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**ANKUR MITHAL, ADVOCATE**

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

293B, total land area measuring 167.22 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Book No. 1, Khand No. 1934, on Pages- 225/232.

3) Original Sale Deed No. 15302 dated 31.11.2011 executed by Ram Gopal Verma S/o Begraj Singh, in favour of Smt Roopanshi Singhal W/o Pankaj Singhal, 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 Book No. 1, Khand No. 7299, on Pages- 31/54.

4) Original Sale Deed No. 1129 dated 30.01.2015 executed by Smt Roopanshi Singhal W/o Pankaj Singhal, 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 167.22 Sq. Mts., Registered in the office of Sub-

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Registrar Meerut in Book No. 1,  
Khand No. 10270, on Pages-  
233/254.

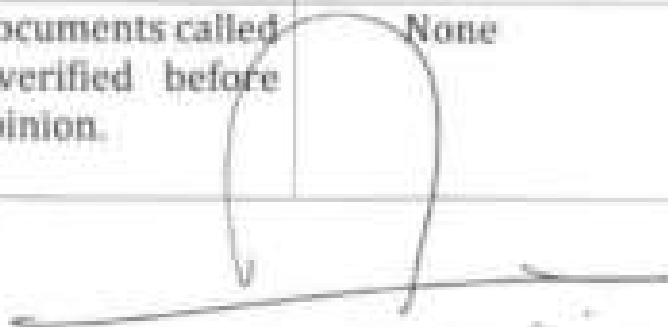
5) Photocopy of Partnership Deed  
dated 01.04.2019 of M/s  
Saraswati Buildcon, between  
Amit Agarwal, Varun Agarwal &  
Smt Sonal Sharma alias Sonal  
Agarwal, Saraswati Conclave  
Pvt. Ltd & Priority Overseas  
Private Limited.

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.

6. List of other documents called  
for or to be verified before  
rendering the opinion.

None



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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 permission from relevant	Not Applicable

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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.	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 local law, e.g. prohibition for agriculture land as security for borrowings outside the state or commercial/non agriculture borrowings.	Not Applicable

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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 25.09.2023 as per Search receipt no. 97 dated 25.09.2023. 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 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 प्राची द्वारा रखे जाने वाला)

क्रम संख्या 97

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

प्रस्तुतकर्ता या प्राची का नाम 25/01/23

लेख का प्रकार अनिवार्य वसुधा (पिठक)

प्रतिकल की संख्या 5

1-रजिस्ट्रीकरण शुल्क

2-प्रतिलिपिकरण शुल्क 3

3-निरीक्षण या तलाश शुल्क

4-मुख्यारणाम 15/5/23

5-कमीशन शुल्क

6-विविध 100

7-यात्रिक भत्ता 43

1 से 6 तक का योग

शुल्क वसूल करने का दिनांक 11/01

दिनांक जब लेख प्रतिलिपि या मूलासलान पत्र

वापस ले ले लिये जाय

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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**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 Property of Seller,**

**North - 60 Fts thereafter Property of Seller,**

**South - 60 Fts thereafter Plot of Satish Chand,**

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 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. 7421 dated 18.07.2003 executed by <u>Narendra Kumar, Ravindra Kumar Kaushik &amp; Sunil Kumar Kaushik all Sons of Mahendra Pal</u>, in favour of Smt <u>Sushma Sharma W/o Shyam Vihari Sharma</u>, in respect of One Residential Plot,</p>



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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 Book No. 1, Khand No. 2191, on Pages- 215/222.

3) Original Sale Deed No. 12301 dated 30.07.2012 executed by Smt Sushma Sharma W/o Shyam Vihari Sharma, in favour of Kapil Goswami S/o Shishupal Giri & Smt Sheetal Goswami W/o Kapil Goswami, 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 Book No. 1, Khand No. 8045, on Pages- 201/222.

4) Original Sale Deed No. 2506 dated 28.02.2014 executed by Kapil Goswami S/o Shishupal Giri & Smt Sheetal Goswami W/o Kapil Goswami, in favour of Smt. Shobha Rani W/o Sumesh Chand

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CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
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**Gupta & Smt Pushpa Shukla W/o Kishor Shukla**, 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 Book No. I, Khand No. 9506, on Pages- 333/364.

