



ANUJ KUMAR SHARMA
ADVOCATE
Registration No.6503/2008

Chamber No. 81
Tehsil Compound Ghaziabad
Mob. No. 9810963670

NON- ENCUMBRANCE CERTIFICATE

1. Description of Property:

The Freehold Land situated at Group Housing Plot No. GH-10 admeasuring 53,939.49 Square Meters falling in the developed Cherrywood Enclave, Sector-8, Wave City, situated on NH-24, near Ghaziabad, Tehsil Dadri, Distt. Gautam Buddha Nagar Uttar Pradesh was purchased by Themecounty Private Limited ("Company"). (Hereinafter referred as "Said Land").

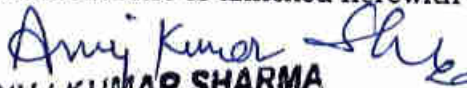
That, the Conveyance Deed Dated 12.12.2024 of the said property has been registered in the office of Sub-Registrar Dadri, Gautam Buddha Nagar, Uttar Pradesh, vide document No. 66411, Book No. 1, Volume No. 29760, Page No. 155 to 214, Dated - 12.12.2024, by Uppal Chadha Hi-Tech Developers Private Limited as "Seller", in favour of Themecounty Private Limited as "Purchaser", having its Registered office at 8th Floor, Plot No.-15, Sector 135, NOIDA, Uttar Pradesh, PIN-201305.

2. Search in the Office of Sub-Registrar, Dadri, Gautam Buddha Nagar, Uttar Pradesh:

An inspection was carried out vide application nos. 2202514900357 dated-22.04.2025, in the office of Sub-Registrar, Dadri, Gautam Buddha Nagar, Uttar Pradesh, the followings facts were revealed:

- (i) As per 'Non-Encumbrance Certificate' bearing Nos. 22025149000322, dated 23.04.2025 issued by the Sub-Registrar, Dadri, Gautam Buddha Nagar, Uttar Pradesh, no mortgage found in respect of above-mentioned land and the copy of the same was obtained and annexed herewith as **Annexure-1**.

Receipt, in original, dated 22.04.2025 is annexed herewith as "**Annexure-2**".


ANUJ KUMAR SHARMA
ADVOCATE
CHNO.81 TEHSIL COMPOUND 626

- (ii) After Inspection, as per the records available at the office of Sub Registrar, Dadri, Gautam Buddha Nagar, Uttar Pradesh it is hereby certified that, said property is free from all encumbrances.

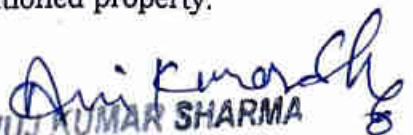
Inspection Receipt No. 2025149037757 dated-23.04.2025 is annexed herewith as "Annexure-3".

3. **Observation:**

In view of the above, we conclude as under:

- (i) As per Non- Encumbrance Certificate bearing No. 22025149000322, dated 23.04.2025 issued by the Sub-Registrar, Dadri, Gautam Buddha Nagar, Uttar Pradesh, no mortgage found in respect of above-mentioned property.

Dated: 24.04.2025


ANUJ KUMAR SHARMA
ADVOCATE
CH NO. 81, TEHSIL COMPOUND GZB
(Anuj Kumar Sharma Adv.)

कार्यालय उपनिबन्धक दादरी दादरी जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202514900357

प्रमाण संख्या :22025149000322

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

श्री- अनुज कुमार शर्मा अधिवक्ता पुत्र- आनंद स्वरूप शर्मा तहसील दादरी 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 - वेव सिटी उप्पल चढढा हाईटेक सिटी, वार्ड/परगना- दादरी, आवासीय- थीम काउंटी प्राइवेट लिमिटेड, प्लॉट नंबर चेरीवुड एन्क्लेव सैक्टर 8 वेवसिटी तहसील दादरी छेत्रफल 53939.49 वर्ग मीटर , प्लॉट नंबर जीएच १०

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 22/04/2013 से दिनांक 22/04/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :23-04-2025

- 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 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।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: लोकेश गुप्ता।
मिलान करने वाले निबन्धन लिपिक : उमेश मोहन ।

VIKAS
GAUTAM

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उपनिबन्धक दादरी
गौतम बुद्ध नगर

प्रिंट करें

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: दादरी, गौतम बुद्ध नगर

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202514900357
आवेदक का नाम	अनूज कुमार शर्मा
आवेदक का पता	केएफ ११८ कविनगर गाजियाबाद
आवेदन तिथि	22-04-2025
भुगतान तिथि	22-04-2025
चालान संख्या	NIB250346323
मोबाइल	9810963670
धनराशि रु०	150 /-

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक दादरी

डॉम संख्या 2025149037757

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 23/04/2025

प्रस्तुतकर्ता या प्रार्थी का नाम अन्ज कुमार शर्मा एड

लेख का प्रकार: मुआवजा 2013 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिवरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुक़्तार के अधिप्राप्ति करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. वार्षिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

23/04/2025

दिनांक जब लेख प्रतिनिधि या तलाश

23/04/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक
दादरी गौतम बुद्ध नगर

Sanjeev Gupta

ADVOCATE

Office: 198, Patiala House Court, New Delhi- 110001

211-A (Ground Floor), Shastri Nagar, Geeta Colony, Delhi-110031

Mob. No. 9811154597, 9667560775, Office No.9818533277

E-mail: advsgupta73@gmail.com

Ref. No.

Date:05/04/2025

To,

M/S Themecounty Pvt. Ltd

8th Floor, County Space, Plot No.15

Sector-135, Noida (U.P).

