



SDR NIRMAMAN PRIVATE LIMITED

PROPERTY RESEARCH & ANALYSIS

Property Research Report

SAMPLE REPORT — FOR ILLUSTRATION PURPOSES ONLY

Property:	Sample Residential Plot, Sector 150, Noida, Uttar Pradesh
Report Type:	Comprehensive Diligence Package
Prepared For:	Demo Client (Sample Output)
Report Date:	20 July 2026
Report ID:	SDR-DEMO-000123

This sample illustrates the structure & depth of an SDR Nirmman research report.
Actual property data, coordinates and case findings are excluded from this demo.

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Executive Summary

This section provides a consolidated overview of the research findings for the subject property. It summarizes the title status, zoning classification, and overall risk rating established after cross-referencing sub-registrar indexes, municipal records, and GIS boundary data. The figures and names shown below are illustrative sample values only.

Property Overview

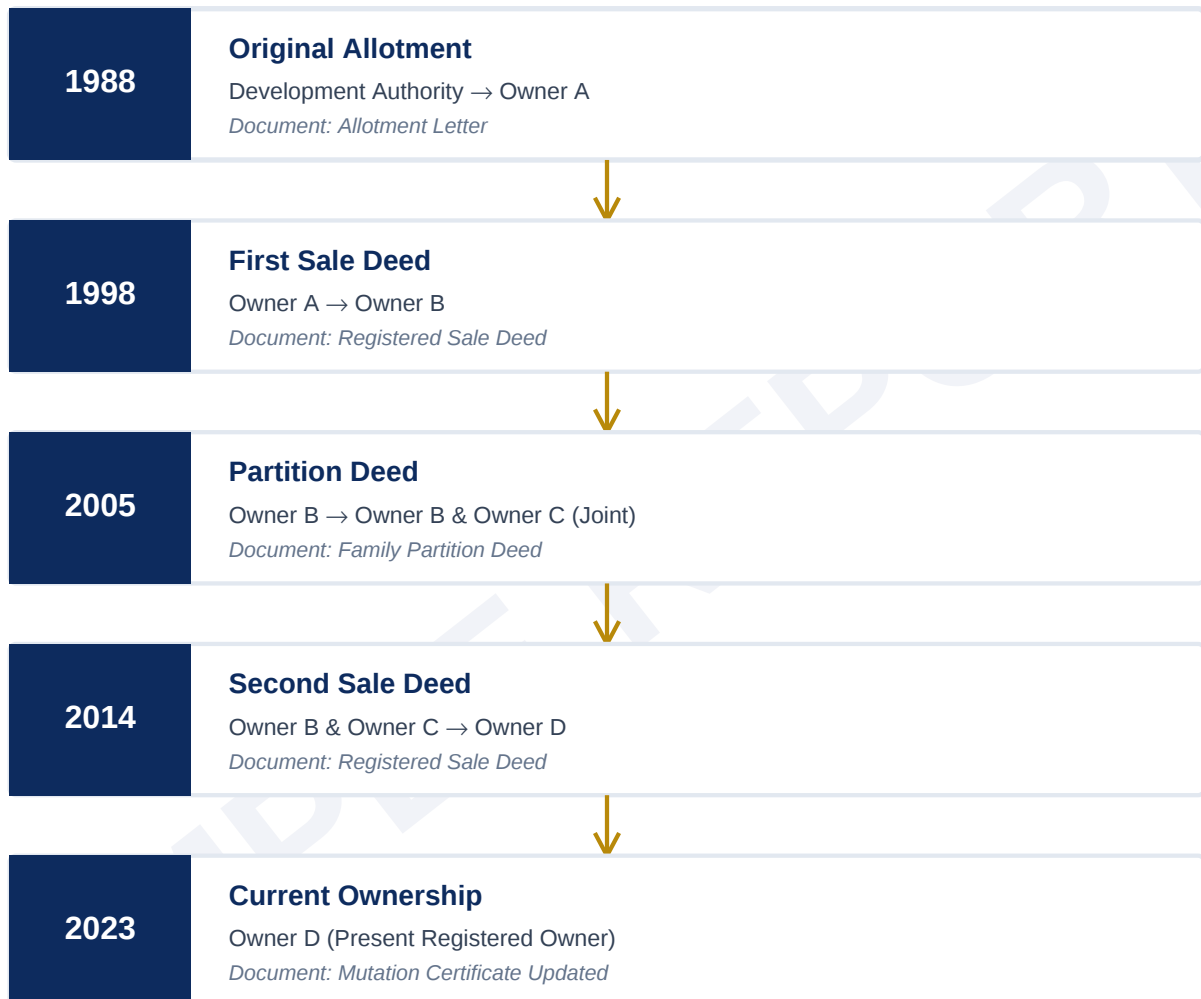
Field	Details
Property Type	Residential Plot (Freehold)
Location	Sector 150, Noida, Gautam Buddh Nagar, UP
Plot Area	1,800 sq. ft. (167.2 sq. m.) — sample value
Registered Owner	Owner name masked in sample
RERA Status	Registered — Compliance Verified (sample)
Overall Risk Rating	LOW RISK (sample rating)

