

BHARAT PORWAL

Advocate

Legal Advisor :-

Pratham U P Gramin Bank, Moradabad

UCO Bank, Axis Bank, RBL Bank

U P Avas Evam Vikas Parishad

Moradabad Development Authority, Moradabad

Bajaj Allianz Life Insurance, Poonawala Fincorp Ltd

Chamber No.201,

Civil Court Compound

Moradabad-244001

Residence

Gujrati Enclave,

Behind P M S School,

Civil Lines, Moradabad-U P

Cell-98371-32371

Land Title Search Report

To,

Date :-24-07-2024

The Authorised Authority,

RERA, Lucknow (U P)

Dear Sir,

Sub:- Legal opinion in connection of land title search report of immovable property of **M/s SWEKRETI GREENS LLP, a company AND M/s SWEKRETI RESIDENCY LLP, a company** having its Registered Office at Basement HC-48, Ramganga Vlihar-II, Moradabad-244001 (U.P.) acting through Partner Mr. Anil Kumar Rastogi s/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) Resolution Passed on 20.12.2022 (for the Residential Colony to be known as "**VEDANSHA GREENS-2**" At Village Harthala Ehatmali, Teh. And Distt. Moradabad (U P).

I have gone through the papers of the party. The party has produced before me the following papers viz.

PART-I

1. A copy of Sale Deed No. **2165** Date 16.02.2023 executed by M M Enterprises through its Partner Mr. Manoj Singhal S/o Mahanand Prasad and Mrs, Meenu Singhal W/o Mr. Manoj Singhal on 16.02.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14280 on pages 313/332 Sl. No. 2165 Dated 16.02.2023 in the office of Sub Registrar-II, Moradabad (U.P.)
2. A copy of Sale Deed No. **2166** Date 16.02.2023 executed by A-One Enterprises through its Partners Mr. Sanjeev Singhal S/o Mahanand Prasad and Mr. Manoj Singhal S/o Mahanand Prasad on 16.02.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14280 on pages 333/352 Sl. No. 2166 Dated 16.02.2023 in the office of Sub Registrar-II, Moradabad (U.P.)

3. A copy of Sale Deed No. 2167 Date 16.02.2023 executed by S.R Enterprises through its Partner Mr. Sanjeev Singhal S/o Mahanand Prasad and Mrs. Reena Singhal W/o Mr. Sanjeev Singhal on 16.02.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14280 on pages 353/372 Sl. No. 2167 Dated 16.02.2023 in the office of Sub Registrar-II, Moradabad (U.P.)
4. A copy of Sale Deed No. 2168 Date 16.02.2023 executed by A-One Enterprises through its Partners Mr. Sanjeev Singhal S/o Mahanand Prasad and Mr. Manoj Singhal S/o Mahanand Prasad on 16.02.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14280 on pages 373/392 Sl. No. 2168 Dated 16.02.2023 in the office of Sub Registrar-II, Moradabad (U.P.)
5. A copy of Sale Deed No. 4166 Date 31.03.2024 executed by M/s Sedentary Buildcon LLP through its Authorized Signatory Mr. Anil Kumar S/o Dharam Singh on 27.03.2024 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14354 on pages 273/292 Sl. No. 4166 Dated 31.03.2024 in the office of Sub Registrar-II, Moradabad (U.P.)
6. A copy of Sale Deed No. 8995 Date 18.07.2023 executed by A.R Enterprises through its Partners Mr. Aditya Singhal S/o Mr. Sanjeev Singhal and Mr. Gaurank Singhal S/o Mr. Sanjay Singhal on 18.07.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14532 on pages 385/404 Sl. No. 8995 Dated 18.07.2023 in the office of Sub Registrar-II, Moradabad (U.P.)
7. A copy of Sale Deed No. 8997 Date 18.07.2023 executed by A.M Citizens through its Partners Mrs. Shalini Tiwari d/o Late Shri Satya Pal Saran Ojha on 18.07.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14533 on pages 21/40 Sl. No. 8997 Dated 18.07.2023 in the office of Sub Registrar-II, Moradabad (U.P.)