5) Original Sale Deed No. 12809 dated 16.10.2014 executed by **Smt. Shobha Rani W/c Sumesh Chand Gupta & Smt Pushpa Shukla W/o Kishor Shukla**, 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 167.22 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Book No. I, Khand No. 10052, on Pages- 47/82

6) Photocopy of Partnership Deed dated 01.04.2019 of **M/s Saraswati Buildcon**, between

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	<p><u>Amit Agarwal, Varun Agarwali &amp; Smt Sonal Sharma alias Sonal Agarwal, Saraswati Conclave Pvt. Ltd &amp; Priority Overseas Private Limited.</u></p> <p>7) 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

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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 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	The title & possession of owner is clear, absolute & marketable. The

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CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
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mortgaged/equitable mortgage or by deposit of title deed.	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 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

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

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. 90 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.

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.

कम-संख्या 90

लेखक या प्रत्यक्ष-पत्र प्रस्तुत करने का दिनांक 22/09/23

प्रस्तुत करने का दिनांक 22/09/23

लेखक का पता

प्रतिपक्ष की पता

1-सिद्धिचरण मूल 23/3/23

2-प्रतिपक्षिक मूल

3-निर्देशन का दिनांक 22/09/23

4-मुद्रांकन के अधिकारी के दिनांक

5-करीबन मूल

6-दिनांक

7-प्रतिपक्ष पता

8-मे 8 एक का पत्र

मुद्रांकन करने का दिनांक

दिनांक, जब लेखक प्रतिपक्ष के प्रतिपक्ष प्रमाण-पत्र

कायम करने के दिनांक

सिद्धिचरण अधिकारी के हस्ताक्षर

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(Ankur Mithal)  
Advocate

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



**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
9807128900 / 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 Plot of Owner.**

**West - 30 Fts thereafter Rasta 20 Ft Wide.**

**North - 60 Fts thereafter Plot of Baldev Raj Rawal.**

**South - 60 Fts thereafter Plot of Owner.**

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 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. 242 dated 17.01.1994 executed by <b><u>Narendra Kumar S/o Late Mahendra Pal</u></b>, in favour of <b><u>Prafull Kumar Jain S/o Pramod Kumar Jain</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 Book No. 1, Khand No. 822, on Pages-223/238.</p>



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- 3) Original Sale Deed No. 6698 dated 13/06/2016 executed by Prafull Kumar Jain S/o Pramod Kumar Jain, 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 167.22 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Book No. 1, Khand No. 11412, on Pages- 377/424.
- 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 Buildcon, through its Partner-

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9837128900 / mithalankur@yahoo.com

	<u>Varun Agarwal</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

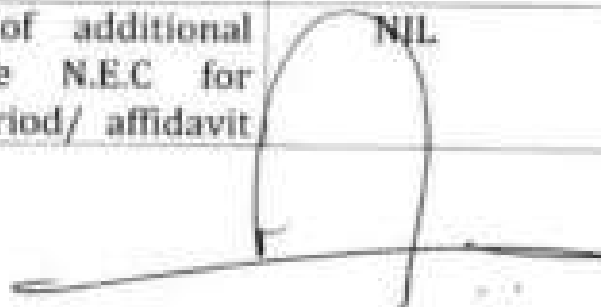


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9837128900/mithalankur@yahoo.com

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>
17. The lists of additional document like N.E.C for subsequent period/ affidavit	NIL



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indemnity required to be obtained by Bank.	
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:-	<p>I have personally inspected the registration records in the office of Sub Registrar Meerut from 01.01.2010 to 17.09.2023 as per Search receipt no. 51 dated 17.09.2023. 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</p>

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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 Aboye,**

