**Property**”).

**1.2 LIMITATIONS AND SCOPE**

The scope of our review is limited by the following general parameters:

- 1.2.1 While perusing the documents provided to us, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, the conformity of all documents submitted to us as copies with the original documents and the authenticity of the originals of such documents. We have found nothing to indicate that such an assumption is not fully justified.
  - 1.2.2 We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.
  - 1.2.3 This Report aims at summarizing the essential content of the documents and evaluating the risks, if any, evident in such documents in the light of the prevailing laws.
  - 1.2.4 Our review is limited to issues that may arise under the laws of India and we do not purport to be experts on any law other than the laws of India.
  - 1.2.5 This Report should not be taken as a recommendation to do or not to do the transaction and the same shall completely remain to be the commercial decision of the Companies.
  - 1.2.6 We disclaim any and all liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report.
- 1.3 In carrying out the title, encumbrance and other relevant and necessary searches from the year 2011 till 2025, we have **conducted searches in the office of Sub-Registrar Office, Sadar Greater Noida, and Collectorate Office, District-Gautam Buddha Nagar, Uttar Pradesh, India**. Further inspection was conducted online at the following website on 10.03.2025 at 11:45 A.M.

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Complete URL detail of website: <https://igsup.gov.in/>, <https://upbhulekh.gov.in/> and  
[Master Data Services V3 \(mca.gov.in\)](http://MasterDataServicesV3.mca.gov.in).

- 1.3 We have relied on the following documents inspected by us in the above-named government office and verified by us:
- i. Copy of the Possession Certificate bearing no. YEA/Sampatti/102/2011 dated 13.06.2011 bearing Allotment no. 25/YEA-RT-02/2011 dated 17.02.2011.
  - ii. Copy of the Lease Deed 10.06.2011 is duly executed by Yamuna Expressway Industrial Development Authority in favour of M/S. Three C Homes Private Limited, Special Purpose Company (SPC) of (i) M/S. Anushria Realtors Private Limited (50%), (ii) M/S. Three C Universal Developers Private Limited (5%), (iii) M/S. Dashmesh Promoters and Developers Private Limited (5%), and (iv) M/S. Three C Builders Private Limited (40%) for 90 years from 10.06.2011.
  - iii. Copy of the Letter bearing no. YEA/217/2013 dated 23.01.2013 regarding correction deed for Plot no. TS-01, Sector-22A.
  - iv. Copy of the Correction Deed 04.02.2013 is duly executed by Yamuna Expressway Industrial Development Authority in favour of M/S. Three C Homes Private Limited, Special Purpose Company (SPC) of (i) M/S. Anushria Realtors Private Limited (50%), (ii) M/S. Three C Universal Developers Private Limited (5%), (iii) M/S. Dashmesh Promoters and Developers Private Limited (5%), and (iv) M/S. Three C Builders Private Limited (40%).
  - v. Copy of Master Data of Three C Homes Private Limited.
  - vi. Copy of Master Data of Anushria Realtors Private Limited.
  - vii. Copy of Master Data of Three C Universal Developers Private Limited.
  - viii. Copy of Master Data of Dashmesh Promoters and Developers Private Limited.
  - ix. Copy of Master Data of Three C Builders Private Limited.

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- 1.4 For purposes of preparing this title report, we have reviewed each of the aforesaid documents and records in detail.

**II. DESCRIPTION OF THE PROPERTY**

- 2.1 As per the revenue record, the brief particulars in relation to the Property are given below:

**Name of Owner(s)** : Three C Homes Private Limited is a private limited company bearing CIN U70101DL2011PTC212252 and having its registered office at C-23 Greater Kailash Enclave, Part-I, South Delhi-110048, NCT of Delhi, India.