Subject: CERTIFICATE OF NON ENCUMBRANCE ON THE TITLE TO THE PROPERTY, A Group Housing Plot No. GH-10, area measuring 53,939.49 Sq. Mtrs. Situated at Sector Cherry Wood Enclave, Sector-8, Wave City, NH-24, near Ghaziabad, Tehsil Dadri, Distt.Gautam Budh Nagar (U.P) OF M/S Themecounty Pvt. Ltd.

Dear Sir/Madam,

1. Description and Area of the property. Specific number(s) and address of property along with boundaries and measurements.

A Group Housing Plot No. GH-10, area measuring 53,939.49 Sq. Mtrs. (area measuring 420.90 Sq.Meters, out of Khasra No. 342, area measuring 2748.61 Sq.Meters, out of Khasra No. 343, area measuring 19770 Sq.Meters, out of Khasra No. 344, area measuring 6066.80 Sq.Meters, out of Khasra No. 345, area measuring 552.60 Sq.Meters, out of Khasra No. 346, area measuring 103.16 Sq.Meters, out of Khasra No. 347, area measuring 21704.82 Sq.Meters, out of Khasra No. 348, area measuring 124.55 Sq.Meters, out of Khasra No. 200, area measuring 23.80 Sq.Meters, out of Khasra No.225, area measuring 7.61 Sq.Meters, out of Khasra No.226 & area measuring 2416.65 Sq.Meters, out of Khasra No.227), of Village Duryai & Kachera, Situated at Sector Cherry Wood Enclave, Sector-8, Wave City, NH-24, near Ghaziabad, Tehsil Dadri, Distt.Gautam Budh Nagar (U.P) ("Scheduled land") and which is bounded as under:-

East : 56 Meter wide Road (Proposed)

West : 62 Meter wide Road

North : Other Plot

South : 46 Meter wide Road (Proposed)



भाग 2

प्रस्तुतकर्ता अधवा प्राप्ति द्वारा रखा जाने वाला

उपनिबन्धक टाटरी

नौतम बूढ़ नगर

कल संख्या: 2025140032341

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 05/04/2025

प्रस्तुतकर्ता या प्राप्ति का नाम संजिव गुला एड

लेख का प्रकार: मुलाजना 2011 वर्ष से 2025 वर्ष तक

प्रतिफल की अवधि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधित्व शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दामर के अधिप्राप्ति करण लिए शुल्क
5. कमीशन शुल्क
6. विनिध
7. याचिक भत्ता

100

1 से 6 तक का योग

शुल्क कसूल करने का दिनांक

05/04/2025

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के मुताबिक

संजिव गुला

नौतम बूढ़ नगर



4 5 2025 11:06 AM

2.	Nature of Property (whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference & date of conversion order from the competent authority should also be mentioned. Property in question is Non-Agriculture.
3.	Name of the Owner and status, whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the mortgagor is Partner/ Director/ Trustee. Status of the Present Owner of the said Property is in Company ownership i.e. M/S Themecounty Pvt. Ltd.
4.	Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the present owner has sufficient capacity to contract. Precautionary steps to be taken. There is no minor interest in the said property, because property in question is/are owned by M/S Themecounty Pvt. Ltd. Further, lunatic or un-discharged insolvent is not involved.
5.	Whether the property is Freehold or Leasehold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained. Property in question is Freehold. Urban Land Ceiling Act does not apply.
6.	Source of Property i.e., Self-acquired or Ancestral. If Ancestral then mode of succession and whether original Will/ Probate is available. Self-acquired.
7.	Whether the present owner is Co-Owner/ Joint Owner and /or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement. N/A
8.	Whether the present owner is in exclusive possession of the property or it is leased/ rented out to third party. Yes, Present owner is/are in exclusive possession of the property as per available records with Tehsil/Sub-Registrar office and Regd. Sale Deed dated 12/12/2024.
9.	Whether the advocate has personally visited the Sub Registrar/ Revenue/ Municipal office and examined the records. I have inspected the available records of the Sub Registrar, Dadri with respect to the property in question for the period of Last 14 preceding years i.e. 2011-2025 (Receipt Enclosed). I could not find out any registered



	mortgage, charge, lien, encumbrance on the aforesaid Property. My report is based on the documents provided by the present owner & records made available to me at the time of my inspection at the Office of the Sub Registrar, Dadri. Receipt No. 2025149032341, dated 05/04/2025 of Sub Registrar-Dadri (2011 to 2025).
10.	Details of documents examined/ scrutinized (This should be in chronological order with serial numbers, type/ nature of document, date of execution, parties, date of registration details including the details of revenue/ society records etc). As per Annexure-B
12.	Tracing of chain of title in favour of the present owner starting from the earliest document available. The nature of document/ Deed conveying the title should be mentioned with description of parties along with the type of right it creates. As per Annexure-A
13.	Whether there is any doubt/ suspicion about the genuineness of the original documents. If yes, then specify. No
14.	The final Certificate of the Advocate confirming that the title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable. I certify that M/S Themecounty Pvt. Ltd is/are recorded owners of the said property/ies and he/she/they has/have valid, clear unassailable and marketable title in the property/s shown above.
15.	Comments on enforceability of property under SARFAESI Act, 2002. YES, THE SUBJECT PROPERTY IS ENFORCEABLE UNDER SARFAESI ACT-2002.

Final Conclusion: In my Opinion, the aforesaid documents of the title are valid evidence of right, title and interest. I don't find any adverse which prevent the title holders of the scheduled land from Registration in RERA, since flow of title and interest of the scheduled premise in the name of M/S Themecounty Pvt. Ltd in non-encumbered, absolute and clear.

