



**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900 / mithalankur@yahoo.com

**DATED— 25.09.2023**

**To,**  
**M/s Saraswati Buildcon,**  
**S-2, Saraswati Enclave,**  
**Shivaji Road, Meerut.**

**Subject:** Legal opinion & NEC in respect of the property as  
**One Residential Plot, Consisting of Part of land in**  
**Khasra No. 293A & 293B, Situated at Kaushik Vihar,**  
**Village Noor Nagar, Pargana, Tehsil & Distt. Meerut.**

**Land area measuring 58.52 Sq. Mts.**

**Boundaries--**

**East- 15 Fts thereafter Property of M/s Saraswati**  
**Buildcon.**

**West - 15 Fts thereafter Plot of Satveer Gautam,**

**North - 42 Fts thereafter Property of M/s Saraswati**  
**Buildcon.**

**South - 42 Fts thereafter Raasta 12 Fts Wide**  
**thereafter Railway Line.**

1. Name of Borrower	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>
2. Name of owner of the property	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>

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3. Whether Owner is Borrower or Guarantor.	Borrower
4. Status of the owner of property, state whether Individual, HUF, Firm or Ltd. Company.	Partnership Firm
5. List of Documents Examined by me.	<p>1) Photocopy of Khatauni for the Fasli Year 1379 &amp; Calendar Year 1971 Onwards for land in Khasra No. 293A &amp; 293Ba, Total land area measuring 4.5910 Hectares of Village Noor Nagar, Distt. Meerut in the name of <u>Narendra Kumar S/o Late Mahendra Pal</u>, with good, clear, valid and marketable title, issued by the Office of Tehsildar Meerut.</p> <p>2) Photocopy of Sale Deed No. 5433 dated 23.04.2010 executed by <u>Narendra Kumar S/o Late Mahendra Pal</u>, in favour of <u>Smt Sudesh W/o Kamal Singh</u>, in respect of One Residential Plot, Consisting of Part of land in Khasra No. 293A &amp; 293B, land area measuring 58.52 Sq. Mts., Registered in the Office of Sub-</p>

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Registrar Meerut in Bahi No. 1, Jild No. 5917, on Pages- 251/268.

3) Photocopy of Sale Deed No. 5564 dated 18.05.2015 executed by Smt Sudesh W/o Kamal Singh, in favour of M/s Saraswati Buildcon, through its Partner-Varun Agarwal, in respect of One Residential Plot, Consisting of Part of land in Khasra No. 293A & 293B, land area measuring 58.52 Sq. Mts., Registered in the Office of Sub-Registrar Meerut in Bahi No.1, Jild No. 10494, on Pages- 81/106.

4) Photocopy of Partnership Deed dated 01.04.2019 of M/s Saraswati Buildcon, between Amit Agarwal, Varun Agarwal & Smt Sonal Sharma alias Sonal Agarwal, Saraswati Conclave Pvt. Ltd & Priority Overseas Private Limited.

5) Photocopy of Approved Map No. MDA/LD/21-22/0133 dated 08.05.2022 of Saraswati Vatika Colony, Village Noor Nagar,

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	<p>Pargana, Tehsil &amp; Distt. Meerut in the name of <u>M/s Saraswati Buildcon. through its Partner-Varun Agarwal</u>. Passed by the Office of Meerut Development Authority, Meerut.</p> <p>Hence, the chain of title is complete.</p>
6. List of other documents called for or to be verified before rendering the opinion.	None
7. In whose name the patta stands in the present.	No
8. Details of encumbrance if any if so how they are discharged (minimum 13 years).	None
9. Whether any minor interest or litigation/ attachment charges is involved in the property.	None
10. Whether latest tax receipt has been produced.	No

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11. Whether Chittha ten (X) extract/ original produced.	No
12. Has the building been constructed after approval?	Not Applicable
13. Is there any excess/vacant land attracting provision of land ceiling Act.	No
14. Is the property affected by Urban land (Ceiling & Regulation) Act. If so, whether permission from relevant authority has been obtained for creating encumbrances.	Not Applicable
15. Is title & possession of property to party in clear, marketable & absolute, valid mortgaged/equitable mortgage or by deposit of title deed.	The title & possession of owner is clear, absolute & marketable. The valid mortgage is by deposit of title deed. (Equitable Mortgage) may be made.
16. The list of document which are to be deposited for creating mortgage by deposit of title deed.	The Bank is advised to obtain all the documents described in point no. 5 of this report and keep them in bank custody till the mortgage is redeemed.

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17. The lists of additional document like N.E.C for subsequent period/ affidavit indemnity required to be obtained by Bank.	NIL
18. Is there any bar for mortgaging land as per any local law, e.g. prohibition for agriculture land as security for borrowings outside the state or commercial/non agriculture borrowings.	Not Applicable
19. Whether there is any indication or doubt to show the land belongs to Govt. or it is under acquisition proceeding of Govt.	No
20. Any other remark which the lawyer rendering title/opinion wishes to make:-	I have personally inspected the registration records in the office of Sub Registrar Meerut from 01.01.2010 to 22.09.2023 as per Search receipt no. 37 dated 22.09.2023. There is no transfer entry found recorded as per the available records in the office of Sub Registrar as such property is free from all encumbrance, charges and

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lien.

M/s Saraswati Buldcon,  
through its Partners, is the present  
owner of the above said property  
and can mortgage the same property  
with the bank to create a charge by  
deposit of title deed (equitable  
mortgage) as per the usual  
procedure of the bank.

Encl- As Above.

(भाग 1)

(प्रस्तुतकर्ता अपना दायीं द्वारा रखे जाने वाले)

क्र. संख्या: 37

100 या प्रमाण-पत्र प्रस्तुत करने का दिनांक 22/8/23  
मुद्राकर्ता या दायीं का नाम 3736 72345 6  
रकम का प्रकार 73145  
विषय की जानकारी  
1-पंजीकरण शुल्क 73145  
2-प्रतिपिपिकरण शुल्क  
3-पिपिकरण का तालिका 200 + 202  
4-मुद्राकरण के अधिकारिकरण के लिए शुल्क  
5-करीबान शुल्क 100  
6-विविध 40  
7-पत्रिक भरा 1/0  
8-रकम का योग  
9-प्रस्तुत करने का दिनांक  
रक, जब लेखा प्रमाण-पत्र प्रस्तुत करने के लिए दिया गया  
प्रमाण-पत्र प्रस्तुत करने के लिए दिया गया  
पिपिकरण अधिकारी के हस्ताक्षर 3736 72345



(Ankur Mithal)  
Advocate

ANKUR MITHAL  
Advocate  
Reg. No. 1564/2009  
17, Naveen Bhawan Civil Court, Meerut  
Ph: 9837128900

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**DATED— 25.09.2023**

**To,**  
**M/s Saraswati Buildcon,**  
**S-2, Saraswati Enclave,**  
**Shivaji Road, Meerut.**

**Subject:** Legal opinion & NEC in respect of the property as  
**One Residential Plot bearing No. 9, Consisting of Part**  
**of land in Khasra No. 293A & 293B, Situated at**  
**Kaushik Vihar, Village Noor Nagar, Pargana, Tehsil &**  
**Distt. Meerut.**

**Land area measuring 80.26 Sq. Mts,**

**Boundaries:-**

**East- 48 Fts thereafter Plot No. 8 of Smt Santosh**  
**Sharma.**

**West- 48 Fts thereafter Plot No. 10 of Smt Somwati**  
**Devi.**

**North- 18 Fts thereafter Government Land,**

**South- 18 Fts thereafter Raasta 20 Fts Wide.**

1. Name of Borrower	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>
2. Name of owner of the property	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b>