(Ankur Mithal)  
Advocate

**ANKUR MITHAL**  
Advocate

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

(भाग 1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

क्रम-संख्या

51

सेवा का प्रार्थना-पत्र प्रस्तुत करने का दिनांक

प्रस्तुत कर्ता या प्रार्थी का नाम

17/9/13

सेवा का प्रकार

प्रतिफल की धनराशि

के.के. मिश्र

1-रजिस्ट्रीकरण शुल्क

2-प्रतिनिधिकरण शुल्क

3-निर्देशन या तलाश शुल्क

4-मुस्तारनामा के

5-कर्मदान शुल्क

6-विधि

7-यात्रिक भत्ता

1 से 6 तक का योग

शुल्क प्रस्तुत करने का दिनांक

दिनांक, जब सेवा प्रतिनिधि या तलाश प्रार्थना-पत्र

कापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अतिरिक्त  
अभिसेखण कापस  
मुद्रित/स्थान  
कापस



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 178.72 Sq. Mts.**

**Boundaries--**

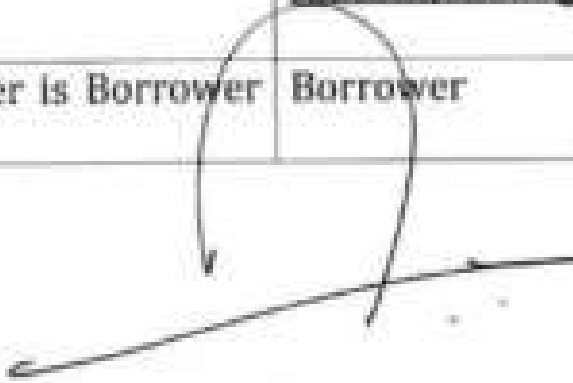
**East- 51 Fts thereafter Plot of Satveer Gautam,**

**West - 30 Fts thereafter Raasta 20 Ft Wide,**

**North - 47 Fts thereafter Property of Others,**

**South - 48 Fts thereafter Raasta 12 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> <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 Kaushik S/o Late Mahendra Pal Kaushik</u></b>, with good, clear, valid and marketable title, issued by the Office of Tehsildar Meerut.</p> <p>2) Photocopy of Sale Deed No. 4310 dated 06.05.2005 executed by <b><u>Narendra Kumar Kaushik S/o Late Mahendra Pal Kaushik</u></b>, in favour of <b><u>Kelash Chand S/o Shiv Charan</u></b>, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A &amp; 293B, total land area measuring 265.70 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Additional Book No. I, Khand No. 2880, on Pages- 323/336.</p>



AM

**ANKUR MITHAL, ADVOCATE**

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9837128900 / mithalankur@yahoo.com

- 3) Certified Copy of Sale Deed No. 11041 dated 31.12.2005 executed by Kelash Chand S/o Shiv Charan, in favour of Rajeev Kumar S/o Banke Lal, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A & 293B, total land area measuring 265.70 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Additional Book No. 1, Khand No. 3145, on Pages- 59/76.
- 4) Original Sale Deed No. 1539 dated 18.02.2009 executed by Rajeev Kumar S/o Banke Lal, in favour of Chandra Bhan S/o Baldev, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A & 293B, total land area measuring 178.72 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Additional Book No. 1, Khand No. 5076, on Pages- 273/294.
- 5) Original Sale Deed No. 4623 dated 25.04.2015 executed by Chandra Bhan S/o Baldev, in favour of

AM

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9837128900 / mithalankur@yahoo.com

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 178.72 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Additional Book No. I, Khand No. 10443, on Pages- 213/256.

6) 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.

7) 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.

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	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
12. Has the building been constructed after approval?	Yes

AM

**ANKUR MITHAL, ADVOCATE**

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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>
17. The lists of additional document like N.E.C for subsequent period/ affidavit indemnity required to be obtained by Bank.	NIL

AM

**ANKUR MITHAL, ADVOCATE**

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

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:-	<p>I have personally inspected the registration records in the office of Sub Registrar Meerut from 01.01.2010 to 19.09.2023 as per Search receipt no. 78 dated 19.09.2023. 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><b><u>M/s Saraswati Buildcon.</u></b> 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</p>

AM

**ANKUR MITHAL, ADVOCATE**

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

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

7, Naveen Bhawan, Civil Court, Meerut

Mob.: 9837128900

(भाग 1)

(प्रभुत्वकर्ता अपना प्रती द्वारा रखे जाने वाले)