Further, 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 M/S Themecounty Pvt. Ltd.

DATE: 05/04/2025

PLACE: Delhi

(Sanjeev Gupta)
Advocate



Chain of Title (Annexure-A)

Detail of Khasra No. 200

The Property in question of A Piece of land, **area measuring 0.156 Hectare i.e., 1560 Sq. Mtrs.**, Out of Khata No. 75, Khasra No. 200, Situated at Village Kachera Barsabad, Pargana & Tehsil Dadri, Distt. Gautam Budh Nagar (UP) was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Gajraj S/o Mr. Ho Ram through Regd. Sale Deed on 18/01/2011, duly Regd. as Document No. 1036, entered in Addl.Book No.1, Vol. No. 3133, on Pages 15/28 & Regd. on 18/01/2011 with the office of S.R-Dadri.

Detail of Khasra No. 225 & 226

The Property in question of A Piece of land, **area measuring 0.175 Hectare i.e., 1750 Sq. Mtrs.**, Out of Khasra No. 225, area measuring 0.1680 Hectare i.e., 1680 Sq. Mtrs., and Khasra No. 226, area measuring 0.007 Hectare i.e., 70 Sq. Mtrs., Situated at Village Kachera Barsabad, Pargana & Tehsil Dadri, Distt. Gautam Budh Nagar (UP) was originally Belongs to Ghaziabad Development Authority for Developed Hi-Tech Integrate Township Scheme as per Khasra/Khatoni for the year 1427-1432.

Thereafter, Ghaziabad Development Authority had executed Regd. Lease Deed for the above said land in the name of **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** on 16/07/2011, duly Regd. as Document No. 11545, entered in Addl.Book No.1, Vol. No. 3607, on Pages 1/40 & Regd. on 16/07/2011 with the office of S.R-Dadri (UP).

Detail of Khasra No. 227

The Property in question of A Piece of land, **area measuring 0.342 Hectare i.e., 3420 Sq. Mtrs.**, Out of Khata No. 138, Khasra No. 227, Situated at Village Kachera Barsabad, Pargana & Tehsil Dadri, Distt. Gautam Budh Nagar (UP) was originally purchased by **M/S Crux Promoters & Developers Pvt. Ltd.** from Mr. Sukhpal S/o Lt. Mr. Dalchand through Regd. Sale Deed on 30/05/2006, duly Regd. as Document No. 6978, entered in Addl.Book No.1, Vol. No. 7707, on Pages 160/167 & Regd. on 30/05/2006 with the office of S.R-Dadri.



Further, As per of Court Order of Delhi High Court of Delhi at New Delhi under Co.Pet No.47/2014 (Under Sections of 391 to 394 of the Companies Act, 1956), **M/S Crux Promoters & Developers Pvt. Ltd merged with M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd**, passed by Hon'ble Mr.Justice Sanjeev Sachdeva dated 05/05/2014.

Detail of Khasra No. 342

The Property in question of Land, **area measuring 0.3240 Hectares i.e.3240 Sq. Meters**, out of Khasra No.342, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Sh. Durgesh S/o Sh. Kehar Singh through Regd. Sale Deed on 20/08/2009, duly Regd. as Document No.9715, entered in Addl. Bahi No.1, Jild No.2256, on Pages 97/130 & Regd. on 20/08/2009, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

Detail of Khasra No. 343

The Property in question of land, **area measuring 0.46033 Hectare i.e., 4603.3 Sq. Mtrs.**, Out of Khasra No. 343, Situated at Village Duryai, Pargana & Tehsil Dadri, Distt. Gautam Budh Nagar (UP) was originally Purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Jitendraveer S/o Mr. Tikam through Regd. Sale Deed on 13/11/2007, duly Regd. as Document No. 935, entered in Addl.Book No.1, Vol. No. 14438, on Pages 353/426 & Regd. on 13/11/2007 with the office of S.R-Dadri.

Thereafter, M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. had mutated the above said land in his own name in the revenue record as per Khasra/Khatoni for the year 1429-1434.

Detail of Khasra No. 344

The Property in question of Land, area measuring **0.6600 Hectares i.e.6600 Sq. Meters**, Out of Khata No. 125, Khasra No.344Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Dharamvir S/o Mr. Balle through Regd. Sale Deed on 26/10/2009, duly Regd. as Document No.12041, entered in Addl. Bahi No.1, Jild No.2343, on Pages 77/96 & Regd. on 26/10/2009, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).



The Property in question of Land, area measuring **0.1217 Hectares i.e.1217 Sq. Meters**, Out of Total area measuring 3270 Sq. Mtrs., Out of Khata No. 200, Khasra No.344Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Madanpal S/o Mr. Narayan Singh through Regd. Sale Deed on 08/12/2022, duly Regd. as Document No.42536, entered in Addl. Bahi No.1, Jild No.22350, on Pages 239/258 & Regd. on 08/12/2022, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

The Property in question of Land, area measuring **0.0745 Hectares i.e. 745 Sq. Meters**, Out of Total area measuring 3270 Sq. Mtrs., Out of Khata No. 200, Khasra No.344Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Yogendra S/o Mr. Narayan through Regd. Sale Deed on 24/01/2023, duly Regd. as Document No.2993, entered in Addl. Bahi No.1, Jild No.22719, on Pages 341/360 & Regd. on 24/01/2023, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

The Property in question of Land, area measuring **0.0890 Hectares i.e.890 Sq. Meters**, Out of Total area measuring 3270 Sq. Mtrs., Out of Khata No. 200, Khasra No.344Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Nikki Choudhary S/o Mr. Jagbir Choudhary through Regd. Sale Deed on 24/01/2023, duly Regd. as Document No.2995, entered in Addl. Bahi No.1, Jild No.22719, on Pages 383/402 & Regd. on 24/01/2023, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

The Property in question of Agricultural Land, area measuring **0.3490 Hectares i.e. 3490 Sq. Meters**, Out of Khata No. 60, Khasra No.344Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Gajraj Singh S/o Mr. Nathuwa through Regd. Sale Deed on 23/05/2023, duly Regd. as Document No.19202, entered in Addl. Bahi No.1, Jild No.23636, on Pages 183/202 & Regd. on 23/05/2023, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).