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	<u>Meerut, through its Partners.</u>
3. Whether Owner is Borrower or Guarantor.	Borrower
4. Status of the owner of property, state whether Individual, HUF, Firm or Ltd. Company.	Partnership Firm
5. List of Documents Examined by me.	<p>1) Photocopy of Khatauni for the Fasli Year 1379 &amp; Calendar Year 1971 Onwards for land in Khasra No. 293A &amp; 293Ba, Total land area measuring 4.5910 Hectares of Village Noor Nagar, Distt. Meerut in the name of <u>Narendra Kumar S/o Late Mahendra Pal</u>, issued by the Office of Tehsildar Meerut.</p> <p>2) Photocopy of Sale Deed No. 3282 dated 13.03.2012 executed by <u>Narendra Kumar S/o Mahendra Pal</u>, in favour of <u>Shailendra Kumar S/o Late Khushi Ram &amp; Munesh Kumar S/o Late Phool Singh</u>, in respect of Part of One Residential Plot, Consisting of Part of land in Khasra No. 293A &amp;</p>

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293B, land area measuring 70.21 Sq. Mts., Registered in the Office of Sub-Registrar Meerut in Bahi No. 1, Jild No. 7571, on Pages- 325/344.

3) Photocopy of Sale Deed No. 1244 dated 30.01.2014 executed by Narendra Kumar S/o Mahendra Pal, in favour of Shailendra Kumar S/o Late Khushi Ram & Munesh Kumar S/o Late Phool Singh, in respect of Part of One Residential Plot bearing No. 9, Consisting of Part of land in Khasra No. 293A & 293B, land area measuring 10.05 Sq. Mts., Registered in the Office of Sub-Registrar Meerut in Bahi No. 1, Jild No. 9440, on Pages- 371/388.

4) Photocopy of Sale Deed No. 7525 dated 16.07.2018 executed by Shailendra Kumar S/o Late Khushi Ram & Munesh Kumar S/o Late Phool Singh, in favour of M/s Saraswati Buildcon, through its Partner- Varun Agarwal, in respect of One

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Residential Plot bearing No. 9, Consisting of Part of land in Khasra No. 293A & 293B, land area measuring 80.26 Sq. Mts., Registered in the Office of Sub-Registrar Meerut in Bahi No. 1, Jild No. 12959, on Pages-123/158.

5) Photocopy of Partnership Deed dated 01.04.2019 of M/s Saraswati Buildcon, between Partners- Amit Agarwal, Varun Agarwal & Smt Sonal Sharma alias Sonal Agarwal, Saraswati Conclave Pvt. Ltd & Priority Overseas Private Limited.

6) Photocopy of Approved Map No. MDA/LD/21-22/0133 dated 08.05.2022 of Saraswati Vatika Colony, Village Noor Nagar, Pargana, Tehsil & Distt. Meerut in the name of M/s Saraswati Buildcon, through its Partner- Varun Agarwal, Passed by the Office of Meerut Development Authority, Meerut.

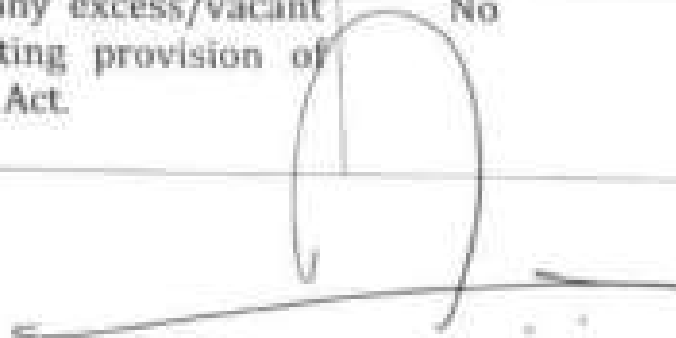
Hence, the chain of title is complete.

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6. List of other documents called for or to be verified before rendering the opinion.	None
7. In whose name the patta stands in the present.	No
8. Details of encumbrance if any if so how they are discharged (minimum 13 years).	None
9. Whether any minor interest or litigation/ attachment charges is involved in the property.	None
10. Whether latest tax receipt has been produced.	No
11. Whether Chittha ten (X) extract/ original produced.	No
12. Has the building been constructed after approval?	Not Applicable
13. Is there any excess/vacant land attracting provision of land ceiling Act.	No



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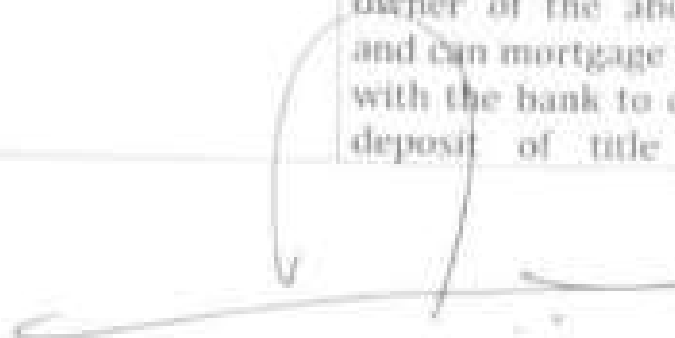
14. Is the property affected by Urban land (Ceiling & Regulation) Act. If so, whether permission from relevant authority has been obtained for creating encumbrances.	Not Applicable
15. Is title & possession of property to party in clear, marketable & absolute, valid mortgaged/equitable mortgage or by deposit of title deed.	The title & possession of owner is clear, absolute & marketable. The valid mortgage is by deposit of title deed. (Equitable Mortgage) may be made.
16. The list of document which are to be deposited for creating mortgage by deposit of title deed.	The Bank is advised to obtain all the documents described in point no. 5 of this report and keep them in bank custody till the mortgage is redeemed.
17. The lists of additional document like N.E.C for subsequent period/ affidavit indemnity required to be obtained by Bank.	NIL
18. Is there any bar for mortgaging land as per any	Not Applicable

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local law, e.g. prohibition for agriculture land as security for borrowings outside the state or commercial/non agriculture borrowings.	
19. Whether there is any indication or doubt to show the 'land belongs to Govt. or it is under acquisition proceeding of Govt.	No
20. Any other remark which the lawyer rendering title/opinion wishes to make:-	<p>I have personally inspected the registration records in the office of Sub Registrar Meerut from 01.01.2010 to 22.09.2023 as per Search receipt no. 46 dated 22.09.2023. There is no transfer entry found recorded as per the available records in the office of Sub Registrar as such property is free from all encumbrance, charges and lien.</p> <p><u>M/s. Saraswati Buildcon.</u> through its Partners, is the present owner of the above said property and can mortgage the same property with the bank to create a charge by deposit of title deed (equitable</p>





# ANKUR MITHAL, ADVOCATE

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	mortgage] as per the usual procedure of the bank.
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Encl- As Above,

(Ankur Mithal)  
Advocate

ANKUR MITHAL  
Advocate  
Reg. No. 1584/2019  
11, Naveen Bhawan Civil Court  
Meerut-221001

(भाग 1)

(अनुपकर्ता अपना प्रती हुता सब जाने बाल)

अन संकेत

एक या प्रमाण-पत्र अनुप करने का दिनांक	22/8/23
अनुपकर्ता का प्रती	अंकुर मिथल
एक का प्रकार	
दिनांक की जानकारी	
1-पंजीकरण शुल्क	72/40
2-पंजीकरण शुल्क	
3-पंजीकरण या प्रमाण शुल्क	
4-मुद्रांकन के दिनांक	20/8/23
5-पंजीकरण शुल्क	
6-पंजीकरण	100
7-पंजीकरण	42
8-एक का प्रकार	100
9-अनुप करने का दिनांक	
एक, एक लेख पंजीकरण या प्रमाण शुल्क	
एक करने के दिनांक	
पंजीकरण अधिकारी के हस्ताक्षर	