कम संख्या : 18

लेख या ड्राफ्ट-यत्र प्रभुत्व करने का दिनांक

प्रभुत्वकर्ता या प्रती का नाम

लेख का प्रकार

प्रतिकूल की वस्तुनिष्ठ

1-विशुद्धीकरण

2-प्रतिनिधिकरण शुल्क

3-निष्पत्ति या प्रत्यक्ष शुल्क

4-मुद्रासमन्वय की प्रविष्टिपत्रिकाओं के लिए शुल्क

5-कपीकरण शुल्क

6-विविध

7-व्यक्तिगत शुल्क

1 से 8 तक का योग

शुल्क समूल करने का दिनांक

दिनांक, जब लेख प्रविष्टि या प्रत्यक्ष शुल्क

समाप्त करने के लिए तैयार हो

विशुद्धीकरण अधिकारी के द्वारा



**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 190.44 Sq. Mts.**

**Boundaries--**

**East- 82 Fts thereafter Plot of Rajendra,**

**West - 82 Fts thereafter Raasta,**

**North - 25 Fts thereafter Plot of Smt Beena Devi,**

**South - 25 Fts thereafter Property of Buyer,**

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 <u>Ravindra Kumar Kaushik S/o Mahendra Pal Kaushik</u>, with good, clear, valid and marketable title, issued by the Office of Tehsildar Meerut.</p> <p>2) Original Sale Deed No. 1082 dated 09.02.2001 executed by <u>Ravindra Kumar Kaushik S/o Mahendra Pal Kaushik</u>, in favour of <u>Smt Rekha Devi W/o Rajendra Prasad Sharma</u>, in respect of One Residential Plot, Consisting of Part of land in minjumley Khasra No. 293A &amp; 293B, total land area measuring 190.44 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Additional</p>



AM

**ANKUR MITHAL, ADVOCATE**

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9837128900/mithalankur@yahoo.com

Book No. 1, Khand No. 1417, on  
Pages- 197/216.

3) Original Sale Deed No. 2274 dated  
25.02.2015 executed by Smt  
Rekha Devi W/o Rajendra  
Prasad Sharma, 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 190.44 Sq. Mts.,  
Registered in the office of Sub-  
Registrar Meerut in Bahi No.1, Jild  
No. 10325, on Pages- 237/254.

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,

AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT

9837128900/mithalankur@yahoo.com

	<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
11. Whether Chittha ten (X) extract/ original produced.	No

AM

**ANKUR MITHAL, ADVOCATE**

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

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>
17. The lists of additional document like N.E.C for subsequent period/ affidavit	NIL

AM

**ANKUR MITHAL, ADVOCATE**

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

indemnity required to be obtained by Bank.	
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:-	<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. 38 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</p>

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**ANKUR MITHAL, ADVOCATE**

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

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 कक्षा प्रती द्वारा लगे जाने वाले)

कम संख्या 38

जिस का प्रतीक-पत्र प्रस्तुत करने का दिनांक \_\_\_\_\_  
प्रस्तुतकर्ता का प्रतीक \_\_\_\_\_  
पत्र का प्रकार \_\_\_\_\_  
विषय की प्रकृति \_\_\_\_\_  
1-विनिर्देशन शुल्क \_\_\_\_\_  
2-प्रतिनिर्देशन शुल्क \_\_\_\_\_  
3-निर्देशन का शुल्क \_\_\_\_\_  
4-मुद्रास्तरण के शुल्क \_\_\_\_\_  
5-कपीकरण शुल्क \_\_\_\_\_  
6-प्रिंटिंग \_\_\_\_\_  
7-वैधिक मूल्य \_\_\_\_\_  
8-रक का योग \_\_\_\_\_  
9 प्रस्तुत करने का दिनांक \_\_\_\_\_  
जिस, उस संख्या प्रतीक \_\_\_\_\_  
जिस करने के लिए दिनांक \_\_\_\_\_  
निर्देशन अधिकारी के हस्ताक्षर \_\_\_\_\_

AM

**ANKUR MITHAL, ADVOCATE**

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

**DATED— 13.10.2023**

**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 bearing No. C-120, Consisting of**  
**Part of land in Khasra No. 293B & 293B, Situated at**  
**Pratap Vihar Colony, Village Noor Nagar, Pargana,**  
**Tehsil & Distt. Meerut,**