The Property in question of Land, area measuring **0.0585 Hectares i.e. 585 Sq. Meters**, Out of Khata No. 200, Khasra No.344Min, area measuring **0.0418 Hectare i.e., 418 Sq. Mtrs.**, and Khata No. 332, Khasra No. 261, area measuring 0.0167 Hectare i.e., 167 Sq. Mtrs., Total land area measuring 585 Sq. Mtrs., Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mrs. Santosh Devi W/o Mr. Satbir Singh through Regd. Sale Deed on 18/09/2023, duly Regd. as Document No.37665, entered in Addl. Bahi No.1, Jild No.24718, on Pages 21/40 & Regd. on 18/09/2023, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

The Property in question of Land, **area measuring 0.6192 Hectare i.e., 6192 Sq. Mtrs.** Out of total area measuring **0.6610 Hectares i.e. 6610 Sq. Meters**, Out of Khata No. 12, Khasra No.344Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Albel Singh S/o Mr. Ballu Urf Balle Singh through Regd. Sale Deed on 02/02/2024, duly Regd. as Document No.6187, entered in Addl. Bahi No.1, Jild No.26251, on Pages 77/96 & Regd. on 02/02/2024, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

The Property in question of Land, area measuring **0.0418 Hectares i.e.418 Sq. Meters**, Out of total area measuring 0.6610 Hectares i.e. 6610 Sq. Meters, Out of Khata No. 12, Khasra No.344Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally Belongs to **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** through Regd. Exchange Deed on 02/02/2024, duly Regd. as Document No.6186, entered in Addl. Bahi No.1, Jild No.26251, on Pages 57/76 & Regd. on 02/02/2024, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

Thereafter, M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. got mutated the above said land in his own name in the revenue record as per Khasra/Khatoni for the year 1429-1434.

On the basis of above said facts, **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. is an absolute owner of the above said land, area measuring 19970 Sq. Mtrs.**, Out of Khasra No. 344Min, Situated at Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.).



Detail of Khasra No. 345

The Property in question of Land, **area measuring 0.2936 Hectares i.e. 2936 Sq. Meters** 1/5th share of total area measuring 1.4680 Hectare i.e., 14680 Sq. Mtrs., Out of Khata No. 209, Khasra No.345, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Teach Developers Pvt. Ltd.** from Mr. Rampal S/o Mr. Mehar Chand through Regd. Sale Deed on 01/09/2009, duly Regd. as Document No.10376, entered in Addl. Bahi No.1, Jild No.2273, on Pages 275/308 & Regd. on 01/09/2009, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

The Property in question of Land, **area measuring 0.7918 Hectares i.e. 7918 Sq. Meters**, Out of total area measuring 1.4680 Hectare i.e., 14680 Sq. Mtrs., Out of Khata No. 209, Khasra No.345, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Teach Developers Pvt. Ltd.** from Mr. Rampal S/o Mr. Mehar Chand through Regd. Sale Deed on 20/10/2010, duly Regd. as Document No.11914, entered in Addl. Bahi No.1, Jild No.2963, on Pages 195/206 & Regd. on 20/10/2010, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

On the basis of above said facts, **M/S Uppal Chadha Hi-Teach Developers Pvt. Ltd. is an absolute owner of the above said land area measuring 10854 Sq. Mts.**, Situated at Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.).

Thereafter, Ghaziabad Development Authority (GDA) had executed Regd. Lease Deed for Khasra No. 343 & 354, in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 28/12/2015, duly Regd. as Document No. 23798, entered in Addl.Book No.1, Vol. No. 8990, on Pages 313/330 & Regd. on 28/12/2015 with the office of S.R-Dadri (UP).

Detail of Khasra No. 346 & 347

The Property in question of A Piece of Land, **area measuring 0.103 Hectare i.e., 1030 Sq. Mtrs.**, Out of Khasra No. 346, area measuring 0.072 Hectare i.e., 720 Sq. Mtrs., and Khasra No. 347, area measuring 0.031 Hectare i.e., 310 Sq. Mtrs., total area measuring 0.103 Hectare i.e., 1030 Sq. Mtrs., Situated at Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.) was originally belongs to **Ghaziabad Development Authority for Developed Hi-Tech Integrate Township Scheme** as per Khasra/Khatoni.



Thereafter, Ghaziabad Development Authority (GDA) had executed Regd. Lease Deed for land **area measuring 1030 Sq. Mtrs.**, Out of Khasra No. 346, area measuring 0.072 Hectare i.e., 720 Sq. Mtrs., and Khasra No. 347, area measuring 0.031 Hectare i.e., 310 Sq. Mtrs., total area measuring 0.103 Hectare i.e., 1030 Sq. Mtrs., Situated at Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.) in the name of **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** on 19/08/2010, duly Regd. as Document No. 9987, entered in Addl. Book No.1, Vol. No. 2881, on Pages 175/194 & Regd. on 19/08/2010 with the office of S.R-Dadri (UP).