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**DATED— 25.09.2023**

**To,**  
**M/s Saraswati Buildcon,**  
**S-2, Saraswati Enclave,**  
**Shivaji Road, Meerut.**

**Subject:** Legal opinion & NEC in respect of the property as  
**One Residential Plot, Consisting of Part of land in**  
**Khasra No. 293A & 293B, Situated at Kaushik Vihar,**  
**Village Noor Nagar, Pargana, Tehsil & Distt. Meerut.**

**Land area measuring 83.61 Sq. Mts.**

**Boundaries--**

**East- 23 Fts thereafter Raasta 20 Fts Wide,**  
**West - 23 Fts thereafter Plot of Rajendra Gupta,**  
**North - 39 Fts thereafter Property of Seller,**  
**South - 39 Fts thereafter Property of Seller.**

1. Name of Borrower	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners,</u></b>
2. Name of owner of the property	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners,</u></b>



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3. Whether Owner is Borrower or Guarantor.	Borrower
4. Status of the owner of property, state whether Individual, HUF, Firm or Ltd. Company.	Partnership Firm
5. List of Documents Examined by me.	<p>1) Photocopy of Khatauni for the Fasli Year 1379 &amp; Calendar Year 1971 Onwards for land in Khasra No. 293A &amp; 293Ba, Total land area measuring 4.5910 Hectares of Village Noor Nagar, Distt. Meerut in the names of <u>Narendra Kumar S/o Late Mahendra Pal</u>, issued by the Office of Tehsildar Meerut.</p> <p>2) Photocopy of Sale Deed No. 4092 dated 01.07.2002 executed by <u>Narendra Kumar Kaushik S/o Mahendra Pal Kaushik</u>, in favour of <u>Smt Meena W/o Satguru Sharan</u>, in respect of One Residential Plot, Consisting of Part of land in Khasra No. 293A &amp; 293B, land area measuring 83.61 Sq. Mts., Registered in the Office of Sub-Registrar Meerut in</p>

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Additional Book No. I, Khand No. 1702, on Pages- 49/60.

3) Photocopy of Sale Deed No. 9963 dated 22.08.2015 executed by Smt Meena W/o Satguru Sharan, in favour of M/s Saraswati Buildcon, through its Partner- Varun Agarwal, in respect of One Residential Plot, Consisting of Part of land in Khasra No. 293A & 293B, land area measuring 83.61 Sq. Mts., Registered in the Office of Sub-Registrar Meerut in Bahi No. 1, Jld No. 10718, on Pages- 275/300.

4) Photocopy of Partnership Deed dated 01.04.2019 of M/s Saraswati Buildcon, between Partners- Amit Agarwal, Varun Agarwal & Smt Sonal Sharma alias Sonal Agarwal, Saraswati Conclave Pvt. Ltd & Priority Overseas Private Limited.

5) Photocopy of Approved Map No. MDA/LD/21-22/0133 dated

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	<p>08.05.2022 of Saraswati Vatika Colony, Village Noor Nagar, Pargana, Tehsil &amp; Distt. Meerut in the name of <u>M/s Saraswati Buildcon, through its Partner-Varun Agarwal</u>, Passed by the Office of Meerut Development Authority, Meerut.</p> <p>Hence, the chain of title is complete.</p>
6. List of other documents called for or to be verified before rendering the opinion.	None
7. In whose name the patta stands in the present.	No
8. Details of encumbrance if any if so how they are discharged (minimum 13 years).	None
9. Whether any minor interest or litigation/ attachment charges is involved in the property.	None
10. Whether latest tax receipt has been produced.	No

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11. Whether Chittha ten (X) extract/ original produced.	No
12. Has the building been constructed after approval?	Not Applicable
13. Is there any excess/vacant land attracting provision of land ceiling Act.	No
14. Is the property affected by Urban land (Ceiling & Regulation) Act. If so, whether permission from relevant authority has been obtained for creating encumbrances.	Not Applicable
15. Is title & possession of property to party in clear, marketable & absolute, valid mortgaged/equitable mortgage or by deposit of title deed.	The title & possession of owner is clear, absolute & marketable. The valid mortgage is by deposit of title deed. (Equitable Mortgage) may be made.
16. The list of document which are to be deposited for creating mortgage by deposit of title deed.	<b>The Bank is advised to obtain all the documents described in point no. 5 of this report and keep them in bank custody till the mortgage</b>

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	is redeemed.
17. The lists of additional document like N.E.C for subsequent period/ affidavit indemnity required to be obtained by Bank.	NIL
18. Is there any bar for mortgaging land as per any local law, e.g. prohibition for agriculture land as security for borrowings outside the state or commercial/non agriculture borrowings.	Not Applicable
19. Whether there is any indication or doubt to show the land belongs to Govt. or it is under acquisition proceeding of Govt.	No
20. Any other remark which the lawyer rendering title/opinion wishes to make:-	I have personally inspected the registration records in the office of Sub Registrar Meerut from 01.01.2010 to 22.09.2023 as per Search receipt no. 45 dated 22.09.2023. There is no transfer entry found recorded as per the

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available records in the office of Sub Registrar as such property is free from all encumbrance, charges and lien.

M/s Saraswati Buildcon, through its Partners, is the present owner of the above said property and can mortgage the same property with the bank to create a charge by deposit of title deed (equitable mortgage) as per the usual procedure of the Bank.

Encl- As Above.

(भाग 1)

(अनुपस्थित जगदा जगदी द्वारा रखे जाने वाले)

अन संख्या 45

जग या जगदी-यज अनुपस्थित करने का विवरण  
मृतकरी या जगदी का नाम  
जग का प्रकार  
जग की संख्या  
1-पतिवर्धन शुल्क  
2-पतिवर्धन शुल्क  
3-पतिवर्धन या जगदी शुल्क  
4-पतिवर्धन के जगदी शुल्क  
5-पतिवर्धन शुल्क  
6-पतिवर्धन  
7-पतिवर्धन  
8-जग का योग  
अनुपस्थित करने का विवरण  
जग, जग जगदी-यज अनुपस्थित करने का विवरण  
1 करने के लिए जगदी-यज अनुपस्थित करने का विवरण  
जगदी-यज अनुपस्थित करने का विवरण

(Ankur Mithal)

Advocate

ANKUR MITHAL

Advocate

Reg. No. 1284/2009  
17, Naveen Bhawan Civil Court, Meerut  
Mob.: 9837128900

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**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

**DATED— 25.09.2023**

**To,**  
**M/s Saraswati Buildcon,**  
**S-2, Saraswati Enclave,**  
**Shivaji Road, Meerut,**

**Subject:** Legal opinion & NEC in respect of the property as  
**One Residential Plot, Consisting of Part of land in**  
**Khasra No. 293A & 293B, Situated at Kaushik Vihar,**  
**Village Noor Nagar, Pargana, Tehsil & Distt. Meerut,**

**Land area measuring 86.12 Sq. Mts,**

**Boundaries--**

**East- 58 Fts thereafter Plot of Satish,**

**West - 51 Fts thereafter Plot of Chandra Bhan,**

**North - 17 Fts thereafter Property of M/s Saraswati**  
**Buildcon,**

**South - 17 Fts thereafter Raasta 12 Fts Wide**  
**thereafter Railway Line,**

1. Name of Borrower	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners,</u></b>
2. Name of owner of the property	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners,</u></b>



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3. Whether Owner is Borrower or Guarantor.	Borrower
4. Status of the owner of property, state whether Individual, HUF, Firm or Ltd. Company.	Partnership Firm
5. List of Documents Examined by me.	<p>1) Photocopy of Khatauni for the Fasli Year 1379 &amp; Calendar Year 1971 Onwards for land in Khasra No. 293A &amp; 293B, Total land area measuring 4.5910 Hectares of Village Noor Nagar, Distt. Meerut in the name of <u>Narendra Kumar S/o Late Mahendra Pal Kaushik</u>, issued by the Office of Tehsildar Meerut.</p> <p>2) Certified Copy of Sale Deed No. 4310 dated 06.05.2005 executed by <u>Narendra Kumar Kaushik S/o Late Mahendra Pal Kaushik</u>, in favour of <u>Kailash Chand S/o Shiv Charan</u>, in respect of One Residential Plot, Consisting of Part of land in Khasra No. 293A &amp; 293B, Total land area measuring 265.70 Sq.</p>



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Mts., Registered in the Office of Sub-Registrar Meerut in Additional Book No. I, Khand No. 2880, on Pages- 323/336.