**Land area measuring 334.50 Sq. Mts.**

**Boundaries--**

**East- 45 Fts 9 Inch thereafter Road,**

**West -43 Fts 1.1/2 Inch thereafter Property of Seller**

**North - 80 Fts 1.1/2 Inch thereafter Plot No. C-119,**

**South - 82 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>Smt Madhu Gupta W/o Amit</u></b> <b><u>Kumar, resident of- 4, Vijay Nagar,</u></b> <b><u>Meerut,</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.	<p>1) Photocopy of Sale Deed No. 3883 dated 27.05.2004 executed by <u>Iodha Singh S/o Genda</u>, in favour of <u>Smt Madhu Gupta W/o Amit Kumar</u>, in respect of Part of land in Khasra No. 2114 &amp; 2116, land area measuring 0.468 Hectare, Registered in the Office of Sub-Registrar Meerut in Additional Book No. 1, Khand No. 2465, on Pages- 173/188.</p> <p>2) Photocopy of Sale Deed No. 670 dated 28.01.2004 executed by <u>Smt Kalawati W/o Late Atru</u>, in favour of <u>Smt Madhu Gupta W/o Amit Kumar</u>, in respect of Part of land in Khasra No. 2113, 2114, 2116 &amp; 2117, land area measuring 1.341 Hectare, Registered in the Office of Sub-Registrar Meerut in Additional Book No. 1, Khand No.</p>

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**ANKUR MITHAL, ADVOCATE**

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9837128900/mithalankur@yahoo.com

2354, on Pages- 287/308.

3) Photocopy of General Power of Attorney No. 344 dated 13.10.2005 executed by Smt Madhu Gupta W/o Amit Kumar through, in favour of Amit Kumar Agarwal S/o Late Prem Kishan, to Purchase & Sell any of her movable and immovable properties all over India, Registered in the Office of Sub-Registrar Meerut in Add. Book No. IV, Khand No. 313, on Pages- 81/88,

4) Original Exchange Deed No. 5625 dated 31.05.2007 executed by Smt Madhu Gupta W/o Amit Kumar through, through her P.A. Holder- Amit Kumar Agarwal S/o Late Prem Kishan, in favour of Smt Kamla Devi W/o Late Dharampal Singh, in respect of One Residential Plot bearing No. C-120, Consisting of Part of land in Khasra No. 293B & 293B, land area measuring 334.50 Sq. Mts., Registered in the Office of Sub-Registrar Meerut in Bahi



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**ANKUR MITHAL, ADVOCATE**

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

No.1, Jild No. 3982, on Pages-  
27/58.

5) 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.

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.

6. List of other documents called for or to be verified before rendering the opinion.

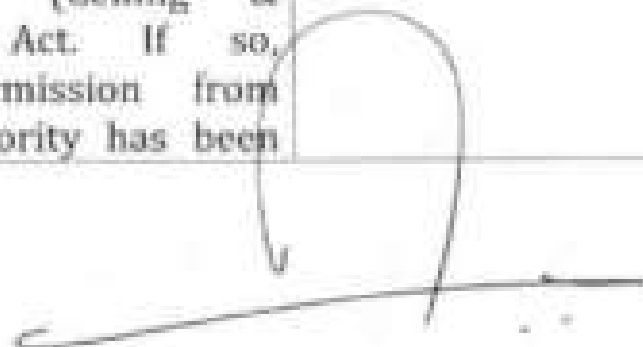
None

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**ANKUR MITHAL, ADVOCATE**

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

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
14. Is the property affected by Urban land (Ceiling & Regulation) Act. If so, whether permission from relevant authority has been	Not Applicable



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**ANKUR MITHAL, ADVOCATE**

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

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 commercial/non agriculture borrowings.	Not Applicable

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

create a charge or deposit of  
1 (equitable mortgage) as  
usual procedure of the bank.

## Advocate

## Advantages

12. *Journal of the American Statistical Association*, 100(471), 1155-1164, 2005.

