

To,
Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority,

Dear Sir,

Subject: - Title Opinion Report Certifying non-encumbrances of the Agricultural Land comprising of Khasra Numbers (annexed with the letter) situated at Sahyadri PKT A, Awasiya Yojna, village Sonakpur, Tehsil & District Moradabad, Uttar Pradesh.

I refer to Moradabad Development Authority's letter no-1706/Arjan Anubhag/MDA dated 27.02.2026 requesting to furnish non-encumbrances and certify and submit the title cum opinion Report about the clear and marketable title to the above property to Moradabad Development Authority. Moradabad Development Authority is a body corporate constituted under the provisions of section-3 & 4 of U.P. Urban Planning and Development Act 1973, having its office at Sector-13, New Moradabad, Delhi Road, Uttar Pradesh 244001 through its Authorized Officer. (Owner/Promoter):

1. **Description and Area of the Property.**

Specific number(s) and address of Property:

- Agricultural Land comprising of Khasra Numbers and respective areas (**Annexure 1 with the letter**), situated in village Sonakpur, Tehsil & District Moradabad under Sahyadri PKT A, Awasiya Yojna.
- 2. **Nature of Property (Whether Agricultural, Non- Agricultural, Commercial, Residential or Industrial. If non-Agricultural, the reference and date of conversion order from the competent authority should be mentioned.**
 - The nature of land is agricultural and is situated in village Sonakpur, Tehsil & District Moradabad Uttar Pradesh, under Sahyadri PKT A, Awasiya Yojna.
- 3. **The owner is Partner/Director/Trustee who is developing the property on behalf of Partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Partnership Deed etc. whether examined and verified:**
 - This is for project approval only. Promoter Moradabad Development Authority is a body corporate, constituted under the provisions of section-3 & 4 of U.P. Urban Planning and Development Act 1973 having its office at Sector-13, New Moradabad, Delhi Road, Uttar Pradesh 244001, through its Authorized Officer.
- 4. **Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps be taken.**
 - No, any minor, lunatic or undischarged insolvent is not involved.
- 5. **Whether the property is freehold or leasehold. If Ancestral then period of lease, and if freehold whether Urban Land Ceiling Act applies and permissions to be obtained.**
 - Freehold property.

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6. **Source of Property i.e., Self-Acquired or Ancestral. If Ancestral then mode of succession and whether original WILL/Probate is available.**
- Agricultural land situated at village Sonakpur, Tehsil & District Moradabad Uttar Pradesh, under Sahyadri PKT A, Awasiya Yojna has been purchased by Moradabad Development Authority on the basis of mutual consent, exchange deed, resumption/exchange, and purchase of ceiling land.
7. **Whether the 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.**
- No.
8. **Whether the Owner is in exclusive possession of the Property or it is leased/rented out to third party.**
- As per documents, the present title holder is in possession.
9. **Whether the property is mutated in municipal/revenue records and Owner's name is reflecting and if not, the reason thereof.**
- Yes, the name of present title holder is mutated in revenue records.
10. **Whether any restriction is imposed under the Central/State/Local Laws whose consent or permission would be required for development of the Project.**
- No.
11. **Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.**

Yes, all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Following are the documents, by which Moradabad Development Authority land were perused:-

1	Khatauni and Registry extracts of Khasra numbers annexed with the list (Annexure 2).
2	Copy of layout plan of village Sonakpur, Tehsil & District Moradabad Uttar Pradesh, under Sahyadri PKT A, Awasiya Yojna (Annexure 3).
3	Order of Commissioner, Moradabad Division, Moradabad Letter No: 1649 dated 17.07.2025 & Letter No: 223 dated 03.11.2025 regarding resumption of various Khasra numbers of Sonakpur, as mentioned in the attached letters, Letter No. 1002, dated no.15.10.2025 for Exchange Deed (Annexure 4),
4	List of Khasra Numbers whose mutation in favour of Moradabad Development Authority is pending at Tehsil Level, in village Sonakpur, Moradabad, Uttar Pradesh. Regarding this an affidavit has been filed by Moradabad Development Authority (Annexure 5)
5	List of Khasra Numbers of Urban Ceiling land whose mutation in favour of MDA is pending at the level of Tehsil in village Sonakpur, Moradabad, Uttar Pradesh. Regarding this an affidavit has been filed by Moradabad Development Authority (Annexure 6)
6	List of Khasra numbers of Urban Ceiling land whose mutation/proceedings have been completed in favour of Moradabad Development Authority. (Annexure 7)
7	List of Khasra numbers which are depicted as roads in revenue records and are being used as roads only, in the layout and as well as at the site. Regarding this an affidavit has been filed by Moradabad Development Authority (Annexure 8)