Detail of Khasra No. 348

The Property in question of Land, **area measuring 0.2846 Hectare i.e., 2846 Sq. Mtrs., 1/5th Share** of total area measuring 1.423 Hectare i.e., 14230 Sq. Mtrs., Out of Khasra No.348 Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Ravindra Kumar S/o Mr. Jai Prakash through Regd. Sale Deed on 03/10/2007, duly Regd. as Document No.13482, entered in Addl. Bahi No.1, Jild No.886, on Pages 93/142 & Regd. on 03/10/2007, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

The Property in question of Land, **area measuring 0.5692 Hectare i.e., 5692 Sq. Mtrs., 2/5th Share** of total area measuring 1.423 Hectare i.e., 14230 Sq. Mtrs., Out of Khasra No.348 Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Jitendra Kumar & Mr. Satendra Kumar S/o Mr. Jai Prakash through Regd. Sale Deed on 29/07/2009, duly Regd. as Document No.8934, entered in Addl. Bahi No.1, Jild No.2223, on Pages 293/304 & Regd. on 29/07/2009, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

The Property in question of Land, **area measuring 0.2846 Hectare i.e., 2846 Sq. Mtrs., 1/5th Share** of total area measuring 1.423 Hectare i.e., 14230 Sq. Mtrs., Out of Khasra No.348 Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Pramod Kumar S/o Mr. Jai Prakash through Regd. Sale Deed on 02/08/2010, duly Regd. as Document No.9486, entered in Addl. Bahi No.1, Jild No.2859, on Pages 387/400 & Regd. on 02/08/2010, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).



The Property in question of Land, **area measuring 1.3260 Hectare i.e., 13260 Sq. Mtrs.**, Out of Khata No. 205, Khasra No.348 Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Ravindra Choudhary S/o Mr. Jai Prakash through Regd. Sale Deed on 02/08/2010, duly Regd. as Document No.9487, entered in Addl. Bahi No.1, Jild No.2860, on Pages 1/14 & Regd. on 02/08/2010, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

The Property in question of Land, **area measuring 0.2846 Hectare i.e., 2846 Sq. Mtrs.**, 1/5th Share of total area measuring 1.423 Hectare i.e., 14230 Sq. Mtrs., Out of Khasra No.348 Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); was originally purchased by **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** from Mr. Anil Kumar S/o Mr. Jai Prakash through Regd. Sale Deed on 02/08/2010, duly Regd. as Document No.9488, entered in Addl. Bahi No.1, Jild No.2860, on Pages 15/28 & Regd. on 02/08/2010, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

On the basis of above said facts, M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. is an absolute owner of the above said land, area measuring 27490 Sq. Mtrs., Out of Khasra No. 348 Min, Situated at Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.).

Thereafter, M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. is an absolute owner of the above said land area measuring 73710 Sq. Mtrs., Out of Khasra No. 200, 225, 226, 227, 342 TO 348, Situated at Village Duryai, Kachera, Pargana & Tehsil Dadri, Gautam Budh Nagar (UP).

Thereafter, A Development Agreements dated 09/10/2024 and Revised Memorandum of Understanding dated 17/02/2010 have been signed between Ghaziabad Development Authority and the M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. accordingly submitted the Detailed Project Report and Subsequently revised Detailed Project Report dated 21/09/2010 (Hereinafter collectively referred to as DPR) before GDA for approval.



Thereafter, DPR for the entire Hi-Tech Township submitted by the M/s Uppal Chadha was approved by the GDA, comprising of Approx. 4196 Acres of Land (DPR Land), Further the detailed Layout Plan of the DPR Land was approved by GDA and in Pursuance to which a revised Development Agreement dated 09/10/2023 was signed between GDA and the M/S Uppal Chadha in terms of the Hi-Tech Township Policy of the Uttar Pradesh Government.

Thereafter, M/S Uppal Chadha Hi-Tech Developers Private Limited had developed various Residential Units/Villas under the Name & Style "WAVE CITY", Situated in the Layout Plan of Gherrywood Enclave, Sector-8, Wave City NH-24, Ghaziabad (U.P.), after getting Sanctioned Building Plan from Competent Authority vide No. 1503/M.P/2024-25/Zone-5, on 10/10/2024.

Thereafter, M/S Uppal Chadha Hi-Tech Developers Private Limited had executed Agreement to Sell for A Group Housing Plot No. GH-10, area measuring 53,939.49 Sq. Mtrs. (area measuring 420.90 Sq.Meters, out of Khasra No. 342, area measuring 2748.61 Sq.Meters, out of Khasra No. 343, area measuring 19770 Sq.Meters, out of Khasra No. 344, area measuring 6066.80 Sq.Meters, out of Khasra No. 345, area measuring 552.60 Sq.Meters, out of Khasra No. 346, area measuring 103.16 Sq.Meters, out of Khasra No. 347, area measuring 21704.82 Sq.Meters, out of Khasra No. 348, area measuring 124.55 Sq.Meters, out of Khasra No. 200, area measuring 23.80 Sq.Meters, out of Khasra No.225, area measuring 7.61 Sq.Meters, out of Khasra No.226 & area measuring 2416.65 Sq.Meters, out of Khasra No.227), of Village Duryai & Kachera, Situated at Sector Cherry Wood Enclave, Sector-8, Wave City, NH-24, near Ghaziabad, Tehsil Dadri, Distt.Gautam Budh Nagar (U.P) in the name of M/S Themecounty Pvt. Ltd. on 20/11/2024.

