

BHARAT PORWAL

Advocate

Legal Advisor -

Prathama U P Gramin Bank, Moradabad

UCO Bank, Axis Bank, RBL Bank

U P Avas Byam 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

Land Title Search Report

To,

Date:-17-07-2023

The Authorised Authority,

RERA, Lucknow (U P)

Dear Sir,

Sub:- Legal opinion in connection of land title search report of immovable property of **Peyush Infra Realtors LLP** (Formerly known as **Peyush Infra Realtors Limited**), a LLP company having its principal place of business at H.I.G.A-42, Ramganga Vihar, Kanth Road, Moradabad (U P) through its Designated Partner Mr. Peyush Kant s/o Late Shri Jagdish Saran. R/o H.I.G.A-42, Ramganga Vihar, Kanth Road, Moradabad (for the Residential Colony to be known as "**PEARL 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. **4041** Date 07.04.2021 executed by Shri Mohd. Jaan s/o Mohd. Ali & others on 03.04.2021 in favour of **Peyush Infra Realtors Ltd.** (Khasra No. 2166/2 & 2167/2) registered in book no. 1 Vol. No. 13250 on pages 243/258 at Sl. No. 4041 in the office of Sub Registrar-II, Moradabad (U P).
2. A copy of Sale Deed No. **1934** Date 16.02.2021 executed by Nafees S/o Shri Abdul Hameed & others AND Shri Salil Jain through is POA holder of Shri Achint Kumar Jain s/o Jay Prakash Jain on 16.02.2021 in favour of **Peyush Infra Realtors Ltd.** (Khasra No. 2166/2 & 2167/2) registered in book no. 1 Vol. No. 13168 on pages 279/296 at Sl. No. 1934 in the office of Sub Registrar-II, Moradabad (U P).
3. A copy of Sale Deed No. **1933** Date 16.02.2021 executed by Shri Salil Jain through is POA holder of Shri Achint Kumar Jain s/o Shri Jay Prakash Jain on 16.02.2021 in favour of **Peyush Infra Realtors Ltd.** (Khasra No. 2158) registered in Book no. 1 Vol. No. 13168 on pages 263/278 at Sl. No. 1933 in the office of Sub Registrar-II, Moradabad (U P).

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4. A copy of Sale Deed No. **1932** Date 16.02.2021 executed by Shri Salil Jain through is POA holder of Shri Achint Kumar Jain s/o Shri Jay Prakash Jain on 16.02.2021 in favour of **Peyush Infra Realtors Ltd.** (Khasra No. 2157) registered in Book no. 1 Vol. No. 13168 on pages 247/262 at Sl. No. 1932 in the office of Sub Registrar-II, Moradabad (U P).
5. A copy of Sale Deed No. **6632** Date 07.08.2018 executed by Shri Raish S/o Shri Maseeta on 06.08.2018 in favour of **Peyush Infra Realtors Ltd.** (Khasra No. 2164) registered in Book no. 1 Vol. No. 11648 on pages 309/358 at Sl. No. 6632 in the office of Sub Registrar-II, Moradabad (U P).
6. A copy of Sale Deed No. **7394** Date 05.08.2013 executed by Shri Deepak Dumir through is POA holder of Moradabad Charitable Trust on 31.07.2013 in favour of **Peyush Infra Realtors Ltd.** (Khasra No. 2174, 2174mi, 2168mi, 2168mi, 2169mi, 2170, 2103, 2156, 2161, 2162 & 2163) registered in Book no. 1 Vol. No. 8497 on pages 391/476 at Sl. No. 7394 in the office of Sub Registrar-II, Moradabad (U P).
7. A copy of Agreement to Sale Deed No. **7976** Date 18.10.2011 executed by Shri Deepak Dumir through is POA holder of Moradabad Charitable Trust on 14.10.2011 in favour of **Peyush Infra Realtors Ltd.** (Khasra No. 2174, 2174mi, 2168mi, 2168mi, 2169mi, 2170, 2103, 2156, 2161, 2162 & 2163) registered in Book no. 1 Vol. No. 7307 on pages 57/80 at Sl. No. 7976 in the office of Sub Registrar-II, Moradabad (U P).
8. A copy of Sale Deed No. **7819** Date 12.10.2011 executed by Shri Harish Chandra Gupta and Shri Avnish Chandra Gupta both sons of Kuchiram and Shri Vibhor Chandra and Vishal Kumar both sons of Satish Chandra on 12.10.2011 in favour of **Peyush Infra Realtors Ltd.** (Khasra No. 2155) registered in Book no. 1 Vol. No. 7296 on pages 391/416 at Sl. No. 7819 in the office of Sub Registrar-II, Moradabad (U P).
9. A copy of Sale Deed No. **7818** Date 12.10.2011 executed by Smt. Arti Gupta W/o Shiv Kumar Gupta and Smt. Anuradha Gupta w/o Shri Sanjeev Kumar Gupta on 09.08.2011 in favour of **Peyush Infra Realtors Ltd.** (Khasra No. 2172) registered in Book no. 1 Vol. No. 7296 on pages 365/390 at Sl. No. 7818 in the office of Sub Registrar-II, Moradabad (U P).