3) Certified Copy of Sale Deed No. 11041 dated 31.12.2005 executed by Kailash Chand S/o Shiv Charan, in favour of Rajeev Kumar S/o Bankey Lal, in respect of One Residential Plot, Consisting of land in Part of Khasra No. 293A & 293B, Total land area measuring 265.70 Sq. Mts., Registered in the Office of Sub-Registrar Meerut in Additional Book No. I, Khand No. 3145, on Pages- 59/76.

4) Photocopy of Sale Deed No. 1538 dated 18.02.2009 executed by Rajeev Kumar S/o Bankey Lal, in favour of Satyaveer Singh Gautam S/o Ram Lal, in respect of One Residential Plot, Consisting of Part of land in Khasra No. 293A & 293B, land area measuring 86.12 Sq. Mts., Registered in the Office of Sub-Registrar Meerut in

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Bahi No. 1, Jild No. 5075, on  
Pages- 255/272.

5) Photocopy of Sale Deed No. 4621  
dated 25.04.2015 executed by  
Satyaveer Singh Gautam S/o  
Ram Lal, in favour of M/s  
Saraswati Buildcon, through its  
Partner- Varun Agarwal, in  
respect of One Residential Plot,  
Consisting of Part of land in  
Khasra No. 293A & 293B, land  
area measuring 86.12 Sq. Mts.,  
Registered in the Office of Sub-  
Registrar Meerut.

6) Photocopy of Partnership Deed  
dated 01.04.2019 of M/s  
Saraswati Buildcon, between  
Partners- Amit Agarwal, Varun  
Agarwali & Smt Sonal Sharma  
alias Sonal Agarwal, Saraswati  
Conclave Pvt. Ltd & Priority  
Overseas Private Limited.

7) Photocopy of Approved Map  
No. MDA/LD/21-22/0133 dated  
08.05.2022 of Saraswati Vatika  
Colony, Village Noor Nagar,



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	<p>Pargana, Tehsil &amp; Distt. Meerut in the name of <u>M/s Saraswati Buildcon through its Partner-Varun Agarwal</u>. Passed by the Office of Meerut Development Authority, Meerut.</p> <p>Hence, the chain of title is complete.</p>
6. List of other documents called for or to be verified before rendering the opinion.	None
7. In whose name the patta stands in the present.	No
8. Details of encumbrance if any if so how they are discharged (minimum 13 years).	None
9. Whether any minor interest or litigation/ attachment charges is involved in the property.	None
10. Whether latest tax receipt has been produced.	No

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11. Whether Chittha ten (X) extract/ original produced.	No
12. Has the building been constructed after approval?	Not Applicable
13. Is there any excess/vacant land attracting provision of land ceiling Act.	No
14. Is the property affected by Urban land (Ceiling & Regulation) Act. If so, whether permission from relevant authority has been obtained for creating encumbrances.	Not Applicable
15. Is title & possession of property to party in clear, marketable & absolute, valid mortgaged/equitable mortgage or by deposit of title deed.	The title & possession of owner is clear, absolute & marketable. The valid mortgage is by deposit of title deed. (Equitable Mortgage) may be made.
16. The list of document which are to be deposited for creating mortgage by deposit of title deed.	<b>The Bank is advised to obtain all the documents described in point no. 5 of this report and keep them in bank custody till the mortgage</b>

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	is redeemed.
17. The lists of additional document like N.E.C for subsequent period/ affidavit indemnity required to be obtained by Bank.	NIL
18. Is there any bar for mortgaging land as per any local law, e.g. prohibition for agriculture land as security for borrowings outside the state or commercial/non agriculture borrowings.	Not Applicable
19. Whether there is any indication or doubt to show the land belongs to Govt. or it is under acquisition proceeding of Govt.	No
20. Any other remark which the lawyer rendering title/opinion wishes to make:-	I have personally inspected the registration records in the office of Sub Registrar Meerut from 01.01.2010 to 22.09.2023 as per Search receipt no. 44 dated 22.09.2023. There is no transfer entry found recorded as per the

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available records in the office of Sub Registrar as such property is free from all encumbrance, charges and lien.

M/s Saraswati Buildcon, through its Partners, is the present owner of the above said property and can mortgage the same property with the bank to create a charge by deposit of title deed (equitable mortgage) as per the usual procedure of the Bank.

Encl- As Abov

(भाग 1)

(अनुसूची में अंकित सभी बातें जहाँ जहाँ लागू हों)

अन संख्या 44

जहाँ जहाँ अंकित-सब अनुसूची करने का दिनांक 31/9/23

सुधारकर्ता या अन्य का नाम M/s Saraswati Buildcon

जहाँ का प्रकार अवकाश

वेबसाइट की जानकारी

1-पंजीकृत नाम अवकाश

2-पंजीकृत नाम अवकाश

3-पंजीकृत नाम अवकाश

4-पंजीकृत नाम अवकाश

5-पंजीकृत नाम अवकाश

6-पंजीकृत नाम अवकाश

7-पंजीकृत नाम अवकाश

8-पंजीकृत नाम अवकाश

9-पंजीकृत नाम अवकाश

10-पंजीकृत नाम अवकाश

11-पंजीकृत नाम अवकाश

12-पंजीकृत नाम अवकाश

13-पंजीकृत नाम अवकाश

14-पंजीकृत नाम अवकाश

15-पंजीकृत नाम अवकाश

(Ankur Mithal)

ARCHITECTURAL  
C.O. - 159529 Advocate  
Reg. No.-07482/11  
J. Naveen Bhawan  
Civil Court, Meerut



**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
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**DATED— 12.10.2023**

**To,**  
**M/s Saraswati Buildcon,**  
**S-2, Saraswati Enclave,**  
**Shivaji Road, Meerut.**

**Subject:** Legal opinion & NEC in respect of the property as  
**One Residential Plot, Consisting of Part of land in**  
**Khasra No. 293A & 293B, Situated at Kaushik Vihar,**  
**Revenue Village Noor Nagar, Pargana, Tehsil & Distt,**  
**Meerut.**

**Land area measuring 105.34 Sq. Mts.**

**Boundaries--**

**East- Raasta 15 Fts Wide,**  
**West - Property of Others.**  
**North - Property of Others.**  
**South - Property of Others.**

1. Name of Borrower	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>
2. Name of owner of the property	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>
3. Whether Owner is Borrower or Guarantor.	Borrower

