

BHARAT PORWAL
Advocate

Legal Advisor -
Prathama U P Gramin Bank, Moradabad
UCO Bank, Axis Bank, RBL Bank
U P Avas Evam Vikas Parishad
Moradabad Development Authority, Moradabad
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Chamber No.201,
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Moradabad-244001

Residence
Gujrati Enclave,
Behind P M S School,
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Cell-98371-32371

Land Title Search Report

To,

Date:-17-02-2024

The Authorised Authority,
RERA, Lucknow (U P)

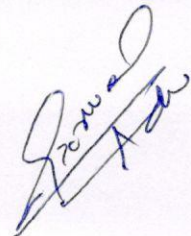
Dear Sir,

Sub:- Legal opinion in connection of land title search report of immovable property of **Mr NARENDRA SINGH CHADHA** s/o Shri Gurubachan Singh Chadha R/o 455, Civil Lines, Moradabad (U P) (for the to be known as **"AKASH SHOPPING COMPLEX"** At Naya Moradabad, Delhi Road, Teh. And Distt. Moradabad (U P).

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

PART-I

1. A copy of Sale Deed No. **3663** Date 15.07.2020 executed by Moradabad Development Authority, Moradabad in favor of party i.e. Mr. Narendra Singh Chadha s/o Shri Gurubachan Singh Chadha R/o 455, Civil Lines, Moradabad-244001 (U P) registered in Book no.1 Vol. No. 12718 on pages 139/154 Sl. No. 3663 Dated 15.07.2020 in the office of Sub Registrar-II, Moradabad (U P)
2. A copy of map approved by Moradabad Development Authority, Moradabad vide application no. MBDA/BP/21-22/0548 Sanction Dated 12-04-2022.



3. A copy of sanction letter issued by Moradabad Development Authority, Moradabad vide no. MBDA/BP/21-22/0548 Sanction Dated 10-05-2022.
4. A copy of Provisional NOC issued by Fire Department, Moradabad dated 23.01.2022.
5. A copy of Provisional NOC issued by U P Pollution Control Board, Moradabad dated 29.12.2021.

Total Boundary of the aforesaid Property

The property which is the subject matter of this legal opinion, is a Commercial Plot No. 5-CP/001C having an area **3201.27 square meters** situated at Sector 5, Naya Moradabad Yojna, Delhi Road, Tehsil and District Moradabad detailed as below:-

East	West	North	South
Existing Cinmea Hall	Thana Majhola	12.00 Mtr. Wide Road	N.H.-24

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. Mr. Narendra Singh Chadha s/o Shri Gurubachan Singh Chadha R/o 455, Civil Lines, Moradabad -244001 (U P) had purchased **3201.27 square meters** property on 14.07.2020 through registered sale deed which is registered in Book no.1 Vol. No. 12718 on pages 139/154 Sl. No. 3663 in the office of Sub Registrar-II, Moradabad on 15.07.2020 from Moradabad Development Authority, Moradabad (U P) (see paper no. 1)



The party is developing a Shopping Complex known as “AKASH SHOPPING COMPLEX”, Moradabad on the said property, in this regard the party had obtained an approved map from Moradabad Development Authority, Moradabad. (see paper no. 2 & 3)

CONCLUSION

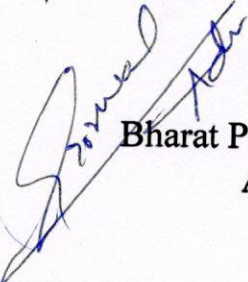
In my opinion the above named party is having quite, clear, perfect and marketable title over the said property.

The party had obtained NOC from Fire Department, Moradabad and U P Pollution Control Board, Moradabad regarding the said project. (see paper no. 4, & 5)

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

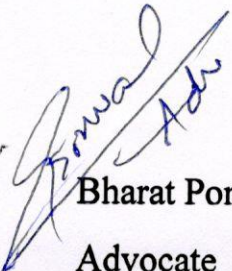
Report is submitted for your kind perusal and necessary action along with papers.

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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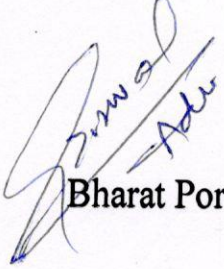
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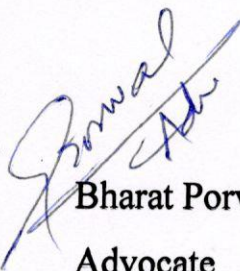
Non-encumbrance Certificate

On the basis of documents and information produced before me, I, do, hereby certify that out of total land of **"AKASH SHOPPING COMPLEX"** Moradabad is a Commercial project of **Mr NARENDRA SINGH CHADHA** s/o Shri Gurubachan Singh Chadha R/o 455, Civil Lines, Moradabad (U P), having an area **3201.27 square meters** is free from all sorts of encumbrances, charges, liabilities, liens, lispens and attachment of any kind whatsoever.


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

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