Thereafter, M/S Uppal Chadha Hi-Tech Developers Private Limited had executed Regd. Sale Deed for A Group Housing Plot No. GH-10, area measuring 53,939.49 Sq. Mtrs. (area measuring 420.90 Sq.Meters, out of Khasra No. 342, area measuring 2748.61 Sq.Meters, out of Khasra No. 343, area measuring 19770 Sq.Meters, out of Khasra No. 344, area measuring 6066.80 Sq.Meters, out of Khasra No. 345, area measuring 552.60 Sq.Meters, out of Khasra No. 346, area measuring 103.16 Sq.Meters, out of Khasra No. 347, area measuring 21704.82 Sq.Meters, out of Khasra No. 348, area measuring 124.55 Sq.Meters, out of Khasra No. 200, area measuring 23.80 Sq.Meters, out of Khasra No.225, area measuring 7.61 Sq.Meters, out of Khasra No.226 & area measuring 2416.65 Sq.Meters, out of Khasra No.227), of Village Duryai & Kachera, Situated at Sector Cherry Wood Enclave, Sector-8, Wave City, NH-24, near Ghaziabad, Tehsil Dadri, Distt.Gautam Budh Nagar (U.P) in the name of M/S Themecounty Pvt. Ltd. on 12/12/2024, duly Regd. as Document No. 66411, entered in Addl.Book no.1, Vol. No. 29760, on Pages 155/214 & Regd. on 12/12/2024 with the office of S.R-Dadri (UP).



On the basis of said facts, M/S Themecounty Pvt. Ltd is a absolute owner of A Group Housing Plot No. GH-10, area measuring 53,939.49 Sq. Mtrs. (area measuring 420.90 Sq.Meters, out of Khasra No. 342, area measuring 2748.61 Sq.Meters, out of Khasra No. 343, area measuring 19770 Sq.Meters, out of Khasra No. 344, area measuring 6066.80 Sq.Meters, out of Khasra No. 345, area measuring 552.60 Sq.Meters, out of Khasra No. 346, area measuring 103.16 Sq.Meters, out of Khasra No. 347, area measuring 21704.82 Sq.Meters, out of Khasra No. 348, area measuring 124.55 Sq.Meters, out of Khasra No. 200, area measuring 23.80 Sq.Meters, out of Khasra No.225, area measuring 7.61 Sq.Meters, out of Khasra No.226 & area measuring 2416.65 Sq.Meters, out of Khasra No.227), of Village Duryai & Kachera, Situated at Sector Cherry Wood Enclave, Sector-8, Wave City, NH-24, near Ghaziabad, Tehsil Dadri, Distt.Gautam Budh Nagar (U.P).



Annexure -B

Copy of Khasra No. 200

1. Copy of Regd. Sale Deed executed by Mr. Gajraj S/o Mr. Ho Ram, for area measuring 0.156 Hectare i.e., 1560 Sq. Mtrs., Out of Khata No. 75, Khasra No. 200, Situated at Village Kachera Barsabad, Pargana & Tehsil Dadri, Distt. Gautam Budh Nagar (UP) in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd on 18/01/2011, duly Regd. as Document No. 1036, entered in Addl.Book No.1, Vol. No. 3133, on Pages 15/28 & Regd. on 18/01/2011 with the office of S.R-Dadri.

Copy of Khasra No. 225 & 226

2. Copy of Regd. Lease Deed executed by Ghaziabad Development Authority in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 16/07/2011, duly Regd. as Document No. 11545, entered in Addl.Book No.1, Vol. No. 3607, on Pages 1/40 & Regd. on 16/07/2011 with the office of S.R-Dadri (UP).

Copy of Khasra No. 227

3. Copy of Regd. Sale Deed executed by Mr. Sukhpal S/o Lt. Mr. Dalchand for area measuring 0.342 Hectare i.e., 3420 Sq. Mtrs., Out of Khata No. 138, Khasra No. 227, Situated at Village Kachera Barsabad, Pargana & Tehsil Dadri, Distt. Gautam Budh Nagar (UP) in the name of M/S Crux Promoters & Developers Pvt. Ltd on 30/05/2006, duly Regd. as Document No. 6978, entered in Addl.Book No.1, Vol. No. 7707, on Pages 160/167 & Regd. on 30/05/2006 with the office of S.R-Dadri.
4. Copy of Court Order of Delhi High Court of Delhi at New Delhi under Co.Pet No.47/2014 (Under Sections of 391 to 394 of the Companies Act, 1956), **M/S Crux Promoters & Developers Pvt. Ltd merged with M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd**, passed by Hon'ble Mr.Justice Sanjeev Sachdeva dated 05/05/2014.



Copy of Khasra No. 342

5. Copy of Regd. Sale Deed executed by Sh. Durgesh S/o Sh. Kehar Singh for area measuring 0.3240 Hectares i.e. 3240 Sq. Meters, out of Khasra No. 342, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 20/08/2009, duly Regd. as Document No. 9715, entered in Addl. Bahi No. 1, Jild No. 2256, on Pages 97/130 & Regd. on 20/08/2009, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

Copy of Khasra No. 343

6. Copy of Regd. Sale Deed executed by Mr. Jitendraveer S/o Mr. Tikam, for area measuring 0.46033 Hectare i.e., 4603.3 Sq. Mtrs., Out of Khasra No. 343, Situated at Village Duryai, Pargana & Tehsil Dadri, Distt. Gautam Budh Nagar (UP) in the name of **M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.** on 13/11/2007, duly Regd. as Document No. 935, entered in Addl. Book No. 1, Vol. No. 14438, on Pages 353/426 & Regd. on 13/11/2007 with the office of S.R-Dadri.