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4. Status of the owner of property, state whether Individual, HUF, Firm or Ltd. Company.	Partnership Firm
5. List of Documents Examined by me and to be deposited with HDFC Ltd. for creation of valid Equitable Mortgage.	<p>1) Photocopy of Khatauni for the Fasli Year 1379 &amp; Calendar Year 1971 Onwards for land in minjumley Khasra No. 293A &amp; 293B, land area measuring 4.5910 Hectares of Village Noor Nagar, Distt. Meerut in the names of <u>Narendra Kumar S/o Late Mahendra Pal</u>, issued by the Office of Tehsildar Meerut.</p> <p>2) Photocopy of Sale Deed No. 6741 dated 16.12.1993 executed by <u>Narendra Kumar Kaushik S/o Mahendra Pal Kaushik</u>, in favour of <u>Smt Savita Rani W/o Brij Bhushan</u>, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A &amp; 293B, total land area measuring 126 Sq. Yds., Registered in the office of Sub-Registrar Meerut in Additional Book No. I, Khand No. 803, on Pages- 357/360.</p>



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- 3) Photocopy of Sale Deed No. 14200 dated 15.12.2015 executed by Smt Savita Rani W/o Brij Bhushan, in favour of M/s Saraswati Buildcon, through its Partner-Varun Agarwal, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A & 293B, total land area measuring 126 Sq. Yds. or 105.34 Sq. mts, Registered in the office of Sub-Registrar Meerut in Bahi No. 1, Jild No. 10936, on Pages- 1/38.
- 4) Photocopy of Partnership Deed dated 01.04.2019 of M/s Saraswati Buildcon, between Amit Agarwal, Varun Agarwal & Smt Sonal Sharma alias Sonal Agarwal, Saraswati Conclave Pvt. Ltd & Priority Overseas Private Limited.
- 5) Photocopy of Approved Map No. MDA/LD/21-22/0133 dated 08.05.2022 of Saraswati Vatika Colony, Village Noor Nagar, Pargana, Tehsil & Distt. Meerut in the name of M/s Saraswati

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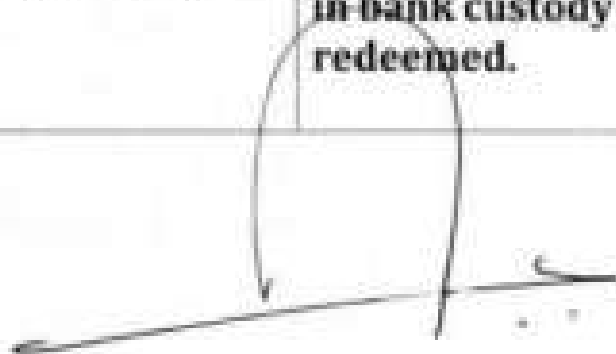
	<u><b>Buildcon, through its Partner-Varun Agarwal</b></u> , Passed by the Office of Meerut Development Authority, Meerut.  Hence, the chain of title is complete.
6. List of other documents called for or to be verified before rendering the opinion.	None
7. In whose name the patta stands in the present.	No
8. Details of encumbrance if any if so how they are discharged (minimum 13 years).	None
9. Whether any minor interest or litigation/ attachment charges is involved in the property.	None
10. Whether latest tax receipt has been produced.	No
11. Whether Chittha ten (X) extract/ original produced.	No

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**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
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12. Has the building been constructed after approval?	Yes
13. Is there any excess/vacant land attracting provision of land ceiling Act.	No
14. Is the property affected by Urban land (Ceiling & Regulation) Act. If so, whether permission from relevant authority has been obtained for creating encumbrances.	Not Applicable
15. Is title & possession of property to party in clear, marketable & absolute, valid mortgaged/equitable mortgage or by deposit of title deed.	The title & possession of owner is clear, absolute & marketable. The valid mortgage is by deposit of title deed. (Equitable Mortgage) may be made.
16. The list of document which are to be deposited for creating mortgage by deposit of title deed.	<b>The Bank is advised to obtain all the documents described in point no. 5 of this report and keep them in bank custody till the mortgage is redeemed.</b>



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**ANKUR MITHAL, ADVOCATE**

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17. The lists of additional document like N.E.C for subsequent period/ affidavit indemnity required to be obtained by Bank.	NIL
18. Is there any bar for mortgaging land as per any local law, e.g. prohibition for agriculture land as security for borrowings outside the state or commercial/non agriculture borrowings.	Not Applicable
19. Whether there is any indication or doubt to show the land belongs to Govt. or it is under acquisition proceeding of Govt.	No
20. Any other remark which the lawyer rendering title/opinion wishes to make:-	I have personally inspected the registration records in the office of Sub Registrar Meerut from 01.01.2010 to 30.09.2023 as per Search receipt no. 16 dated 30.09.2023. There is no transfer entry found recorded as per the available records in the office of Sub Registrar as such property is free from all encumbrance, charges and lien.

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**ANKUR MITHAL, ADVOCATE**

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M/s Saraswati Buildcon.  
through its Partners, is the present  
owner of the above said property and  
can mortgage the same property with  
the bank to create a charge by deposit  
of title deed (equitable mortgage) as  
per the usual procedure of the bank.

Encl- As Above.

(Ankur Mithal)  
Advocate

**ANKUR MITHAL**  
Advocate  
Reg. No. 1564/2009  
17, Naveen Bhawan Civil Court, Meerut  
Mob.: 9837128900

(भाग 1)

(प्रस्तुतकर्ता अधिकाधिकारी द्वारा रखा जाने वाला)

क्रम संख्या : 16

लेख्य या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 30/9/23

प्रस्तुतकर्ता या प्रार्थी का नाम मधु मिश्र

लेख्य का प्रकार मधु मिश्र

प्रतिकल की घनता 30

1-रजिस्ट्रीकरण शुल्क 30

2-प्रतिलिपिकरण शुल्क

3-निरीक्षण या 9/9/2023

4-मुख्यारम्भ के अधिग्रहणीकरण के लिये शुल्क

5-कमीशन शुल्क 100

6-विविध 40

7-यात्रिक भत्ता 110

1 से 6 तक का योग

शुल्क वसूल करने का दिनांक

दिनांक, जब लेख्य अधिग्रहणी या अधिग्रहणीकरण प्रमाण पत्र

वापस करने के लिए तैयार होगा अधिग्रहणीकरण कार्यालय

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अधीनस्थ अधिकारी

देख



**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

**DATED— 12.10.2023**

**To,**  
**M/s Saraswati Buildcon,**  
**S-2, Saraswati Enclave,**  
**Shivaji Road, Meerut,**

**Subject:** Legal opinion & NEC in respect of the property as  
**One Residential Plot, Consisting of Part of land in**  
**Khasra No. 293A & 293B, Situated at Kaushik Vihar,**  
**Village Noor Nagar, Pargana, Tehsil & Distt. Meerut,**

**Land area measuring 125.41 Sq. Mts.**

**Boundaries--**

**East- 22 Fts 6 Inch thereafter Raasta 20 Fts Wide,**

**West - 22 Fts 6 Inch thereafter Property of M/s**  
**Saraswati Buildcon,**

**North - 60 Fts thereafter Property of M/s Saraswati**  
**Buildcon,**

**South - 60 Fts thereafter Plot of Satish thereafter**  
**Raasta- Chakroad thereafter Railway Line.**

1. Name of Borrower	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>
2. Name of owner of the property	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>

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3. Whether Owner is Borrower or Guarantor.	Borrower
4. Status of the owner of property, state whether Individual, HUF, Firm or Ltd. Company.	Partnership Firm
5. List of Documents Examined by me.	<p>1) Photocopy of Khatauni for the Fasli Year 1379 &amp; Calendar Year 1971 Onwards for land in minjumley Khasra No. 293A &amp; 293B, land area measuring 4.5910 Hectares of Village Noor Nagar, Distt. Meerut in the names of <b><u>Narendra Kumar S/o Late Mahendra Pal</u></b>, issued by the Office of Tehsildar Meerut.</p> <p>2) Photocopy of General Power of Attorney No. 1361 dated 14.09.1999 executed by <b><u>Narendra Kumar S/o Mahendra Kumar</u></b> in favour of <b><u>Harbansh Lal S/o Chandrabhan</u></b> in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A &amp; 293B, total land area measuring 150 Sq. Yds., Registered in the office of Sub-Registrar Meerut in</p>



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Additional Book No. IV, Khand No. 53, on Pages- 63/68.