10. A copy of Sale Deed No. 7817 Date 12.10.2011 executed by Smt. Arti Gupta W/o Shiv Kumar Gupta and Smt. Anuradha Gupta w/o Shri Sanjeev Kumar Gupta on 09.08.2011 in favour of **Peyush Infra Realtors Ltd.** (Khasra No. 2165, 2166/1, 2167/1 & 2171) registered in Book no. 1 Vol. No. 7296 on pages 333/364 at Sl. No. 7817 in the office of Sub Registrar-II, Moradabad (U P).
11. A copy of Sale Deed No. 6345 Date 08.08.2011 executed by Sai Promoters through manager Shri Rajeev Sharma s/o Late Shri Baldevraj Sharma on 08.08.2011 in favour of **Peyush Infra Realtors Ltd.** (Khasra No. 2154) registered in book no. 1 Vol. No. 7208 on pages 239/268 at Sl. No. 6345 in the office of Sub Registrar-II, Moradabad (U P).
12. Sixteen extract khatauni 1427 to 1432 Fasli of village Mughalpur @ Aghwanpur Mustehkum Khata No. 1023, 586, 588, 555, 13, 553, 11, 587, 388, 296, 298, 494, 587, 1055, 904 & 529 Khasra No. 2103mi, 2154mi, 2155, 2156, 2157, 2158, 2161, 2162, 2163, 2164 2165, 2166/1, 2166/2, 2167/1, 2167/2, 2168mi, 2168mi, 2169mi, 2170mi, 2171, 2172, 2174mi and 2174mi.
13. A copy of map approved by Moradabad Development Authority, Moradabad vide application no. MBDA/LD/21-22/0537 Dated 24-06-2022.
14. A copy of NOC issued by Nagar Panchayat Aghwanpur dated 03.08.2021.
15. A copy of NOC issued by Urban Land Ceiling Department dated 16.11.2021
16. A copy of NOC issued by Public Work Department dated 04.12.2021.

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 **3.9847 Hect = 39847 sq. meters** pertaining to khasra no. 2103mi, 2154mi, 2155, 2156, 2157, 2158, 2161, 2162, 2163, 2164 2165, 2166/1, 2166/2, 2167/1, 2167/2, 2168mi, 2168mi, 2169mi, 2170mi, 2171, 2172, 2174mi and 2174mi of Village Mughalpur urf Agwapur Mustkam, Tehsil and District Moradabad detailed as below:

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S. No.	Khata No.	Khasra No.	Total Area (In Hect.)	Area Purchased By Party	Sale Deed No.	Area Taken (In Meters)
1.	1023	2103	0.7530	0.4440	7394/03.08.2013	4440
2.	0586	2154mi	0.1210	0.1210	6345/08.08.2011	1210
3.	0588	2155	0.2230	0.2230	7819/12.10.2011	2230
4.	0555	2156	0.3240	0.3240	7394/03.08.2013	3240
5.	00013	2157mi	0.1150	0.1150	1932/16.02.2021	1150
6.	00013	2158mi	0.3320	0.3320	1933/16.12.2021	3320
7.	00553	2161	0.1780	0.1780	7394/03.08.2013	1780
8.	00553	2162	0.1980	0.1980	7394/03.08.2013	1980
9.	00553	2163	0.1860	0.1860	7394/03.08.2013	1860
10.	00011	2164	0.7210	0.3605	6632/07.08.2018	3605
11.	00587	2165	0.1300	0.1300	7817/12.10.2011	1300
12.	00587	2166/1	0.1150	0.1150	7817/12.10.2011	1150
	00388	2166/2	0.0870	0.0870	1934/16.02.2021 4041/07.04.2021	870
13.	00587	2167/1	0.1150	0.1150	7817/12.10.2011	1150
	00388	2167/2	0.0870	0.0870	1934/16.02.2021 4041/07.04.2021	870
14.	00296	2168mi	0.0570	0.0540	7394/03.08.2013	540
	00298	2168mi	0.0930	0.0880	7394/03.08.2013	880
15.	00298	2169mi	0.1940	0.1830	7394/03.08.2013	1830
16.	00494	2170mi	0.1340	0.1270	7394/03.08.2013	1270
17.	00587	2171	0.1250	0.1250	7817/12.10.2011	1250
18.	01055	2172	0.6150	0.6150	7818/12.10.2011	2707
19.	00904	2174mi	0.4860	0.2430	7394/03.08.2013	
	00529	2174mi	0.6870	0.1520	7394/03.08.2013	1215
TOTAL						39847-00

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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 3.9847 Hect = 39847 square meters pertaining to khasra no. 2103mi, 2154mi, 2155, 2156, 2157, 2158, 2161, 2162, 2163, 2164 2165, 2166/1, 2166/2, 2167/1, 2167/2, 2168mi, 2168mi, 2169mi, 2170mi, 2171, 2172, 2174mi and 2174mi of Village Mugalpur urf Agwapur Mustkam, Tehsil and District Moradabad detailed as below:-

East	West	North	South
Other Property	Road 18.00 mtr wide	Milk Factory	Other Property

PART-III

FLOW OF TITLE

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

Property No. 1

The party i.e. **Peyush Infra Realtors Ltd.** had purchased 0.0707 Hect. = 707.00 Square Meter property on 03.04.2021 through registered sale deed which is registered in Book no. 1 Vol. No. Vol. No. 13250 on pages 243/258 at Sl. No. 4041 in the office of Sub Registrar-II, Moradabad on 07.04.2021 from Shri Mohd. Jaan s/o Mohd. Ali & others.

Shri Mohd. Jaan s/o Mohd. Ali & others were recorded co-bhumidar in khasra no 2166/2 & 2167/2 of village Mugalpur urf Agwapur Mustkam since 1396 fasli i.e calendar year 1989.

The said property is a part of khasra no 2166/2 & 2167/2 of village Mugalpur urf Agwapur Mustkam but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Shri Mohd. Jaan s/o Mohd. Ali & others 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. **Peyush Infra Realtors Ltd.** had purchased **0.1033 Hect. = 1033.00 Square Meter** property on 16.02.2021 through registered sale deed which is registered in Book no. 1 Vol. No. 13168 on pages 279/296 at Sl. No. 1934 in the office of Sub Registrar-II, Moradabad on 16.02.2021 from Nafees s/o Shri Abdul Hameed & others AND Shri Salil Jain through is POA holder of Shri Achint Kumar Jain s/o Jay Prakash Jain.

Nafees S/o Shri Abdul Hameed & Shri Achint Kumar Jain s/o Jay Prakash Jain and others were recorded co-bhumidar in khasra no 2166/2 & 2167/2 of village Mugalpur urf Agwapur Mustkam since 1396 fasli i.e calendar year 1989. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 2166/2 & 2167/2 of village Mugalpur urf Agwapur Mustkam but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Nafees s/o Shri Abdul Hameed & others AND Shri Salil Jain through is POA holder of Shri Achint Kumar Jain s/o Jay Prakash Jain 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. **Peyush Infra Realtors Ltd.** had purchased **0.3320 Hect. = 3320.00 Square Meter** property on 16.02.2021 through registered sale deed which is registered in Book no. 1 Vol. No. 13168 on pages 263/278 at Sl. No. 1933 in the office of Sub Registrar-II, Moradabad on 16.02.2021 from Shri Salil Jain through is POA holder of Shri Achint Kumar Jain s/o Shri Jay Prakash Jain.

