

**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

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**

Date:-14-12-2023

To,

The Authorised Authority,  
RERA, Lucknow (U P)

Dear Sir,

**Sub:-** Legal opinion in connection of land title search report of immovable property of **MM Enterprises**, a partnership firm having its registered office at 8, Todarmal Lane, Ground Floor, Bangali Market, New Delhi-110001 through its Authorised Signatory Mr. Atulesh Kumar Rajvanshi s/o Late Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur Vihar, Phase II, Delhi-110091, **SS Enterprises**, a partnership firm having its registered office at 8, Todarmal Lane, Ground Floor, Bangali Market, New Delhi-110001 through its Authorised Signatory Mr. Atulesh Kumar Rajvanshi s/o Late Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur Vihar, Phase II, Delhi-110091 AND **SR Enterprises**, a partnership firm having its registered office at 8, Todarmal Lane, Ground Floor, Bangali Market, New Delhi-110001 through its Authorised Signatory Mr. Atulesh Kumar Rajvanshi s/o Late Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur Vihar, Phase II, Delhi-110091 (for the Residential Colony to be known as "P S GREEN" Moradabad-244001 (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. 7292 Date 21.08.2019 executed by Gainful Homes Pvt. Ltd. through its director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha on 21.08.2019 in favour of **MM Enterprises** (Khasra No. 312, 313&315mi/1) registered in book no. 1 Vol. No. 12282 on pages 181/200 at Sl. No. 7292 in the office of Sub Registrar-II, Moradabad (U P)
2. A copy of Sale Deed No. 7293 Date 21.08.2019 executed by Santosha Crafts Pvt. Ltd. through its Director i.e. Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha on 21.08.2019 in favour of **SS Enterprises** (Khasra No. 311mi, 312,- 313, 314/3mi, 317/1mi, 318, 321, 322, 323, 324mi, 288 & 477/1) registered in Book no. 1 Vol. No. 12282 on pages 201/220 at Sl. No. 7293 in the office of Sub Registrar-II, Moradabad (U P).

3. A copy of Sale Deed No. 6322 Date 23.07.2019 executed by Madhur Floriculture through its authorised partner i.e. Shri Sandeep Gupta s/o Shri Ram Prakash Gupta on 19.07.2019 in favour of SR Enterprises(Khasra No. 315/1mi, 315/1mi, 312, 313,311 & 288/3) registered in Book no. 1 Vol. No. 12224 on pages 399/418 at Sl. No. 6322 in the office of Sub Registrar-II, Moradabad (U P).
4. A copy of Naksha 41 of Village Harthala Ahetmali, Tehsil & Distt Moradabad (U P)
5. Copies of Naksha 45 of Village Harthala Ahetmali. Tehsil & Distt Moradabad (U P)
6. Copies of khatauni CH-11 of village Harthala Ahetmali, Tehsil & Distt Moradabad (U P)
7. Copies of khatauni CH-23 of village Harthala Ahetmali, Tehsil & Distt Moradabad (U P)
8. A copy of approved map by Moradabad Development Authority, Moradabad vide application no. MBDA/LD/23-24/0104 Dated 01-12-2023.
9. A copy of NOC issued by Nagar Nigam, Moradabad dated 22.08.2023.
10. A copy of NOC issued by Flood Division, Moradabad dated 18.05.2023.
11. A copy of NOC issued by Urban Land Ceiling Department dated 04.08.2023.

**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 of project 13169.00 sq. meters (out of 16831.00 sq mtr) pertaining to khasra no. 311, 312, 313 and 315/1 (Now new khasra no. after Chakbandi is 1064, 1063, 885 and 886) of Village Harthala Ahetmali, Tehsil and District Moradabad detailed as below:-

S. No.	Khasra No.	Purchased Area (In Meters)	Area Taken For Project (In Meters)
1.	311	820.00	820.00
2.	312	941.00	941.00
3.	313	3280.00	3172.00
4.	315/1	11790.00	8236.00
Total		16831.00	13169.00

**PROPERTIES'S DETAILS**

S. No.		Khata No.	Khasra No.	Area Purchased (In Meters)	Sale Deed No.	Total Area (In Meters)
1.	MM	313	312	310.00	7292/2019	
2.	MM	313	313	1640.00	7292/2019	
3.	MM	111	315mi/1	3147.00	7292/2019	
			<b>Total</b>	<b>5097.00</b>		
4.	SS	468	311mi	810.00	7293/2019	
5.	SS	313	312	570.00	7293/2019	
6.	SS	313	313	1476.00	7293/2019	
			<b>Total</b>	<b>2856.00</b>		
7.	SR	56	311	10.00	6322/2019	
8.	SR	313	312	61.00	6322/2019	
9.	SR	313	313	164.00	6322/2019	
10.	SR	107	315/1mi	8214.00	6322/2019	<b>16831.00</b>
	SR	111	315/1mi	429.00	6322/2019	
			<b>Total</b>	<b>8878.00</b>		