**Ownership by way of and Description of Title Deeds with details of registration.** : i. Copy of the Lease Deed 10.06.2011 is duly registered vide Registration No. 10287 in Book No.1 Volume No. 8687 on Page No. 1 to 30 before Sub-Registrar-Sadar, Gautam Buddha Nagar and duly executed by Yamuna Expressway Industrial Development Authority in favour of M/S. Three C Homes Private Limited, Special Purpose Company (SPC) of (i) M/S. Anushria Realtors Private Limited (50%), (ii) M/S. Three C Universal Developers Private Limited (5%), (iii) M/S. Dashmesh Promoters and Developers Private Limited (5%), and (iv) M/S. Three C Builders Private Limited (40%) for 90 years from 10.06.2011.

ii. Copy of the Correction Deed 04.02.2013 is duly registered vide Registration No. 2553 in Book No.1 Volume No. 12504 on Page No. 293 to 870 before Sub-Registrar-Sadar, Gautam Buddha Nagar and duly executed by Yamuna Expressway Industrial Development Authority in favour of M/S. Three C Homes Private Limited, Special Purpose Company (SPC) of (i) M/S. Anushria

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Realtors Private Limited (50%), (ii) M/S. Three C Universal Developers Private Limited (5%), (iii) M/S. Dashmesh Promoters and Developers Private Limited (5%), and (iv) M/S. Three C Builders Private Limited (40%).

**Nature of use of Property / Premises** : For Residential Township

**Ownership since** : 13.06.2011 [Vide Possession Certificate bearing no. YEA/Sampatti/102/2011 dated 13.06.2011]

**The Property is situated at** : Rectangle and Khasra/ Plot No: Plot no. TS-01  
Village/Town/City: City-Sector-22A, Yamuna  
Expressway Industrial Development Area  
Tehsil: Sadar Gautam Buddha Nagar  
District: Gautam Buddha Nagar  
State: Uttar Pradesh

**Area** : 4,04,860/- Square Meters

**Property bounded by** : East- 30 Meter wide road  
West- Abadi settlement  
North-Plot GH-01  
South-J P Land

**Mutation status in Revenue records** : Yes

**Defects in title of property** : No

**III. TITLE (OWNERSHIP HISTORY OF THE PROPERTY)**  
(Please briefly describe the ownership chain)

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3.1 That on the basis of available document(s) it has been observed that the Property has been acquired by Yamuna Expressway Industrial Development Authority under the Land Acquisition Act, 1894.

3.2 After acquisition of the land, Yamuna Expressway Industrial Development Authority allotted the Plot no. TS-01 under the Scheme Code YEA-RT-02/2010 to the Company.

**IV. ENCUMBRANCES / INJUNCTION ETC, IF ANY.**

4.1 That no encumbrance or injunction can be traced out on the basis of available document(s) which can be used as evidence for ownership of the property. Also, for the further selling or purchasing of the Property.

**V. CONCLUSION**

5.1 We have carefully perused all the relevant title documents and records and have conducted necessary search pertaining to the aforesaid Property and we hereby conclude as follows:

5.1.1 That the following entity is having an **absolute ownership and clear marketable title** and seems to be a lawful owner of the said property:

**THREE C HOMES PRIVATE LIMITED**

Yours faithfully,

**FOR SAMANVAYA LAW & PARTNERS**

**Shikhar Garg**

Digitally signed by Shikhar Garg  
Date: 2025.03.11 09:25:15  
+05'30'

**SHIKHAR GARG**  
[Advocate]

**Date: 11.03.2025**

**CERSAI**Central Registry of Securitisation Asset  
Reconstruction and Security Interest of India**Asset Based Search Report****CERSAI Details**

|                                     |                 |
|-------------------------------------|-----------------|
| PAN                                 | AAECC5770G      |
| CERSAI GSTIN                        | 07AAECC5770G1ZN |
| HSN Code/SAC                        | 998439          |
| Quantity Units/Unique Quantity Code | N.A.            |

**User Details**

|                         |                         |
|-------------------------|-------------------------|
| Report Download Date    | 10-03-2025 11:52:26.721 |
| Transaction ID / QRF NO | 200344034521            |
| Generated by            | Public User             |