Shri Achint Kumar Jain s/o Shri Jay Prakash Jain was recorded co-bhumidar in khasra no 2158 of village Mugalpur urf Agwapur Mustkam since 1382 fasli i.e calendar year 1975. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 2158 of village Mugalpur urf Agwapur Mustkam but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.



Shri Salil Jain through is POA holder of Shri Achint Kumar Jain s/o Shri Jay Prakash Jain had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 4

The party i.e. Peyush Infra Realtors Ltd. had purchased 0.1150 Hect. = 1150.00 Square Meter property on 16.02.2021 through registered sale deed which is registered in Book no. 1 Vol. No. 13168 on pages 247/262 at Sl. No. 1932 in the office of Sub Registrar-II, Moradabad on 16.02.2021 from Shri Salil Jain through is POA holder of Shri Achint Kumar Jain s/o Shri Jay Prakash Jain.

Shri Achint Kumar Jain s/o Shri Jay Prakash Jain was recorded co-bhumidar in khasra no 2157 of village Mugalpur urf Agwapur Mustkam since 1418 fasli i.e calendar year 2011. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 2157 of village Mugalpur urf Agwapur Mustkam but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Shri Salil Jain through is POA holder of Shri Achint Kumar Jain s/o Shri Jay Prakash Jain had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 5

The party i.e. Peyush Infra Realtors Ltd. had purchased 0.3605 Hect. = 3605.00 Square Meter property on 06.08.2018 through registered sale deed which is registered in Book no. 1 Vol. No. 11648 on pages 309/358 at Sl. No. 6632 in the office of Sub Registrar-II, Moradabad on 07.08.2018 from Shri Rais s/o Shri Maseeta.

Shri Rais s/o Shri Maseeta & other were recorded co-bhumidar in khasra no 2164 of village Mugalpur urf Agwapur Mustkam since 1385 fasli i.e calendar year 1978. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 2164 of village Mugalpur urf Agwapur Mustkam but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

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Shri Rais s/o Shri Maseeta had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 6

The party i.e. Peyush Infra Realtors Ltd. had purchased 2.177 Hect. = 21770.00 Square Meter property on 31.07.2013 through registered sale deed which is registered in Book no. 1 Vol. No. 8497 on pages 391/476 at Sl. No. 7394 in the office of Sub Registrar-II, Moradabad on 03.08.2013 from Shri Deepak Dumir through is POA holder of Moradabad Charitable Trust.

Earlier, Moradabad Charitable Trust through its POA Shri Deepak Dumir had executed a registered agreement to sale on 14.10.2011 which is registered in Book no. 1 Vol. No. 7307 on pages 57/80 at Sl. No. 7976 in the office of Sub Registrar-II, Moradabad on 18.10.2011 in favour of Peyush Infra Realtors Ltd.

Moradabad Charitable Trust & others were recorded co-bhumidar in khasra no 2174mi, 2174mi, 2168mi, 2168mi, 2169mi, 2170mi, 2103, 2156, 2161, 2162 mi & 2163mi of village Mugalpur urf Agwapur Mustkam since 1402/1420/1385/1397/1382/1416 fasli i.e calendar year 1395/2013/1978/1990/1975/1409 respectively. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 2174mi, 2174mi, 2168mi, 2168mi, 2169mi, 2170mi, 2103, 2156, 2161, 2162 mi & 2163mi of village Mugalpur urf Agwapur Mustkam but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Shri Deepak Dumir through is POA holder of Moradabad Charitable Trust had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 7

The party i.e. Peyush Infra Realtors Ltd. had purchased 0.2230 Hect. = 2230.00 Square Meter property on 09.08.2011 through registered sale deed which is registered in Book no. 1 Vol. No. 7296 on pages 391/416 at Sl. No. 7819 in the office of Sub Registrar-II, Moradabad on 12.10.2011 from Shri Harish Chandra Gupta and Shri Avnish Chandra Gupta both sons of Kushiram and Shri Vibhor Chandra and Vishal Kumar both sons of Satish Chandra.