12. **Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records.**
- Yes.



13. Whether the search is being made for the period of 13/30 years. If no, reason thereof.

Search Inspection for the period 2013 to 2026 was made in the office of Sub Registrar, Moradabad. The inspection was made for legible/accessible records and the Sub Registrar, Moradabad has issued search certificate/NEC which are annexed with the letter. The search report/NEC annexed with the letter shows that the property is free from encumbrance. Hence the opinion is given on the basis of inspection of available and present records only and in view of non-encumbrance certificates issued by Sub Registrar, Moradabad/Tehsildar Sadar Moradabad (Annexure 6)

14. Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.

I have perused original documents and compared the same with the record available in the office of Sub Registrar Moradabad and evaluated the same and establish that both are analogous.

15. Final certificate/opinion:

The present title holder Moradabad Development Authority is a body corporate constituted under the provisions of section-3 & 4 of U.P. Urban Planning and Development Act 1973 having its office at Sector-13, New Moradabad, Delhi Road, Uttar Pradesh 244001, through its Authorized Officer is having valid and marketable title over captioned property and the property in question is free from encumbrances on the basis of inspection of legible records and in view of NEC issued by S.R. Moradabad and the Project Sahyadri PKT A, Awasiya Yojna, developed by MORADABAD DEVELOPMENT AUTHORITY can be accepted for approval.

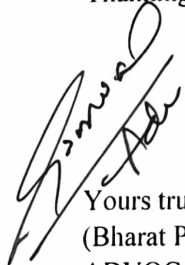
16. Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/property(ies) if yes, state specifically in ensue of fetter, possessions letter, share certificate, affidavit, power of attorney etc. is required:

An undertaking elaborating that property in question is free from all sorts of encumbrances, charges or litigation whatsoever and the property in question which is proposed to be developed by MDA is not subject matter to any litigation, attachment or execution before any court of law.

17. Comments on enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016:

Provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Thanking You,



Yours truly

(Bharat Porwal)