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management cannot work with such a narrow

are about 75

आ. आ. प्रमाण-पत्र प्रस्तुत करने का तिथि: 6/10/23

Page 10 of 10

DATE: 10/10/2014

Pravna šteta zaradi nezgod: \_\_\_\_\_

g-sterilization time \_\_\_\_\_

Country	Year	Value
China	2000	1.00
China	2001	1.00
China	2002	1.00
China	2003	1.00
China	2004	1.00
China	2005	1.00
China	2006	1.00
China	2007	1.00
China	2008	1.00
China	2009	1.00
China	2010	1.00
China	2011	1.00
China	2012	1.00
China	2013	1.00
China	2014	1.00
China	2015	1.00
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China	2017	1.00
China	2018	1.00
China	2019	1.00
China	2020	1.00
China	2021	1.00
China	2022	1.00
China	2023	1.00
China	2024	1.00
China	2025	1.00
China	2026	1.00
China	2027	1.00
China	2028	1.00
China	2029	1.00
China	2030	1.00
China	2031	1.00
China	2032	1.00
China	2033	1.00
China	2034	1.00
China	2035	1.00
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China	2106	1.00
China	2107	1.00
China	2108	1.00
China	2109	1.00
China	2110	1.00
China	2111	1.00
China	2112	1.00
China	2113	1.00
China	2114	1.00
China	2115	1.00
China	2116	1.00
China	2117	1.00
China	2118	1.00
China		

1912-1913

6. Other

— 150 —

P-001000 400

**Italy**

Agencia de Noticias: \_\_\_\_\_

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DATE \_\_\_\_\_

**संशोधनकर्ता का नाम:** डॉ. अमरेंद्र कुमार

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**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  
**Two Residential Plots bearing No. C-117 & C-118,**  
**Consisting of Part of land in minjumley Khasra No.**  
**293A & 293B, Situated at Kaushik Vihar, Revenue**  
**Village Noor Nagar, Pargana, Tehsil & Distt. Meerut,**

**Total Land area measuring 418.20 Sq. Mts.**

**Boundaries--**

**East- 57 Fts 9 Inch thereafter Road,**

**West -57 Fts 9,1/2 Inch thereafter Property of Seller,**

**North - 76 Fts 10 Inch thereafter Plot No. C-116,**

**South - 76 Fts thereafter Plot No. C-119,**

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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**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 <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 General Power of Attorney No. 2190 dated 12.09.1990 executed by <u>Suresh Chand S/o Jaswant Singh &amp; Smt Rajbala Sharma W/o Suresh Chand</u>, in favour of <u>Bijendra Kumar Gupta S/o Gurcharan Singh, Amit Kumar S/o Prem Kishan &amp; Ambrish Kumar S/o Prakash Narayan</u>, to sell their Share of land in minjumley Khasra No. 293A &amp; 293B, total land area measuring 3220 Sq. Yds.,</p>

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**ANKUR MITHAL, ADVOCATE**

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9837128900/mithalankur@yahoo.com

Registered in the office of Sub-Registrar Meerut in Additional Book No. 1, Khand No. 2190, on Pages- 139/144.

3) Original Sale Deed No. 9149 dated 03.10.2003 executed by Amit Kumar S/o Late Prem Kishan as P.A holder of Smt Rajbala W/o Late Suresh Chand, in favour of Ravindra Agarwal S/o Late Ragho Ram Gupta, in respect of Two Residential Plots bearing No. C-117 & C-118, Consisting of land in minjumley Khasra No. 293A & 293B, total land area measuring 418.20 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Additional Book No. 1, Khand No. 2252, on Pages- 21/38.

4) Original Sale Deed No. 1853 dated 03.02.2021 executed by Ravindra Agarwal S/o Late Ragho Ram Gupta, in favour of M/s Saraswati Buildcon. through its Partner- Varun Agarwal, in respect of Two Residential Plots bearing No. C-117 & C-118, Consisting of land in minjumley Khasra No. 293A &

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**ANKUR MITHAL, ADVOCATE**

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

293B, total land area measuring 418.20 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Bahi No.1, Jild No. 14781, on Pages-27/116.

5) 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.

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.

Nence, the chain of title is complete.

