

BHARAT PORWAL

Advocate

Legal Advisor -

Prathama U P Gramin Bank, Moradabad

UCO Bank, Axis Bank, RBL Bank

U P Avas Evam Vikas Parishad

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

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Land Title Search Report

To,

Date:-28-07-2023

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 JUPITER LAMINATORS PRIVATE LIMITED, a company** having its Registered Office at 25/33, 3rd Floor, East Patel Nagar, New Delhi-110008 through its Director **Mr. Sandeep Bajaj s/o Shri Dharampal Bajaj R/o Farm House No. 05, Westend Greens, Amaltas Avenue, Rajokari, South West Delhi, Delhi-110038** (for the Residential Colony to be known as "**PEARL RESIDENCY**" 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. 4452 Date 17.04.2021 executed by Gailful Homes Pvt. Ltd. through its director Mr. Neeraj Kumar Gupta & others on 17.04.2021 in favor of party i.e. **Jupiter Laminators Private Limited** through its Authorised Signatory Mr. Surendra Kumar s/o Shri Guru Prasad registered in book no. 1 Vol. No. 13266 on pages 187/208 at Sl. No. 4452 in the office of Sub Registrar-II, Moradabad (U P).
2. A copy of form C.H. 11 issued by Chakbandi Office, Moradabad of village Harthala Ahetmali Khasra No. 481/1, 309/1m, 309/1m, 315/1, 480/1, 310m, 288/3m, 288/3m, 312, 310m, 309/1m & 311m.
3. A copy of map approved by Moradabad Development Authority, Moradabad vide application no. MBDA/LD/22-23/0023 Dated 24-03-2023.
4. A copy of NOC issued by Nagar Nigam, Moradabad dated 20.02.2023.
5. A copy of NOC issued by Urban Land Ceiling Department, Moradabad dated 27.05.2022.
6. A copy of NOC issued by Flood Division, Moradabad dated 21.09.2022.
7. A copy of NOC issued by Tehsil, Moradabad dated 04.06.2022.



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 15253.28 sq mtr (out of 2.2498 Hect = 22,498 square meters) pertaining to khasra no. 481/1, 309/1m, 309/1m, 315/1, 480/1, 310m, 288/3m, 288/3m, 312, 310m, 309/1m & 311m of Village Harthala Ahetmali, Tehsil and District Moradabad detailed as below:-

S. No.	Khata No.	Khasra No.	Area	Area Purchased	Area Purchased (In Mtr.)
1.	105	481/1	0.076	0.0120	120-00
2.	112	309/1	0.700	0.7000	7000-00
3.	113	309/1	0.0500	0.0500	500-00
4.	290	315/1	1.605	0.3313	3313-00
5.	351	480/1	0.100	0.0190	190-00
6.	477	310m	0.0200	0.0200	200-00
7.	417	288/3m	0.628	0.5100	5100-00
8.	323	288/3m	1.052	0.2290	2290-00
9.	313	312	0.121	0.0300	300-00
10.	314	310m	0.223	0.2230	2230-00
11.	104	309/1m	0.270	0.0655	655-00
12.	56	311m	0.061	0.0600	600-00
TOTAL			4.91	2.2498	22,498-00

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 2.2498 Hect = 22,498 square meters pertaining to khasra no. 481/1, 309/1m, 309/1m, 315/1, 480/1, 310m, 288/3m, 288/3m, 312, 310m, 309/1m & 311m of Village Harthala Ahetmali, Tehsil and District Moradabad detailed as below:-

East	West	North	South
24m wide Road	Property of P S Green	Master Plan Road	Property of others

PART-III

FLOW OF TITLE

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



The party i.e. **Jupiter Laminators Private Limited** had purchased **2.2498 Hect = 22,498 square meters** property on 17.04.2021 through registered sale deed which is registered in Book no. 1 Vol. No. Vol. No. 13266 on pages 187/208 at Sl. No. 4452 in the office of Sub Registrar-II, Moradabad on 17.04.2021 from Gailful Homes Pvt. Ltd. through its director Mr. Neeraj Kumar Gupta & others.

Gailful Homes Pvt. Ltd. & others were recorded co-bhumidar of khasra no. 481/1, 309/1m, 309/1m, 315/1, 480/1, 310m, 288/3m, 288/3m, 312, 310m, 309/1m & 311m of village Harthala Ahetmali, Tehsil and District Moradabad.

The said property is a part of khasra no. 481/1, 309/1m, 309/1m, 315/1, 480/1, 310m, 288/3m, 288/3m, 312, 310m, 309/1m & 311m of village Harthala Ahetmali but abadi is on spot. No agricultural work is there.

Gailful Homes Pvt. Ltd. through its director Mr. Neeraj Kumar Gupta & others 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 "**PEARL RESIDENCY**", Moradabad on the said property/ies, In this regard the party had obtained an approved map from Moradabad Development Authority, Moradabad. (see paper no. 3)

CONCLUSION

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

The party had obtained NOC from Nagar Nigam, Urban Land Ceiling Department, Flood Division and Tehsil regarding the said project. (see paper no. 4, 5, 6 & 7)

The title of the party is clear, consistent and convincing for last more than 20 years. Provisions of THE URBAN LAND CEILING AND REGULATION ACT are not applicable in the present matter.

Encumbrance

The above mentioned property (area 1971.61 sq mtr) is Mortgage in favour of Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad at S No. 3717/22.03.2023.

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

Yours faithfully



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
Advocate

BHARAT PORWAL ADVOCATE
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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 "Pearl Residency", a residential project of M/s **JUPITER LAMINATORS PRIVATE LIMITED** admeasuring 15253.28 sq mtr (out of 22,498.00 sq mtr), situated at village Mugalpur urf Agwapur Mustkam, Tehsil and District Moradabad (U P), **1971.61 sq mtr** land has been mortgage with Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad (U P) at S No. 3717/22.03.2023.


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

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