8. A copy of Sale Deed No. 8999 Date 18.07.2023 executed by Gainful Homes Pvt. Ltd. through its Director Mr. Neeraj Kumar Gupta S/o Late Shri Indra Dev Gupta on 18.07.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14533 on pages 55/74 Sl. No. 8999 Dated 18.07.2023 in the office of Sub Registrar-II, Moradabad (U.P.)
9. A copy of Sale Deed No. 9612 Date 28.07.2023 executed by M/s Sedentary Buildcon LLP through its Authorized Signatory Mr. Anil Kumar S/o Dharam Singh on 27.03.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14556 on pages 29/48 Sl. No. 9612 Dated 28.07.2023 in the office of Sub Registrar-II, Moradabad (U.P.)
10. A copy of Sale Deed No. 14286 Date 07.11.2023 executed by A-One Enterprises through its Partners Mr. Sanjeev Singhal S/o Mahanand Prasad and Mr. Manoj Singhal S/o Mahanand Prasad on 01.11.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14730 on pages 233/252 Sl. No. 14286 Dated 07.11.2023 in the office of Sub Registrar-II, Moradabad (U.P.)
11. Swekreti Greens LLP Purchased 47 % Share and M/s Swekreti Residency LLP, Purchased 53 % Share
12. A copy of map approved by Moradabad Development Authority, Moradabad vide application no. MBDA/LD/23-24/0528 Sanction Dated 18-03-2024.
13. A copy of sanction letter issued by Moradabad Development Authority, Moradabad vide no. MBDA/LD/23-24/0528 Sanction Dated 08-04-2024.

PART-II**THE PROPERTIES AND THEIR DETAILS**

The property/ies which is the subject matter of this legal opinion, is an agricultural land now in abadi having total area 39885.00 sq mtr (out of 8.7369 Hect =87,369.00 square meters) pertaining of Village Harthala Ahetmali, Tehsil and District Moradabad Detailed as below:-

Gata No. Old	GataNo. New	Total Area (In Sq. Mtr.)	Area As per Sale Deed (In Sq Mtrs)	Area Taken for Project (In Sq Mtrs)
625Mi	1338	600.00		
646/4Mi		500.00		
653/6Mi		800.00	1900.00	600.00
653/6Mi	1339	4790.00	4790.00	1500.00
625 Mi	1340	1540.00	1540.00	
645/4Mi		60.00	60.00	
646/4Mi		2230.00	2230.00	
653/6Mi		5910.00	5910.00	3000.00
625 Mi	1341	50.00	50.00	
645/4Mi		80.00	40.00	
646/4Mi		2280.00	2280.00	
653/6Mi		17650.00	17650.00	9000.00
646/4Mi	1342	400.00	400.00	
650/4Mi		50.00	50.00	
653/6Mi		19450.00	14552.00	
658/Mi		2570.00		8000.00
650/4Mi	1343	3320.00	2172.00	
653/6Mi		33030.00	8859.00	
658/Mi		1000.00		
659Mi		2030.00		
660Mi		2660.00		
661Mi		1300.00	14956.00	14446.00
653/6Mi	1344	18650.00		
661Mi		2020.00		
662/Mi		2960.00		
663Mi		2530.00		
676Mi		1200.00	9930.00	3339.00
Total		129660.00	87369.00	39885.00

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TOTAL DETAILS OF PROPERTY

Sl. No.	Khatoni No. (New)	Swekreti Green LLP	Swekreti Residency LLP	Total Purchased Area (In Sq Mtrs)	Area Taken for Project (In Sq Mtrs)
1	1338	893.00	1007.00	1900.00	600.00
2	1339	2251.00	2539.00	4790.00	1500.00
3	1340	4578.00	5162.00	9740.00	3000.00
4	1341	9409.00	10611.00	20020.00	9000.00
5	1342	7051.00	7951.00	15002.00	8000.00
6	1343	12214.00	13773.00	25987.00	14446.00
7	1344	4667.00	5263.00	9930.00	3389.00
Total		41063.00	46306.00	87369.00	39885.00

Total Boundaries of the aforesaid Property

The property which is the subject matter of this legal opinion, is an agricultural land now in abadi having **total area 3.9885 Hect = 39,885.00 square meters** pertaining to Khatoni no. 1338,1339,1340,1341,1342,1343 and 1344 of Village Harthala Ahemali, Tehsil and District Moradabad detailed as below:-

East	West	North	South
Property of others	Property of others	24.00 mtr wide Road	Property of others

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PART-III

FLOW OF TITLE

As per available record, the said property is owned by the party. It is its self acquired property.