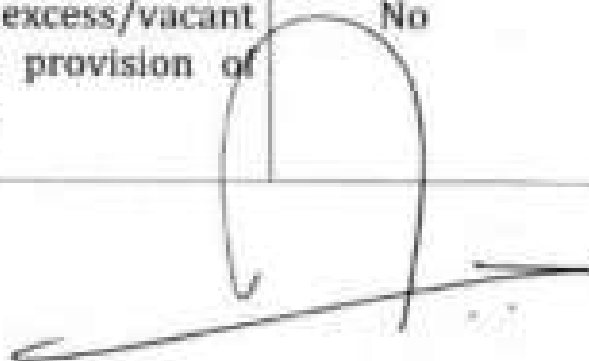


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**ANKUR MITHAL, ADVOCATE**

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

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?	Yes
13. Is there any excess/vacant land attracting provision of land ceiling Act.	No



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**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
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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.	<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	Not Applicable

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**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
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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. 39 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><b><u>M/s Saraswati Buildcon, through its Partners,</u></b> 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 प्रती द्वारा रखे जाने वाला)

क्रम संख्या : 38

यह या प्रार्थना-यह प्रस्तुत करने का दिनांक 22/9/22  
प्रस्तुतकर्ता या प्रती का नाम श्री (123456789)  
यह का प्रकार  
विषय की संख्या

1-संविष्टिकरण शुल्क 5/45

2-प्रतिनिधिकरण शुल्क

3-निरीक्षण या तलाशी शुल्क

4-मुद्रांतरण के अतिरिक्त शुल्क के लिए 2000 + 2000

5-कमीशन शुल्क

6-विविध 100

7-प्रारंभिक भत्ता 40

8-सक का योग 1101

9-प्रस्तुत करने का दिनांक

उक्त, जब लेखा प्रतिनिधि या प्रमुख निरीक्षक

स करने के लिये हस्ताक्षर करेंगे

अतिरिक्त अधिकारी के हस्ताक्षर

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 465 Sq. Mts,**

**Boundaries--**  
**As Per Site Plan,**

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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**ANKUR MITHAL, ADVOCATE**

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

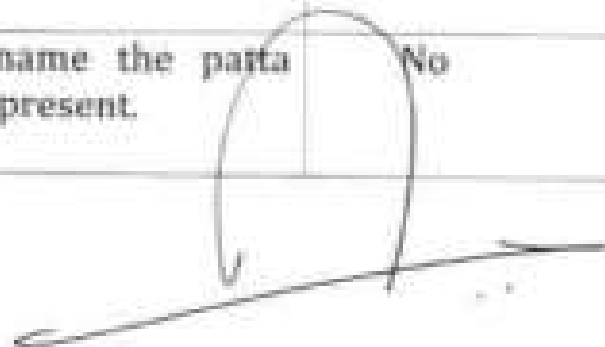
4. Status of the owner of property, state whether Individual, HUF, Firm or Ltd. Company.	Individual
5. List of Documents Examined by me and to be deposited with HDFC Ltd. for creation of valid Equitable Mortgage.	<p>1) Photocopy of Khatauni for the Fasli Year 1379 &amp; Calendar Year 1971 Onwards for 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 S/o Late Mahendra Pal</u>, with good, clear, valid and marketable title, issued by the Office of Tehsildar Meerut.</p> <p>2) Original Sale Deed No. 8557 dated 10.08.2018 executed by <u>Narendra Kumar S/o Mahendra Kumar</u>, in favour of <u>M/s Saraswati Buildcon, through its Partner-Varun Agarwal</u>, in respect of One Residential Plot, Consisting of Part of land in minjumley Khasra No. 293A &amp; 293B, total land area measuring 465 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Bahi No. 1, Jild No. 13018, on Pages- 317/332.</p>

AM

**ANKUR MITHAL, ADVOCATE**

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

	<p>3) Photocopy of Partnership Deed dated 01.04.2019 of <u>M/s Saraswati Buildcon</u>, between <u>Amit Agarwal, Varun Agarwal &amp; Smt Sonal Sharma alias Sonal Agarwal, Saraswati Conclave Pvt. Ltd &amp; Priority Overseas Private Limited</u>.</p> <p>4) 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
7. In whose name the patta stands in the present.	No