3) Original Sale Deed No. 12717 dated 07.08.2012 executed by Harbansh Lal S/o Chandra Bhan, as P.A. Holder of- Narendra Kumar S/o Mahendra Kumar, in favour of Smt Deepika Singhal W/o Deepak Singhal, in respect of One Residential Plot, Consisting of Part of land in Khasra No. 293A & 293B, land area measuring 125.41 Sq. mts., Registered in the Office of Sub-Registrar Meerut in Bahi No. 1 Jild No. 8068, on Pages- 1/20.

4) Original Sale Deed No. 1560 dated 10.02.2015 executed by Smt Deepika Singhal W/o Deepak Singhal, in favour of M/s Saraswati Buildcon, through its Partner- Varun Agarwal, in respect of One Residential Plot, Consisting of Part of land in Khasra No. 293A & 293B, land area measuring 125.41 Sq. Mts., Registered in the Office of Sub-

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	<p>Registrar Meerut in Bahi No. 1, Jild No. 10290, on Pages- 359/394.</p> <p>5) Photocopy of Partnership Deed dated 01.04.2019 of <u>M/s Saraswati Buildcon</u>, between <u>Amit Agarwal, Varun Agarwari &amp; Smt Sonal Sharma alias Sonal Agarwal, Saraswati Conclave Pvt. Ltd &amp; Priority Overseas Private Limited</u>.</p> <p>6) Photocopy of Approved Map No. MDA/LD/21-22/0133 dated 08.05.2022 of Saraswati Vatika Colony, Village Noor Nagar, Pargana, Tehsil &amp; Distt. Meerut in the name of <u>M/s Saraswati Buildcon</u>, through its Partner- <u>Varun Agarwal</u>, Passed by the Office of Meerut Development Authority, Meerut.</p> <p>Hence, the chain of title is complete.</p>
6. List of other documents called for or to be verified before rendering the opinion.	None

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CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
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7. In whose name the patta stands in the present.	No
8. Details of encumbrance if any if so how they are discharged (minimum 13 years).	None
9. Whether any minor interest or litigation/ attachment charges is involved in the property.	None
10. Whether latest tax receipt has been produced.	No
11. Whether Chittha ten (X) extract/ original produced.	No
12. Has the building been constructed after approval?	Yes
13. Is there any excess/vacant land attracting provision of land ceiling Act.	No
14. Is the property affected by Urban land (Ceiling & Regulation) Act. If so, whether	Not Applicable

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**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

permission from relevant authority has been obtained for creating encumbrances.	
15. Is title & possession of property to party in clear, marketable & absolute, valid mortgaged/equitable mortgage or by deposit of title deed.	The title & possession of owner is clear, absolute & marketable. The valid mortgage is by deposit of title deed. (Equitable Mortgage) may be made.
16. The list of document which are to be deposited for creating mortgage by deposit of title deed.	<b>The Bank is advised to obtain all the documents described in point no. 5 of this report and keep them in bank custody till the mortgage is redeemed.</b>
17. The lists of additional document like N.E.C for subsequent period/ affidavit indemnity required to be obtained by Bank.	NIL
18. Is there any bar for mortgaging land as per any local law, e.g. prohibition for agriculture land as security for borrowings outside the state or	Not Applicable

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**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
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commercial/non agriculture borrowings.	
19. Whether there is any indication or doubt to show the land belongs to Govt. or it is under acquisition proceeding of Govt.	No
20. Any other remark which the lawyer rendering title/opinion wishes to make:-	<p>I have personally inspected the registration records in the office of Sub Registrar Meerut from 01.01.2010 to 30.09.2023 as per Search receipt no. 15 dated 30.09.2023. There is no transfer entry found recorded as per the available records in the office of Sub Registrar as such property is free from all encumbrance, charges and lien.</p> <p><u>M/s Saraswati Buildcon, through its Partners,</u> is the present owner of the above said property and can mortgage the same property with the bank to create a charge by deposit of title deed (equitable mortgage) as per the usual procedure of the bank.</p>

Encl- As Above.

(Ankur Mithal)  
Advocate

**ANKUR MITHAL**

Advocate  
Reg. No. 1564/2009  
17, Naveen Bhawan, Civil Court, Meerut  
Mob.: 9837128900

(भाग 1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखे जाने वाला)

ज्ञान संख्या : 15

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 30/5/23

प्रस्तुतकर्ता या प्रार्थी का नाम

लेख का प्रकार छिन्ना मिश्रण 60

प्रतिकूल की धनराशि

1-रजिस्ट्रीकरण शुल्क 5310

2-प्रतिलिपिकरण शुल्क

3-निरीक्षण या तुलना शुल्क

4-मुद्रांतरनाम 9494 2003 शुल्क

5-कमीशन शुल्क

6-विशेष 100

7-घात्रिक भरा 40

1 से 6 तक का योग 1101

शुल्क वसूल करने का दिनांक

दिनांक, जब लेख प्रतिलिपि या तुलना प्रमाण पत्र

वापस करने के लिए भिजवाया जाएगा

रजिस्ट्रीकरण अधिकारी के कार्यालय

लेख/प्रार्थना-पत्र प्रस्तुत करने का दिनांक 30/5/23

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

**DATED— 12.10.2023**

**To,**

**M/s Saraswati Buildcon,**  
**S-2, Saraswati Enclave,**  
**Shivaji Road, Meerut.**

**Subject:** Legal opinion & NEC in respect of the property as  
**One Residential Plot, Consisting of Part of land in**  
**minjumley Khasra No. 293A & 293B, Situated at**  
**Kaushik Vihar, Revenue Village Noor Nagar, Pargana,**  
**Tehsil & Distt. Meerut,**

**Land area measuring 162.53 Sq. Mts.**

**Boundaries:-**

**East- Raasta 20 Fts Wide,**

**West - Plot of Anil at present Smt Sonal,**

**North - Plot of Satish,**

**South - Plot of Versha Gupta at Present Pradeep**  
**Bansal,**

1. Name of Borrower	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>
2. Name of owner of the property	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

3. Whether Owner is Borrower or Guarantor.	Borrower
4. Status of the owner of property, state whether Individual, HUF, Firm or Ltd. Company.	Partnership Firm
5. List of Documents Examined by me and to be deposited with HDFC Ltd. for creation of valid Equitable Mortgage.	<p>1) Photocopy of Khatauni for the Fasli Year 1379 &amp; Calendar Year 1971 Onwards for land in Khasra No. 293A &amp; 293Ba, Total land area measuring 4.5910 Hectares of Village Noor Nagar, Distt. Meerut in the name of <b><u>Vikas S/o Late Suresh Chand</u></b>, with good, clear, valid and marketable title, issued by the Office of Tehsildar Meerut.</p> <p>2) Original Sale Deed No. 4306 dated 06.05.2005 executed by <b><u>Vikas S/o Late Suresh Chand</u></b>, in favour of <b><u>Sunil Kumar Swami S/o Late Shyam Singh Swami &amp; Smt Kamla W/o Sunil Kumar Swami</u></b>, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A &amp; 293B, total land area measuring 164.39 Sq. Mts.,</p>



AM

**ANKUR MITHAL, ADVOCATE**

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Registered in the office of Sub-Registrar Meerut in Additional Book No. I, Khand No. 2880, on Pages- 251/268.