**Total Boundaries of the aforesaid Property**

The property/ies which is the subject matter of this legal opinion, is an agricultural land now in abadi having total area of project 13169.00 sq. meters (out of 16831.00 sq mtr) pertaining to khasra no. 311, 312, 313 and 315/1 (Now new khasra no. after Chakbandi is 1064, 1063, 885 and 886) of Village Harthala Ahetmali, Tehsil and District Moradabad bounded as below:-

East	West	North	South
Other Land	Other Land	Road 30.48 mtr wide	Road 18.00 mtr wide

**PART-III**  
**FLOW OF TITLE**

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



**Property No. 1**

The party i.e. **MM Enterprises** had purchased **0.5097 Hect. = 5,097.00 Square Meter** property on 21.08.2019 through registered sale deed which is registered in Book no. 1 Vol. No. 12282 on pages 181/200 at Sl. No. 7292 in the office of Sub Registrar-II, Moradabad on 21.08.2019 from Gainful Homes Pvt. Ltd. through its director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha. (see paper no. 1)

As per **CH-11**, Gainful Homes Pvt. Ltd & others were recorded co-bhumidar in khasra no 312, 313 & 315/1mi of village Harthala Ahetmali since sale deed.

The said property is a part of khasra no 312, 313 & 315/1mi of village Harthala Ahetmali but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Gainful Homes Pvt. Ltd. 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**

The party i.e. **SS Enterprises** had purchased **1.9460 Hect. = 19,460.00 Square Meter** property on 21.08.2019 through registered sale deed which is registered in Book no. 1 Vol. No. 12282 on pages 201/220 at Sl. No. 7293 in the office of Sub Registrar-II, Moradabad on 21.08.2019 from Santosha Crafts Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha. (see paper no. 2)

As per **CH-11**, Santosha Crafts Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & others were recorded co-bhumidar in khasra no 311mi, 312 and 313 of village Harthala Ahetmali since sale deed. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 311mi, 312 and 313 of village Harthala Ahetmali but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Santosha Crafts Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o 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**

The party i.e. **SR Enterprises** had purchased **1.1958 Hect. = 11,958.00 Square Meter** property on 19.07.2019 through registered sale deed which is registered in Book no. 1 Vol. No. 12224 on pages 399/418 at Sl. No. 6322 in the office of Sub Registrar-II, Moradabad on 23.07.2019 from Madhur Floriculture through its authorised partner Shri Sandeep Gupta s/o Shri Ram Prakash Gupta. (see paper no. 3)

As per **CH-11**, Madhur Floriculture through its authorised partner Shri Sandeep Gupta s/o Shri Ram Prakash Gupta was recorded co-bhumidar in khasra no 311, 312, 313, 315/1mi, 315/1mi of village Harthala Ahetmali since sale deed. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 311, 312, 313, 315/1mi, 315/1mi of village Harthala Ahetmali but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Madhur Floriculture through its authorised partner i.e. Shri Sandeep Gupta s/o Shri Ram Prakash Gupta had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

The party/ies is developing a Residential colony known as "**P S GREEN**", Moradabad on the said property/ies, In this regard the party had obtained an approved map from Moradabad Development Authority, Moradabad. (see paper no. 10).

**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, Moradabad, Flood Division, Moradabad and Urban Land Ceiling Department regarding the said project. (see paper no. 9, 10 AND 11)

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 1883.16 sq mtr) is Mortgage in favour of Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad at S No. 15026/23.11.2023.

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  
Reg. No. U.P.-1143/98, D.J. Code B-28  
COP No.-102599, Ch. No. 201  
Court Compound, Moradabad  
Mob. No.-9837132371  
bharatporwaladv@yahoo.com

**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

Chamber No.201,  
Civil Court Compound  
Moradabad-244001Residence  
Gujrati Enclave,  
Behind P M S School,  
Civil Lines, Moradabad-U P  
Cell-98371-32371

To,

Date:-14-12-2023

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 "P S GREEN" Moradabad is a residential project of MM Enterprises, SS Enterprises and SR Enterprises admeasuring 13169.00 sq. meters situated at village Harthala Ahetmali, Tehsil and District Moradabad (U P), 1883.16 sq mtr land has been mortgage with Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad (U P) at S No. 15026/23.11.2023.

  
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

Advocate

BHARAT PORWAL ADVOCATE

Reg. No. U.P.-1143/98, D.J. Code 3 28

COP No.-102509, Ch. No. 111

Court Compound, Moradabad

Mob. No.-98371-32371

bharatporwaladvocate@gmail.com