AM

**ANKUR MITHAL, ADVOCATE**

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

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 permission from relevant authority has been obtained for creating encumbrances.	Not Applicable



AM

**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT

9837128900/mithalankur@yahoo.com

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 commercial/non agriculture borrowings.	Not Applicable
19. Whether there is any indication or doubt to show the land belongs to Govt. or it	No

AM

**ANKUR MITHAL, ADVOCATE**

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

is under acquisition proceeding of Govt.	
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. 40 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, 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 C/C Court, Meerut  
Mob.: 9837128900

(भाग 1)

(प्रस्तुतकर्ता अपना प्रार्थी द्वारा रखा जाने वाला)

कम संख्या : 40

जब या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 22/5/23

प्रस्तुतकर्ता या प्रार्थी का नाम मकुट सिंह, 12

जब का प्रस्ताव

विस्तार की जानकारी

1-संविष्टीकरण शुल्क 145

2-प्रतिनिधीकरण शुल्क

3-निरीक्षण या सलाह शुल्क

4-मुद्रासंग्रह के अधिकारी के दिने 22/5/23

5-कमीशन शुल्क

6-विविध 100

7-पारिवारिक मूल्य 23

8-राज का योग

9-प्रस्तुत करने का दिनांक 11/6

जिस, जब लेखक प्रतिनिधि का अधिकार पत्र

वा करने को दिने सैदास

विस्तृतिकरण अधिकारी को सहायक

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 83.61 Sq. Mts.**

**Boundaries:-**

**East- 23 Fts thereafter Property of Rajbala Sharma,**

**West -23 Fts thereafter Raasta 20 Fts Wide,**

**North - 39 Fts thereafter Property of Seller,**

**South - 39 Fts thereafter Plot Satish Chand Gupta,**

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.	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 S/o Late Mahendra Pal</u>, with good, clear, valid and marketable title, issued by the Office of Tehsildar Meerut.</p> <p>2) Certified Copy of Sale Deed No. 5729 dated 11.09.2002 executed by <u>Narendra Kumar Kaushik S/o Mahendra Pal Kaushik</u>, in favour of <u>Smt Shyamwati W/o Vindhyaalal</u>, in respect of One Residential Plot, Consisting of land in minjumley Khasra No. 293A &amp; 293B, total land area measuring 83.61 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Additional Book No. 1, Khand No. 1758, on Pages- 307/318.</p>

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**ANKUR MITHAL, ADVOCATE**

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

- 3) Original Sale Deed No. 10892 dated 18.09.2015 executed by Smt Shyamwati W/o Vindhyaalal, 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 83.61 Sq. Mts., Registered in the office of Sub-Registrar Meerut in Bahi No.1, Jild No. 10764 on Pages-45/72.
- 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 Buildcon, through its Partner-

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**ANKUR MITHAL, ADVOCATE**

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

	<u>Varun Agarwal</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

AM

**ANKUR MITHAL, ADVOCATE**

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

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>
17. The lists of additional document like N.E.C for subsequent period/ affidavit	NIL



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**ANKUR MITHAL, ADVOCATE**

CHAMBER NO. 17, NAVEEN BHAWAN, CIVIL COURT, MEERUT  
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indemnity required to be obtained by Bank.	
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:-	<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. 41 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</p>

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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 अपना प्रती द्वारा रूखे जाने वाला)

अन संख्या 41

आ या प्रमाण-पत्र प्रस्तुत करने का दिनांक 20/12/19

प्रस्तुतकर्ता या प्रती का नाम अंकुर मिथल

आ का प्रकार

वेकल की जानकारी

1-प्रीमियम शुल्क

2-प्रिमियम शुल्क

3-प्रिमियम या प्रमाण शुल्क

4-मुद्रास्थान के अधिकारी के हस्ताक्षर

5-करीबन शुल्क

6-प्रिमिय

7-प्रिमिय बिल

8-आ का चीज

9-प्रस्तुत करने का दिनांक

आ, जब वेकल प्रिमियम या प्रमाण प्रमाण पत्र

वा करने के दिने वेकल प्रमाण प्रमाण पत्र

प्रीमियम अधिकारी के हस्ताक्षर