Property No. 1 Khasra No. 1338 (Sale Deed No. 8999/18.07.2023)

The party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **0.1900 Hect = 1900.00 square meters** property (as per above table) on 18.07.2023 through registered sale deed which is registered in book no.1 Vol. No. 14533 on pages 55/74 Sl. No. 8999 in the office of Sub Registrar-II, Moradabad on 18.07.2023 from Gainful Homes Pvt. Ltd. through its Director Mr. Neeraj Kumar Gupta S/o Late Shri Indra Dev Gupta.

Gainful Homes Pvt. Ltd. through its Director Mr. Neeraj Kumar Gupta S/o Late Shri Indra Dev Gupta and others were recorded co-bhumidar of khatoni no. 625mi, 646/4mi & 653/6mi of village Harthala Ahetmali, Tehsil and District Moradabad (as per Naksha 45)

The said property is a part of Khatoni no. 625mi, 646/4mi & 653/6mi (Now New Khatoni No. 1338) of village Harthala Ahetmali, Tehsil & District Moradabad but abadi is on spot. No agricultural work is there.

Gainful Homes Pvt. Ltd. through its Director Mr. Neeraj Kumar Gupta S/o Late Shri Indra Dev Gupta had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 2 Khasra No. 1339 (Sale Deed No. 8997/18.07.2023)

The party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **0.4790 Hect = 4790.00 square meters** property (as per above table) on 18.07.2023 through registered sale deed which is registered in book no.1 Vol. No. 14533 on pages 21/40 Sl. No. 8997 in the office of Sub Registrar-II, Moradabad on 18.07.2023 from A M Citizens through its Partner Mrs. Shalini Tiwari D/o Late Shri Satya Pal Saran Ojha.

A M Citizens through its Partner Mrs. Shalini Tiwari D/o Late Shri Satya Pal Saran Ojha. and others were recorded co-bhumidar of khasra no. 653/6mi (Now New Khatoni No. 1339) of village Harthala Ahetmali, Tehsil and District Moradabad. (as per Naksha 45)

The said property is a part of khasra no. 653/6mi (Now New Khatoni No. 1339) of village Harthala Ahetmali, Tehsil & District Moradabad but abadi is on spot. No agricultural work is there.

A M Citizens through its Partner Mrs. Shalini Tiwari D/o Late Shri Satya Pal Saran Ojha. had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 3 Khasra No. 1340 (Sale Deed No. 2167/16.02.2023)

The party i.e. **Swekretl Greens LLP AND M/s Swekretl Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **0.9740 Hect = 9740.00 square meters** property (as per above table) on 16.02.2023 through registered sale deed which is registered in book no.1 Vol. No. 14280 on pages 353/372 Sl. No. 2167 in the office of Sub Registrar-II, Moradabad on 16.02.2023 from S R Enterprises through its Partner Mr. Sanjeev Singhal S/o Mahanand Prasad and Mrs. Reena Singhal W/o Mr. Sanjeev Singhal.

S.R Enterprises through its Partner Mr. Sanjeev Singhal s/o Mahanand Prasad and Mrs. Reena Singhal W/o Mr. Sanjeev Singhal & others were recorded co-bhumidar of khasra no. 625mi, 645/4mi, 646/4mi & 653/6mi of village Harthala Ahetmali, Tehsil and District Moradabad. (as per Naksha 23)

The said property is a part of khasra no. 625mi, 645/4mi, 646/4mi & 653/6mi (Now New Khatoni No. 1340) of village Harthala Ahetmali, Tehsil & District Moradabad but abadi is on spot. No agricultural work is there.

S R Enterprises through its Partner Mr. Sanjeev Singhal s/o Mahanand Prasad and Mrs. Reena Singhal w/o Mr. Sanjeev Singhal had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 4 Khasra No. 1341(Sale Deed No. 2165/16.02.2023)

The party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **2.0020 Hect = 20020.00 square meters** property (as per above table) on 16.02.2023 through registered sale deed which is registered in book no.1 Vol. No. 14280 on pages 313/332 Sl. No. 2165 in the office of Sub Registrar-II, Moradabad on 16.02.2023 from M M Enterprises through its Partner Mr. Manoj Singhal S/o Mahanand Prasad and Mrs, Meenu Singhal W/o Mr. Manoj Singhal.