What This Report Includes

- Title Lineage Flowchart tracing ownership handovers
- Registry & Court Case Logs from sub-registrar and court databases
- GIS Coordinates & Zoning Verification with boundary analysis
- Consolidated Risk Summary with a plain-language recommendation

Title Lineage Flowchart

Simple visual tracking of property handovers across historical owners. Sample chain shown below spans five illustrative transactions; actual reports trace back 15–45 years depending on the selected advisory plan.





Registry & Court Case Logs

Official registration records, stamp-duty paid certificates, and litigation history logs compiled from sub-registrar and court databases.

Registration Document Log

Document Type	Registration No.	Date	Status
Sale Deed	UP-NOI-2014-88231	14-Mar-2014	Verified
Mutation Certificate	MUT/2014/4471	02-Jun-2014	Verified
Encumbrance Certificate	EC/2024/00981	10-Jan-2024	Clear (Nil Encumbrance)
Stamp Duty Receipt	SD-2014-77120	14-Mar-2014	Paid in Full

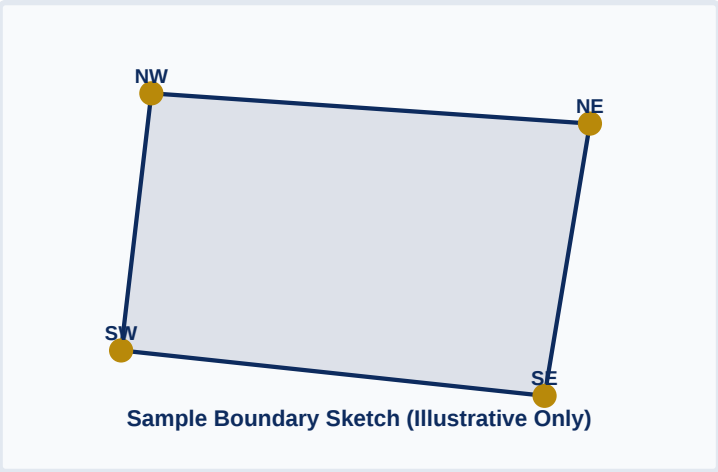
Court Case Database Search

Court / Database	Search Basis	Result
District Court, Gautam Buddh Nagar	Owner Name + Khasra No.	No Pending Case Found
Allahabad High Court	Owner Name + Property Address	No Pending Case Found
National Company Law Tribunal (NCLT)	Registered Owner Search	Not Applicable

Key Benefit: Ensures the seller holds unencumbered title and full legal authority to sell before you commit deposit money.

GIS Coordinates & Zoning Verification

Precision boundary analysis showing encroachment margins, overlaps, and easement restrictions, cross-verified against sub-registrar GIS maps and physical survey readings.



Corner	Latitude	Longitude
NW	28.4817° N	77.5046° E
NE	28.4818° N	77.5062° E
SE	28.4805° N	77.5061° E
SW	28.4804° N	77.5047° E

Zoning Classification

Parameter	Status
Zoning Category	Residential (R-2)
FSI / FAR Permitted	1.75 (sample)
Master Plan Conformity	Conforms to Noida Master Plan 2031
Boundary Encroachment Check	No encroachment detected (sample)



Consolidated Risk Summary

Title & Ownership Risk	LOW
Litigation / Court Case Risk	LOW
Boundary & Encroachment Risk	LOW
RERA / Regulatory Risk	LOW
Overall Investment Risk Rating	LOW RISK

Disclaimer

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