ADVOCATE
BHARAT PORWAL ADVOCATE

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

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S.No.	Khasra Number	Total Area of the Khasra	Urban Ceiling under ownership of MDA (allotted by Govt.)	Land attained via Sale Deed	Land Attained via Samayojan	Land allotment through Resumption/ Exchange (Gram Sabha Land)	Total Area under ownership and Possession of MDA	Land Designated as Road in Layout and Recorded as Road in Revenue Records as well as on Site	Total Area in Layout
		26.1610	4.9623	13.8710	2.3200	0.9060	22.0593	0.6870	21.2271
1	618	0.7530		0.7530			0.7530		0.5976
2	619	0.3280		0.3280			0.3280		0.3280
3	620	1.2500	0.4170	0.7490	0.0840		1.2500		1.2460
4	628	0.3560			0.2670		0.2670		0.2670
5	629	0.3200		0.3200			0.3200		0.3200
6	630	0.2310		0.2310			0.2310		0.2310
7	631	0.1250				0.1250	0.1250		0.0650
8	632	1.3390		1.3390			1.3390		0.4514
9	635	0.3160		0.3160			0.3160		0.2292
10	636	0.8580		0.6435	0.2145		0.8580		0.5326
11	637	1.0030		1.0030			1.0030		1.0030
12	638	0.4410	0.1720	0.1345			0.3065		0.3065
13	639	0.5020		0.1790			0.1790		0.1790
14	640	0.9230		0.6440			0.6440		0.6440
15	641	0.3930			0.3930		0.3930		0.3930
16	642	0.6470		0.6470			0.6470		0.6470
17	643	0.0120				0.0120	0.0120		0.0120
18	644	0.3000			0.2850		0.2850		0.2850
19	645	0.3920		0.1785			0.1785	0.0140	0.1925
20	646	0.1900	0.1900				0.1900		0.1900
21	647	0.5100		0.3840	0.0320		0.4160	0.0940	0.5100
22	648	0.0120				0.0120	0.0120		0.0120
23	649	0.2790		0.2350			0.2350	0.0440	0.2790
24	650	0.2830		0.1040			0.1040	0.0900	0.1940
25	651	0.3320		0.1800			0.1800		0.1800
26	652	0.1460		0.1460			0.1460		0.1460
27	653	0.2670		0.2670			0.2670		0.2670
28	654	0.6600	0.2910	0.3690			0.6600		0.6600
29	655	0.0730				0.0730	0.0730		0.0730
30	656	0.4580		0.3610			0.3610		0.3610
31	657	0.2230		0.2000			0.2000		0.2000
32	658	0.1620		0.1620			0.1620		0.1620
33	659	0.1090		0.1090			0.1090		0.1090
34	660	0.1130		0.1130			0.1130		0.1130
35	661	0.0650		0.0650			0.0650		0.0650
36	662	0.2830		0.1820			0.1820		0.1820
37	663	0.4410			0.4410		0.4410		0.4410
38	664	0.9030	0.2440	0.5380			0.7820	0.1210	0.9030
39	665	0.3720	0.3360	0.0150			0.3510	0.0210	0.3720
40	666	0.0080				0.0080	0.0080		0.0080
41	667	0.3240	0.1250	0.1990			0.3240		0.3240
42	668	0.0890				0.0890	0.0890		0.0890
43	670	0.4370	0.2530	0.1840			0.4370		0.4370
44	671	1.1060	0.9050	0.2010			1.1060		1.1060
45	673	0.5260	0.5260				0.5260		0.5260







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46	674	0.3160		0.0080		0.2280	0.2360	0.0800	0.3160
47	675	0.0240				0.0240	0.0240		0.0240
48	676	0.0200				0.0200	0.2700	0.1290	0.3990
		0.4660				0.2500			
49	680	0.1740	0.0170	0.0990			0.1160		0.1160
50	681	0.3840	0.1900	0.1540			0.3440		0.3440
51	682	0.4210	0.3400	0.0810			0.4210		0.4210
52	683	0.5830	0.1135		0.3560		0.4695		0.4695
53	684	0.4000	0.2140	0.1860			0.4000		0.4000
54	685	0.6560		0.1820			0.1820		0.1820
55	686	0.0120		0.0070			0.0070	0.0050	0.0120
56	687	0.0040				0.0040	0.0040		0.0040
57	688	0.1210		0.1000			0.1000	0.0210	0.1210
58	689	0.1940		0.1440			0.1440	0.0500	0.1940
59	690	0.2720	0.0638		0.1300		0.1938		0.1938
60	691	0.2630	0.1060	0.1570			0.2630		0.2630
61	692	0.3320		0.0565			0.0565		0.0565
62	693	0.4330			0.0945		0.0945		0.0945
63	694	0.0490				0.0490	0.0490		0.0490
64	695	0.1820		0.1410	0.0230		0.1640	0.0180	0.1820
65	696	0.0120				0.0120	0.0120		0.0120
66	697	0.3480	0.3480				0.3480		0.3480
67	698	0.5830		0.1350			0.1350		0.1350
68	699	0.1210		0.1210			0.1210		0.1210
69	700	0.6520		0.6520			0.6520		0.6520
70	701	0.2790	0.1110	0.1680			0.2790		0.2790


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