M M Enterprises through its Partner Mr. Manoj Singhal S/o Mahanand Prasad and Mrs, Meenu Singhal W/o Mr. Manoj Singhal & others were recorded co-bhumidar of khasra no. 625mi, 645/4mi, 646/4mi, & 653/6mi of village Harthala Ahetmali, Tehsil and District Moradabad (U P) (as per Naksha 23)

The said property is a part of khasra no. 625mi, 645/4mi, 646/4mi, & 653/6mi (Now new Khatoni No.1341) of village Harthala Ahetmali, Tehsil & District Moradabad but abadi is on spot. No agricultural work is there.

M M Enterprises through its Partner Mr. Manoj Singhal S/o Mahanand Prasad and Mrs, Meenu Singhal W/o Mr. Manoj Singhal had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 5 Khasra No. 1342 (Sale Deed No. 9612/28.07.2023 & 4166/31.03.2023)

The party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **0.477017 Hect = 4770.17 square meters** property (as per above table) on 28.07.2023 through registered sale deed which is registered in book no.1 Vol. No. 14556 on pages 29/48 Sl. No. 9612 in the office of Sub Registrar-II, Moradabad on 28.07.2023 from M/s Sedentary Buildcon LLP through its Authorized Signatory Mr. Anil Kumar s/o Dharam Singh.



The party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **1.023191 Hect = 10231.91 square meters** property (as per above table) on 27.03.2024 through registered sale deed which is registered in book no.1 Vol. No. 14354 on pages 273/292 Sl. No. 4166 in the office of Sub Registrar-II, Moradabad on 31.03.2024 from M/s Sedentary Buildcon LLP through its Authorized Signatory Mr. Anil Kumar s/o Dharam Singh.

M/s Sedentary Buildcon LLP through its Authorized Signatory Mr. Anil Kumar s/o Dharam Singh & others were recorded co-bhumidar of khasra no. 1342 (Old Khatoni No. 646/4mi, 650/4mi, 653/6m & 658mi) of village Harthala Ahetmali, Tehsil and District Moradabad since 1429 fasli.

The said property is a part of Khasra No. 1342 (Old Khatoni No. 646/4mi, 650/4mi, 653/6m & 658mi) of village Harthala Ahetmali, Tehsil & Distt Moradabad but abadi is on spot. No agricultural work is there.

M/s Sedentary Buildcon LLP through its Authorized Signatory Mr. Anil Kumar s/o Dharam Singh had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 6 Khasra No. 1343 (Sale Deed No. 2166/16.02.2023 & 2168/16.02.2023 14286/07.11.2023)

The party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **0.486384 Hect = 4863.84 square meters** property (as per above table) on 16.02.2023 through registered sale deed which is registered in book no.1 Vol. No. 14280 on pages 333/352 Sl. No. 2166 in the office of Sub Registrar-II, Moradabad on 16.02.2023 from A-One Enterprises through its Partners Mr. Sanjeev Singhal s/o Mahanand Prasad and Mr. Manoj Singhal s/o Mahanand Prasad.

The party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **0.616745 Hect = 6167.45 square meters** property (as per above table) on 16.02.2023 through registered sale deed which is registered in book no.1 Vol. No. 14280 on pages 373/392 Sl. No. 2168 in the office of Sub Registrar-II, Moradabad on 16.02.2023 from A-One Enterprises through its Partners Mr. Sanjeev Singhal s/o Mahanand Prasad and Mr. Manoj Singhal s/o Mahanand Prasad.

The party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **1.495614 Hect = 14956.14 square meters** property (as per above table) on 07.11.2023 through registered sale deed which is registered in book no.1 Vol. No. 14730 on pages 233/252 Sl. No. 14286 in the office of Sub Registrar-II, Moradabad on 07.11.2023 from A-One Enterprises through its Partners Mr. Sanjeev Singhal s/o Mahanand Prasad and Mr. Manoj Singhal s/o Mahanand Prasad.