Copy of Khasra No. 344

7. Copy of Regd. Sale Deed executed by Mr. Dharamvir S/o Mr. Balle for land area measuring **0.6600 Hectares i.e. 6600 Sq. Meters**, Out of Khata No. 125, Khasra No. 344 Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 26/10/2009, duly Regd. as Document No. 12041, entered in Addl. Bahi No. 1, Jild No. 2343, on Pages 77/96 & Regd. on 26/10/2009, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).
8. Copy of Regd. Sale Deed executed by Mr. Madanpal S/o Mr. Narayan Singh for area measuring **0.1217 Hectares i.e. 1217 Sq. Meters**, Out of Total area measuring 3270 Sq. Mtrs., Out of Khata No. 200, Khasra No. 344 Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 08/12/2022, duly Regd. as Document No. 42536, entered in Addl. Bahi No. 1, Jild No. 22350, on Pages 239/258 & Regd. on 08/12/2022, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).



9. Copy of Regd. Sale Deed executed by Mr. Yogendra S/o Mr. Narayan for area measuring **0.0745 Hectares i.e. 745 Sq. Meters**, Out of Total area measuring 3270 Sq. Mtrs., Out of Khata No. 200, Khasra No.344Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 24/01/2023, duly Regd. as Document No.2993, entered in Addl. Bahi No.1, Jild No.22719, on Pages 341/360 & Regd. on 24/01/2023, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).
10. Copy of Regd. Sale Deed executed by Mr. Nikki Choudhary S/o Mr. Jagbir Choudhary for area measuring **0.0890 Hectares i.e.890 Sq. Meters**, Out of Total area measuring 3270 Sq. Mtrs., Out of Khata No. 200, Khasra No.344Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 24/01/2023, duly Regd. as Document No.2995, entered in Addl. Bahi No.1, Jild No.22719, on Pages 383/402 & Regd. on 24/01/2023, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).
11. Copy of Regd. Sale Deed executed by Mr. Gajraj Singh S/o Mr. Nathuwa for area measuring **0.3490 Hectares i.e. 3490 Sq. Meters**, Out of Khata No. 60, Khasra No.344Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 23/05/2023, duly Regd. as Document No.19202, entered in Addl. Bahi No.1, Jild No.23636, on Pages 183/202 & Regd. on 23/05/2023, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).
12. Copy of Regd. Sale Deed executed by Mrs. Santosh Devi W/o Mr. Satbir Singh for area measuring **0.0585 Hectares i.e. 585 Sq. Meters**, **Out of Khata No. 200, Khasra No.344Min, area measuring 0.0418 Hectare i.e., 418 Sq. Mtrs.**, and Khata No. 332, Khasra No. 261, area measuring 0.0167 Hectare i.e., 167 Sq. Mtrs., Total land area measuring 585 Sq. Mtrs., Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 18/09/2023, duly Regd. as Document No.37665, entered in Addl. Bahi No.1, Jild No.24718, on Pages 21/40 & Regd. on 18/09/2023, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).



13. Copy of Regd. Sale Deed executed by for area measuring 0.6192 Hectare i.e., 6192 Sq. Mtrs. Out of total area measuring 0.6610 Hectares i.e. 6610 Sq. Meters, Out of Khata No. 12, Khasra No.344Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. from Mr. Albel Singh S/o Mr. Ballu Urf Balle Singh Regd. Sale Deed on 02/02/2024, duly Regd. as Document No.6187, entered in Addl. Bahi No.1, Jild No.26251, on Pages 77/96 & Regd. on 02/02/2024, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).
14. Copy of Regd. Exchange Deed in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd for area measuring 0.0418 Hectares i.e.418 Sq. Meters, Out of total area measuring 0.6610 Hectares i.e. 6610 Sq. Meters, Out of Khata No. 12, Khasra No.344Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); on 02/02/2024, duly Regd. as Document No.6186, entered in Addl. Bahi No.1, Jild No.26251, on Pages 57/76 & Regd. on 02/02/2024, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).

Detail of Khasra No. 345

15. Copy of Regd. Sale Deed executed by Mr. Rampal S/o Mr. Mehar Chand for area measuring 0.2936 Hectares i.e.2936 Sq. Meters 1/5th share of total area measuring 1.4680 Hectare i.e., 14680 Sq. Mtrs., Out of Khata No. 209, Khasra No.345, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Teach Developers Pvt. Ltd on 01/09/2009, duly Regd. as Document No.10376, entered in Addl. Bahi No.1, Jild No.2273, on Pages 275/308 & Regd. on 01/09/2009, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).
16. Copy of Regd. Sale Deed executed by Mr. Rampal S/o Mr. Mehar Chand for area measuring 0.7918 Hectares i.e.7918 Sq. Meters, Out of total area measuring 1.4680 Hectare i.e., 14680 Sq. Mtrs., Out of Khata No. 209, Khasra No.345, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Teach Developers Pvt. Ltd. on 20/10/2010, duly Regd. as Document No.11914, entered in Addl. Bahi No.1, Jild No.2963, on Pages 195/206 & Regd. on 20/10/2010, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).



17. Copy of Regd. Lease Deed executed by Ghaziabad Development Authority (GDA) for Khasra No. 343 & 354, in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 28/12/2015, duly Regd. as Document No. 23798, entered in Addl. Book No.1, Vol. No. 8990, on Pages 313/330 & Regd. on 28/12/2015 with the office of S.R-Dadri (UP).

Detail of Khasra No. 346 & 347

18. Copy of Regd. Lease Deed executed by Ghaziabad Development Authority (GDA) for land area measuring 1030 Sq. Mtrs., Out of Khasra No. 346, area measuring 0.072 Hectare i.e., 720 Sq. Mtrs., and Khasra No. 347, area measuring 0.031 Hectare i.e., 310 Sq. Mtrs., total area measuring 0.103 Hectare i.e., 1030 Sq. Mtrs., Situated at Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.) in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 19/08/2010, duly Regd. as Document No. 9987, entered in Addl. Book No.1, Vol. No. 2881, on Pages 175/194 & Regd. on 19/08/2010 with the office of S.R-Dadri (UP).