**Transaction Details**

|                            |                    |
|----------------------------|--------------------|
| Type of Transaction        | Asset Based Search |
| Created By                 | Public User        |
| Creation Date              | 10-03-2025         |
| Approval/Modification Date | 10-03-2025         |
| Search Reference Number    | 8542017676628      |

**Search Criteria Entered**

|                                               |                                                  |
|-----------------------------------------------|--------------------------------------------------|
| Asset Category                                | Immovable                                        |
| Type Of Asset                                 | Other                                            |
| Description Of Asset                          |                                                  |
| Survey Number / Municipal Number              |                                                  |
| Plot Number                                   | TS-01                                            |
| House / Flat Number / Unit No                 |                                                  |
| Floor No                                      |                                                  |
| Building / Tower Name / Number                |                                                  |
| Name of the Project / Scheme / Society / Zone | YEART0220                                        |
| Street Name / Number                          |                                                  |
| Pocket                                        |                                                  |
| Locality / Sector                             | sector22A                                        |
| City / Town / Village                         | Yamuna Expressway Industrial<br>Development Area |
| District                                      | GAUTAM BUDDHA NAGAR                              |
| State / UT                                    | Uttar Pradesh                                    |
| Pin Code / Post Code                          | 201306                                           |





**CERSAI**

Central Registry of Securitisation Asset  
Reconstruction and Security Interest of India

**Search Output Details**

**No Match Found**

**RMS Details**

|                                 |               |
|---------------------------------|---------------|
| <b>Transaction Fees</b>         | <b>₹10.00</b> |
| <b>Total Transaction Amount</b> | <b>₹10.00</b> |
| <b>GST Amount</b>               | <b>₹1.80</b>  |

**--- End Of Report ---**



स्टाम्प एवं रजिस्ट्रेशन विभाग  
उत्तर प्रदेश



निबन्धन कार्यालय: सदर ग्रेटर गौतम बुद्ध नगर

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

|              |                         |
|--------------|-------------------------|
| आवेदन संख्या | 2202514500622           |
| आवेदक का नाम | समन्वय लॉ एंड पार्टनर्स |
| आवेदक का पता | ह ११३ सेक्टर ६३ नोएडा   |
| आवेदन तिथि   | 10-03-2025              |
| मुग्तान तिथि | 10-03-2025              |
| चालान संख्या | NIB250228293            |
| मोबाइल       | 9319615151              |
| धनराशि रु०   | 100 /-                  |

Skip to Main Content



# Court Cases Information System

## Advocate General Office

Government of Uttar Pradesh, Lucknow



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- Latest Case Status
- Law Gulp
- Contact Us

### Case Details against Property

Case Status not found

Site is designed & hosted by NIC-Coil High Court Lucknow Bench, Lucknow.

- RAJENDER SINGH TANWAR\_0002.pdf
- RAJENDER SINGH TANWAR.eml
- Logistics-SOP.pdf
- ELEVATOR DIGITEL VS TATA POWER\_0001.pdf
- isrnal son of mohammad vs state of haryana\_0001.pdf

88.1 KB PDF-128-6879799 Mobile: +91-93119615151 E-mail: [office.esm@up.nic.in](mailto:office.esm@up.nic.in)  
1.2 MB Eml  
1.2 MB PDF  
2.7 MB PDF  
7.8 MB PDF  
Focus

Firefox  
HYP2003-India  
Tags

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### **CERTIFICATE OF NON- ENCUMBRANCE**