A-One Enterprises through its Partners Mr. Sanjeev Singhal S/o Mahanand Prasad and Mr. Manoj Singhal S/o Mahanand Prasad were recorded co-bhumidar of khatoni no. 650/4mi, 653/6, 658mi, 659mi, 660mi and 661mi (Now New Khatoni no. 1343) of village Harthala Ahetmali, Tehsil and District Moradabad (as per Naksha 23 & 45)

The said property is a part of khatoni no. 650/4mi, 653/6, 658mi, 659mi, 660mi and 661mi (Now New Khatoni no. 1343) of village Harthala Ahetmali, Tehsil & Distt Moradabad but abadi is on spot. No agricultural work is there.

A-One Enterprises through its Partners Mr. Sanjeev Singhal s/o Mahanand Prasad and Mr. Manoj Singhal s/o Mahanand Prasad had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 7 Khasra No. 1344 (Sale Deed No. 8995/18.07.2023)

The party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **0.9930661 Hect = 9930.66 square meters** property (as per above table) on 18.07.2023 through registered sale deed which is registered in book no.1 Vol. No. 14532 on pages 385/404 Sl. No. 8995 in the office of Sub Registrar-II, Moradabad on 18.07.2023 from A.R Enterprises through its Partners Mr. Aditya Singhal S/o Mr. Sanjeev Singhal and Mr. Gaurank Singhal S/o Mr. Sanjay Singhal.

A R Enterprises through its Partners Mr Aditya Singhal S/o Mr. Sanjeev Singhal and Mr. Gaurank Singhal S/o Mr. Sanjay Singhal & others were recorded co-bhumidar of Khatoni no. 653/6mi, 661mi, 662mi, 663mi & 676mi of village Harthala Ahetmali, Tehsil and District Moradabad (As per Naksha 45)

The said property is a part of Khatoni no. 653/6mi, 661mi, 662mi, 663mi & 676mi (Now New Khatoni No. 1344) of village Harthala Ahetmali, Tehsil & Distt Moradabad but abadi is on spot. No agricultural work is there.

A R Enterprises through its Partners Mr. Aditya Singhal S/o Mr. Sanjeev Singhal and Mr. Gaurank Singhal S/o Mr. Sanjay Singhal had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

The party is developing a Residential colony known as "VEDANSHA GREENS-2", Moradabad on the said property/ies, in this regard the party had obtained an approved map from Moradabad Development Authority, Moradabad. (see paper no. 12)

CONCLUSION

In my opinion the above named party is having quite, clear, perfect and marketable title over the property.

Encumbrance

The above mentioned property (area 5264.46 sq mtr) is Mortgage in favour of Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad at S No. 3074/01.03.2024.

Report is submitted for your kind perusal and necessary action along with papers.

Yours faithfully

Bharat Porwal

Advocate

Reg. No. U.P.-1143/98, D.J. Code B-28

COP No.-102559, Ch. No. 201

Court Compound, Moradabad

Mob. No.-9837132371

bharatporwaladv@yahoo.com

Declaration

I am registered Advocate in Bar Council of U P. My registration no. is UP1143/1998 and I am regular in practice in Moradabad since 1998 (U P).

Bharat Porwal

Advocate

Reg. No. U.P.-1143/98, D.J. Code B-28

COP No.-102559, Ch. No. 201

Court Compound, Moradabad

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Chamber No.201,

Civil Court Compound

Moradabad-244001

Residence

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Behind P M S School,

Civil Lines, Moradabad-U P

Cell-98371-32371

To,

Date:-24-07-2024

The Authorised Authority,

RERA, Lucknow (U P)

Non-encumbrance Certificate

On the basis of documents and information produced before me, I, do, hereby certify that out of total land of "VEDANSHA GREENS-2", a residential project of M/s SWEKRETI GREENS LLP, a company AND M/s SWEKRETI RESIDENCY LLP admeasuring 39,885.00 square meters (out of 87369.00 sq mtr), situated at village Harthala Ahetmali, Tehsil and District Moradabad, 5264.46 sq mtr land has been mortgage with Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad (U P) at S No. 3074/01.03.2024.

Bharat Porwal, Advocate

Declaration

I am registered Advocate in Bar Council of U P. My registration no. is UP1143/1998 and I am regular in practice in Moradabad since 1998 (U P).

Bharat Porwal

BHARAT PORWAL ADVOCATE
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