Detail of Khasra No. 348

19. Copy of Regd. Sale Deed executed by Mr. Ravindra Kumar S/o Mr. Jai Prakash for area measuring 0.2846 Hectare i.e., 2846 Sq. Mtrs., 1/5th Share of total area measuring 1.423 Hectare i.e., 14230 Sq. Mtrs., Out of Khasra No.348 Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 03/10/2007, duly Regd. as Document No.13482, entered in Addl. Bahi No.1, Jild No.886, on Pages 93/142 & Regd. on 03/10/2007, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).
20. Copy of Regd. Sale Deed executed by Mr. Jitendra Kumar & Mr. Satendra Kumar S/o Mr. Jai Prakash , area measuring 0.5692 Hectare i.e., 5692 Sq. Mtrs., 2/5th Share of total area measuring 1.423 Hectare i.e., 14230 Sq. Mtrs., Out of Khasra No.348 Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 29/07/2009, duly Regd. as Document No.8934, entered in Addl. Bahi No.1, Jild No.2223, on Pages 293/304 & Regd. on 29/07/2009, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).



21. Copy of Regd. Sale Deed executed by Mr. Pramod Kumar S/o Mr. Jai Prakash for area measuring 0.2846 Hectare i.e., 2846 Sq. Mtrs., 1/5th Share of total area measuring 1.423 Hectare i.e., 14230 Sq. Mtrs., Out of Khasra No.348 Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd on 02/08/2010, duly Regd. as Document No.9486, entered in Addl. Bahi No.1, Jild No.2859, on Pages 387/400 & Regd. on 02/08/2010, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).
22. Copy of Regd. Sale Deed executed by Mr. Ravindra Choudhary S/o Mr. Jai Prakash, for area measuring 1.3260 Hectare i.e., 13260 Sq. Mtrs., Out of Khata No. 205, Khasra No.348 Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 02/08/2010, duly Regd. as Document No.9487, entered in Addl. Bahi No.1, Jild No.2860, on Pages 1/14 & Regd. on 02/08/2010, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).
23. Copy of Regd. Sale Deed executed by Mr. Anil Kumar S/o Mr. Jai Prakash, area measuring 0.2846 Hectare i.e., 2846 Sq. Mtrs., 1/5th Share of total area measuring 1.423 Hectare i.e., 14230 Sq. Mtrs., Out of Khasra No.348 Min, Situated in the Village Duryai, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P.); in the name of M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd. on 02/08/2010, duly Regd. as Document No.9488, entered in Addl. Bahi No.1, Jild No.2860, on Pages 15/28 & Regd. on 02/08/2010, with the office of Sub Registrar-Dadri, Gautam Budh Nagar (U.P.).
24. Copy of Agreement to Sell executed by M/S Uppal Chadha Hi-Tech Developers Private Limited for A Group Housing Plot No. GH-10, area measuring 53,939.49 Sq. Mtrs. (area measuring 420.90 Sq.Meters, out of Khasra No. 342, area measuring 2748.61 Sq.Meters, out of Khasra No. 343, area measuring 19770 Sq.Meters, out of Khasra No. 344, area measuring 6066.80 Sq.Meters, out of Khasra No. 345, area measuring 552.60 Sq.Meters, out of Khasra No. 346, area measuring 103.16 Sq.Meters, out of Khasra No. 347, area measuring 21704.82 Sq.Meters, out of Khasra No. 348, area measuring 124.55 Sq.Meters, out of Khasra No. 200, area measuring 23.80 Sq.Meters, out of Khasra No.225, area measuring 7.61 Sq.Meters, out of Khasra No.226 & area measuring 2416.65 Sq.Meters, out of Khasra No.227), of Village Duryai & Kachera, Situated at Sector Cherry Wood Enclave, Sector-8, Wave City, NH-24, near Ghaziabad, Tehsil Dadri, Distt.Gautam Budh Nagar (U.P) in the name of M/S Themecounty Pvt. Ltd. on 20/11/2024.



25. Copy of Regd. Sale Deed executed by M/S Uppal Chadha Hi-Tech Developers Private Limited for A Group Housing Plot No. GH-10, area measuring 53,939.49 Sq. Mtrs. (area measuring 420.90 Sq.Meters, out of Khasra No. 342, area measuring 2748.61 Sq.Meters, out of Khasra No. 343, area measuring 19770 Sq.Meters, out of Khasra No. 344, area measuring 6066.80 Sq.Meters, out of Khasra No. 345, area measuring 552.60 Sq.Meters, out of Khasra No. 346, area measuring 103.16 Sq.Meters, out of Khasra No. 347, area measuring 21704.82 Sq.Meters, out of Khasra No. 348, area measuring 124.55 Sq.Meters, out of Khasra No. 200, area measuring 23.80 Sq.Meters, out of Khasra No.225, area measuring 7.61 Sq.Meters, out of Khasra No.226 & area measuring 2416.65 Sq.Meters, out of Khasra No.227), of Village Duryai & Kachera, Situated at Sector Cherry Wood Enclave, Sector-8, Wave City, NH-24, near Ghaziabad, Tehsil Dadri, Distt.Gautam Budh Nagar (U.P) in favour of M/S Themecounty Pvt. Ltd. on 12/12/2024, duly Regd. as Document No. 66411, entered in Addl.Book no.1, Vol. No. 29760, on Pages 155/214 & Regd. on 12/12/2024 with the office of S.R-Dadri (UP).