3) Original Sale Deed No. 14567 dated 23.10.2013 executed by Sunil Kumar Swami S/o Late Shyam Singh Swami & Smt Kamla W/o Sunil Kumar Swami, in favour of M/s Saraswati Buildcon, through its Partner- Varun Agarwal, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A & 293B, total land area measuring 162.53 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Bahi No.1, Jild No. 9230 on Pages- 135/174.

4) Photocopy of Partnership Deed dated 01.04.2019 of M/s Saraswati Buildcon, between Amit Agarwal, Varun Agarwal & Smt Sonal Sharma alias Sonal Agarwal, Saraswati Conclave Pvt. Ltd & Priority Overseas Private Limited.

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**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com


	<p>5) Photocopy of Approved Map No. MDA/LD/21-22/0133 dated 08.05.2022 of Saraswati Vatika Colony, Village Noor Nagar, Pargana, Tehsil &amp; Distt. Meerut in the name of <u>M/s Saraswati Buildcon, through its Partner-Varun Agarwal</u>. Passed by the Office of Meerut Development Authority, Meerut.</p> <p>Hence, the chain of title is complete.</p>
6. List of other documents called for or to be verified before rendering the opinion.	None
7. In whose name the patta stands in the present.	No
8. Details of encumbrance if any if so how they are discharged (minimum 13 years).	None
9. Whether any minor interest or litigation/ attachment charges is involved in the property.	None

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

10. Whether latest tax receipt has been produced.	No
11. Whether Chittha ten (X) extract/ original produced.	No
12. Has the building been constructed after approval?	Yes
13. Is there any excess/vacant land attracting provision of land ceiling Act.	No
14. Is the property affected by Urban land (Ceiling & Regulation) Act. If so, whether permission from relevant authority has been obtained for creating encumbrances.	Not Applicable
15. Is title & possession of property to party in clear, marketable & absolute, valid mortgaged/equitable mortgage or by deposit of title deed.	The title & possession of owner is clear, absolute & marketable. The valid mortgage is by deposit of title deed. (Equitable Mortgage) may be made.



AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

16. The list of document which are to be deposited for creating mortgage by deposit of title deed.	<b>The Bank is advised to obtain all the documents described in point no. 5 of this report and keep them in bank custody till the mortgage is redeemed.</b>
17. The lists of additional document like N.E.C for subsequent period/ affidavit indemnity required to be obtained by Bank.	NIL
18. Is there any bar for mortgaging land as per any local law, e.g. prohibition for agriculture land as security for borrowings outside the state or commercial/non agriculture borrowings.	Not Applicable
19. Whether there is any indication or doubt to show the land belongs to Govt. or it is under acquisition proceeding of Govt.	No
20. Any other remark which the lawyer rendering title/opinion wishes to make-	I have personally inspected the registration records in the office of Sub Registrar Meerut from 01.01.2010 to 30.09.2023 as per Search receipt no. 17 dated

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

30.09.2023. There is no transfer entry found recorded as per the available records in the office of Sub Registrar as such property is free from all encumbrance, charges and lien.

M/s Saraswati Buildcon, through its Partners, is the present owner of the above said property and can mortgage the same property with the bank to create a charge by deposit of title deed (equitable mortgage) as per the usual procedure of the bank.

Encl- As Above.

(Ankur Mithal)  
Advocate

**ANKUR MITHAL**

Advocate

Reg. No. 1564/2009

17, Naveen Bhawan, Civil Court, Meerut

Mob.: 9837128900

(भाग 1)

(प्रस्तुतकर्ता अथवा प्राची द्वारा रखे जाने वाला)

क्रम संख्या : 17

लेख्य या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

प्रस्तुतकर्ता या प्राची का नाम 30/9/23

लेख्य का प्रकार

प्रतिकल की संख्या 246/प्रतिष्ठ 4

1-रजिस्ट्रीकरण शुल्क

2-प्रतिस्तिपिकरण शुल्क 310

3-निरीक्षण या तलाश शुल्क

4-मुख्यालनामा के अधिप्रमाणिकरण के लिये शुल्क

5-कमीशन शुल्क 1993/2023

6-विविध

7-यात्रिक भत्ता 100

1 से 6 तक का योग 40

शुल्क वसूल करने का दिनांक 11/10

दिनांक, जब लेख्य प्रतिस्तिपि या तलाश प्रमाण पत्र

वापस करने के लिये देकर है

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रमाणपत्र संख्या

413

लेख्य प्रमाणपत्र संख्या 413



**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900 / mithalankur@yahoo.com

**DATED— 12.10.2023**

**To,**  
**M/s Saraswati Buildcon,**  
**S-2, Saraswati Enclave,**  
**Shivaji Road, Meerut.**

**Subject:** Legal opinion & NEC in respect of the property as  
**One Residential Plot, Consisting of Part of land in**  
**minjumley Khasra No. 293A & 293B, Situated at**  
**Kaushik Vihar, Revenue Village Noor Nagar, Pargana,**  
**Tehsil & Distt. Meerut.**

**Land area measuring 167.22 Sq. Mts.**

**Boundaries--**

**East- 30 Fts thereafter Raasta 20 Fts Wide,**  
**West - 30 Fts thereafter Plot of Others,**  
**North - 60 Fts thereafter Plot of Dev Prakash Bansal,**  
**South - 60 Fts thereafter Plot of Baldev,**

1. Name of Borrower	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>
2. Name of owner of the property	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>
3. Whether Owner is Borrower or Guarantor.	Borrower

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900 / mithalankur@yahoo.com

4. Status of the owner of property, state whether Individual, HUF, Firm or Ltd. Company.	Partnership Firm
5. List of Documents Examined by me and to be deposited with HDFC Ltd. for creation of valid Equitable Mortgage.	<p>1) Photocopy of Khatauni for the Fasli Year 1379 &amp; Calendar Year 1971 Onwards for land in Khasra No. 293A &amp; 293Ba, Total land area measuring 4.5910 Hectares of Village Noor Nagar, Distt. Meerut in the name of <b><u>Narendra Kumar S/o Late Mahendra Pal</u></b>, with good, clear, valid and marketable title, issued by the Office of Tehsildar Meerut.</p> <p>2) Original Sale Deed No. 6333 dated 07.12.2000 executed by <b><u>Narendra Kumar S/o Mahendra Kumar</u></b>, in favour of <b><u>Smt Mithlesh Devi W/o Mukesh Kumar</u></b>, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A &amp; 293B, total land area measuring 167.22 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Additional Book No. I, Khand No. 1371, on Pages- 261/278.</p>



AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

3) Original Sale Deed No. 4041 dated 01.04.2003 executed by Smt Mithlesh Devi W/o Mukesh Kumar, in favour of Smt Roopa Rani W/o Bharat Singh, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A & 293B, total land area measuring 167.22 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Additional Book No. 1, Khand No. 2049, on Pages- 169/182.

4) Original Sale Deed No. 1077 dated 16.02.2004 executed by Smt Roopa Rani W/o Bharat Singh, in favour of Smt Saroj Bala W/o Late Mahipal Singh, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A & 293B, total land area measuring 167.22 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Additional Book No. 1, Khand No. 2369, on Pages- 107/120.