- I. **I, Shikhar Garg**, Advocate having more than 10 years of experience, have examined the following title deed(s) and other document(s) of the property bearing Plot no. TS-01, admeasuring 4,04,860/- Square Meters, allotted under the Scheme Code YEA-RT-02/2010 and situated at Sector-22A, Yamuna Expressway Industrial Development Area, Gautam Buddha Nagar-201306, Uttar Pradesh, India (for short, “**scheduled premise**”) belonging to Three C Homes Private Limited, Special Purpose Company (SPC) of **(i)** M/S. Anushria Realtors Private Limited (50%), **(ii)** M/S. Three C Universal Developers Private Limited (5%), **(iii)** M/S. Dashmesh Promoters and Developers Private Limited (5%), and **(iv)** M/S. Three C Builders Private Limited (40%):
- a. Copy of the Possession Certificate bearing no. YEA/Sampatti/102/2011 dated 13.06.2011 bearing Allotment no. 25/YEA-RT-02/2011 dated 17.02.2011.
  - b. Copy of the Lease Deed 10.06.2011 is duly registered vide Registration No. 10287 in Book No.1 Volume No. 8687 on Page No. 1 to 30 before Sub-Registrar-Sadar, Gautam Buddha Nagar and duly executed by Yamuna Expressway Industrial Development Authority in favour of M/S. Three C Homes Private Limited, Special Purpose Company (SPC) of **(i)** M/S. Anushria Realtors Private Limited (50%), **(ii)** M/S. Three C Universal Developers Private Limited (5%), **(iii)** M/S. Dashmesh Promoters and Developers Private Limited (5%), and **(iv)** M/S. Three C Builders Private Limited (40%) for 99 years from 10.06.2011.
  - c. Copy of the Letter bearing no. YEA/217/2013 dated 23.01.2013 regarding correction deed for Plot no. TS-01, Sector-22A.
  - d. Copy of the Correction Deed 04.02.2013 is duly registered vide Registration No. 2553 in Book No.1 Volume No. 12504 on Page No. 293 to 870 before Sub-Registrar-Sadar, Gautam Buddha Nagar and duly executed by Yamuna Expressway Industrial Development Authority in favour of M/S. Three C Homes Private Limited, Special Purpose Company (SPC) of **(i)** M/S. Anushria Realtors Private Limited (50%), **(ii)** M/S. Three C Universal Developers Private Limited (5%), **(iii)**

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M/S. Dashmesh Promoters and Developers Private Limited (5%), and (iv) M/S. Three C Builders Private Limited (40%).

- e. Copy of Master Data of Three C Homes Private Limited.
  - f. Copy of Master Data of Anushria Realtors Private Limited.
  - g. Copy of Master Data of Three C Universal Developers Private Limited.
  - h. Copy of Master Data of Dashmesh Promoters and Developers Private Limited.
  - i. Copy of Master Data of Three C Builders Private Limited.
- II. In my opinion, the aforesaid documents of title are valid evidence of right, title and interest. **I do not find anything adverse which prevent the title holders of the scheduled premise from registration in RERA** since the flow of title and interest of the scheduled premise in the name of Three C Homes Private Limited, Special Purpose Company (SPC) of (i) M/S. Anushria Realtors Private Limited (50%), (ii) M/S. Three C Universal Developers Private Limited (5%), (iii) M/S. Dashmesh Promoters and Developers Private Limited (5%), and (iv) M/S. Three C Builders Private Limited (40%) **is non-encumbered, absolute, and clear.**
- III. Further, I have examined the documents in details, taking into account the other Revenue factors. I do not find anything adverse which prevent the title holders of the scheduled premise from RERA registration.
- IV. It is to be confirmed that the title document which were herein provided and produced were executed, stamped and registered in accordance with the law. They have the effect of conveying lawful title in favour of Three C Homes Private Limited, Special Purpose Company (SPC) of (i) M/S. Anushria Realtors Private Limited (50%), (ii) M/S. Three C Universal Developers Private Limited (5%), (iii) M/S. Dashmesh Promoters and Developers Private Limited (5%), and (iv) M/S. Three C Builders Private Limited (40%).

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- V. It is further certified that the scheduled premise is not subject matter of any attachment or any process of court nor or they or any of them is the subject matter of any litigation pending before any court of law.

Yours truly,

FOR SAMANVAYA LAW & PARTNERS

**Shikhar Garg**

Digitally signed by Shikhar Garg  
Date: 2025.02.19 14:15:33  
+05'30'

**SHIKHAR GARG**

[Advocate]

Dated: 19.02.2025

For Samanvaya Law & Partners

Partner