5) Original Sale Deed No. 776 dated 28.01.2005 executed by Smt Saroj

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVIEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

Bala W/o Late Mahipal Singh, in favour of Smt Soniya Chaddha W/o Naresh Chaddha, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A & 293B, total land area measuring 167.22 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Additional Book No. 1, Khand No. 2739, on Pages- 171/186.

6) Original Sale Deed No. 1999 dated 23.02.2007 executed by Smt Soniya Chaddha W/o Naresh Chaddha, in favour of Smt Sheela Goel W/o Rajendra Goel, in respect of One Residential Plot bearing No. 83, Consisting of land in minjumley Khasra No. 293A & 293B, total land area measuring 167.22 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Additional Book No. 1, Khand No. 3806, on Pages- 19/40.

7) Original Sale Deed No. 16229 dated 19.12.2011 executed by Smt Sheela Goel W/o Rajendra Goel, in favour of Deepak Singhal S/o

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

**Kailash Chand Singhal**, in respect of One Residential Plot bearing No. 83, Consisting of land in minjumley Khasra No. 293A & 293B, total land area measuring 167.22 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Bahi No.1, Jild No. 7351, on Pages- 177/202.

8) Original Sale Deed No. 5893 dated 23.05.2015 executed by **Deepak Singhal S/o Kailash Chand Singhal** in favour of **M/s Saraswati Buildcon, through its Partner- Varun Agarwal**, in respect of One Residential Plot bearing No. 83, Consisting of land in minjumley Khasra No. 293A & 293B, total land area measuring 167.22 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Bahi No.1, Jild No. 10511, on Pages- 211/248.

9) Photocopy of Partnership Deed dated 01.04.2019 of **M/s Saraswati Buildcon**, between **Amit Agarwal, Varun Agarwal & Smt Sonal Sharma alias Sonal Agarwal, Saraswati Conclave**

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

	<p><b><u>Pvt. Ltd &amp; Priority Overseas Private Limited.</u></b></p> <p>10) Photocopy of Approved Map No. MDA/LD/21-22/0133 dated 08.05.2022 of Saraswati Vatika Colony, Village Noor Nagar, Pargana, Tehsil &amp; Distt. Meerut in the name of <b><u>M/s Saraswati Buildcon. through its Partner-Varun Agarwal.</u></b> Passed by the Office of Meerut Development Authority, Meerut.</p> <p>Hence, the chain of title is complete.</p>
6. List of other documents called for or to be verified before rendering the opinion.	None
7. In whose name the patta stands in the present.	No
8. Details of encumbrance if any if so how they are discharged (minimum 13 years).	None
9. Whether any minor interest or litigation/ attachment	None

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900 / mithalankur@yahoo.com

charges is involved in the property.	
10. Whether latest tax receipt has been produced.	No
11. Whether Chittha ten (X) extract/ original produced.	No
12. Has the building been constructed after approval?	Yes
13. Is there any excess/vacant land attracting provision of land ceiling Act.	No
14. Is the property affected by Urban land (Ceiling & Regulation) Act. If so, whether permission from relevant authority has been obtained for creating encumbrances.	Not Applicable
15. Is title & possession of property to party in clear, marketable & absolute, valid mortgaged/equitable mortgage or by deposit of title deed.	The title & possession of owner is clear, absolute & marketable. The valid mortgage is by deposit of title deed. (Equitable Mortgage) may be made.

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

16. The list of document which are to be deposited for creating mortgage by deposit of title deed.	<b>The Bank is advised to obtain all the documents described in point no. 5 of this report and keep them in bank custody till the mortgage is redeemed.</b>
17. The lists of additional document like N.E.C for subsequent period/ affidavit indemnity required to be obtained by Bank.	NIL
18. Is there any bar for mortgaging land as per any local law, e.g. prohibition for agriculture land as security for borrowings outside the state or commercial/non agriculture borrowings.	Not Applicable
19. Whether there is any indication or doubt to show the land belongs to Govt. or it is under acquisition proceeding of Govt.	No
20. Any other remark which the lawyer rendering title/opinion wishes to make:-	I have personally inspected the registration records in the office of Sub Registrar Meerut from 01.01.2010 to 30.09.2023 as per Search receipt no. 07 dated 30.09.2023. There is no transfer

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

entry found recorded as per the available records in the office of Sub Registrar as such property is free from all encumbrance, charges and lien.

M/s Saraswati Buildcon, through its Partners, is the present owner of the above said property and can mortgage the same property with the bank to create a charge by deposit of title deed (equitable mortgage) as per the usual procedure of the bank.

Encl- As Above.

(Ankur Mithal)  
Advocate

**ANKUR MITHAL**  
Advocate  
Reg. No. 1564/2009  
17, Naveen Bhawan, Civil Court, Meerut  
Mob.: 9837128900

(भाग 1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखे जाने वाला)

क्रम संख्या : — 07

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

प्रस्तुतकर्ता या प्रार्थी का नाम

लेख का प्रकार

प्रतिकल की संख्या

1-रजिस्ट्रीकरण शुल्क

2-प्रतिलिपिकरण शुल्क

3-निरीक्षण या उत्तर शुल्क

4-मुख्यारणमा सं

5-कमीशन शुल्क

6-विविध

7-वार्षिक मता

से 8 तक का योग

8 वसूल करने का दिनांक

9. जब लेख प्रतिलिपि का उत्तर प्रदान पत्र

पत्रों के लिये देय है

10. अधिकारी के द्वारा



AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900 / mithalankur@yahoo.com

**DATED— 12.10.2023**

**To,**  
**M/s Saraswati Buildcon,**  
**S-2, Saraswati Enclave,**  
**Shivaji Road, Meerut,**

**Subject:** Legal opinion & NEC in respect of the property as  
**One Residential Plot, Consisting of land in minjumley**  
**Khasra No. 293A & 293B, Situated at Kaushik Vihar,**  
**Revenue Village Noor Nagar, Pargana, Tehsil & Distt,**  
**Meerut.**

**Land area measuring 167.22 Sq. Mts.**

**Boundaries--**

**East- 30 Fts thereafter Raasta 20 Fts Wide,**

**West - 30 Fts thereafter Plot of Naresh Kumar,**

**North - 60 Fts thereafter Plot No. 81 & 82 Property**  
**of Purchaser Firm,**

**South - 60 Fts thereafter Plot of Vinod Kumar Verma**  
**Plot No. 84,**

1. Name of Borrower	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>
2. Name of owner of the property	<b><u>M/s Saraswati Buildcon, S-2,</u></b> <b><u>Saraswati Enclave, Shivaji Road,</u></b> <b><u>Meerut, through its Partners.</u></b>

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9837128900/mithalankur@yahoo.com

3. Whether Owner is Borrower or Guarantor.	Borrower
4. Status of the owner of property, state whether Individual, HUF, Firm or Ltd. Company.	Individual
5. List of Documents Examined by me and to be deposited with HDFC Ltd. for creation of valid Equitable Mortgage.	<p>1) Photocopy of Khatauni for the Fasli Year 1379 &amp; Calendar Year 1971 Onwards for land in Khasra No. 293A &amp; 293Ba, Total land area measuring 4.5910 Hectares of Village Noor Nagar, Distt. Meerut in the name of <u>Narendra Kumar, Ravindra Kumar Kaushik &amp; Sunil Kumar Kaushik all Sons of Mahendra Pal</u>, with good, clear, valid and marketable title, issued by the Office of Tehsildar Meerut.</p> <p>2) Original Sale Deed No. 1812 dated 28.02.2003 executed by <u>Narendra Kumar, Ravindra Kumar Kaushik &amp; Sunil Kumar Kaushik all Sons of Mahendra Pal</u>, in favour of <u>Ram Gopal Verma S/o Begraj Singh</u>, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A &amp;</p>