Shri Harish Chandra Gupta and Shri Avnish Chandra Gupta both sons of Kushiram and Shri Vibhor Chandra and Vishal Kumar both sons of Satish Chandra were recorded co-bhumidar in khasra no 2155 of village Mugalpur urf Agwapur Mustkam since 1382 fasli i.e calendar year 1975. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 2155 of village Mugalpur urf Agwapur Mustkam but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Shri Harish Chandra Gupta and Shri Avnish Chandra Gupta both sons of Kushiram and Shri Vibhor Chandra and Vishal Kumar both sons of Satish Chandra had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 8

The party i.e. **Peyush Infra Realtors Ltd.** had purchased **0.6150 Hect. = 6150.00 Square Meter** property on 09.08.2011 through registered sale deed which is registered in Book no. 1 Vol. No. 7296 on pages 365/390 at Sl. No. 7818 in the office of Sub Registrar-II, Moradabad on 12.10.2011 from Smt. Arti Gupta w/o Shiv Kumar Gupta and Smt. Anuradha Gupta w/o Shri Sanjeev Kumar Gupta.

Smt. Arti Gupta w/o Shiv Kumar Gupta and Smt. Anuradha Gupta w/o Shri Sanjeev Kumar Gupta were recorded co-bhumidar in khasra no 2172 of village Mugalpur urf Agwapur Mustkam since 1417/1418 fasli i.e calendar year 2010/2011. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 2172 of village Mugalpur urf Agwapur Mustkam but abadi is on spot. No agricultural work is there, so no need for mutation. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Shri Harish Chandra Gupta and Shri Avnish Chandra Gupta both sons of Kushiram and Shri Vibhor Chandra and Vishal Kumar both sons of Satish Chandra had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.



Property No. 9

The party i.e. **Peyush Infra Realtors Ltd.** had purchased **0.4850 Hect. = 4850.00 Square Meter** property on 09.08.2011 through registered sale deed which is registered in Book no. 1 Vol. No. 7296 on pages 333/364 at Sl. No. 7817 in the office of Sub Registrar-II, Moradabad on 12.10.2011 from Smt. Arti Gupta w/o Shiv Kumar Gupta and Smt. Anuradha Gupta w/o Shri Sanjeev Kumar Gupta.

Smt. Arti Gupta W/o Shiv Kumar Gupta and Smt. Anuradha Gupta w/o Shri Sanjeev Kumar Gupta were recorded co-bhumidar in khasra no 2165, 2166/1 & 2167/1 of village Mugalpur urf Agwapur Mustkam since 1418 fasli i.e calendar year 2011. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 2165, 2166/1 & 2167/1 of village Mugalpur urf Agwapur Mustkam but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Smt. Arti Gupta w/o Shiv Kumar Gupta and Smt. Anuradha Gupta w/o Shri Sanjeev Kumar Gupta had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 10

The party i.e. **Peyush Infra Realtors Ltd.** had purchased **0.1210 Hect. = 1210.00 Square Meter** property on 08.08.2011 through registered sale deed which is registered in Book no. 1 Vol. No. 7208 on pages 239/268 at Sl. No. 6345 in the office of Sub Registrar-II, Moradabad on 08.08.2011 from Sai Promoters through manager Shri Rajeev Sharma s/o Late Shri Baldevraj Sharma.

Sai Promoters were recorded co-bhumidar in khasra no 2165, 2166/1 & 2167/1 of village Mugalpur urf Agwapur Mustkam since 1420 fasli i.e calendar year 2013. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 2154 of village Mugalpur urf Agwapur Mustkam but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.



Sai Promoters through manager Shri Rajeev Sharma s/o Late Shri Baldevraj Sharma 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 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. 13).

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 Panchayat Aghwanpur, Urban Land Ceiling Department and Public Work Department regarding the said project. (see paper no. 14, 15 and 16)

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 4167.60 sq mtr) is Mortgage in favour of Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad at S No. 6567/20.06.2022.

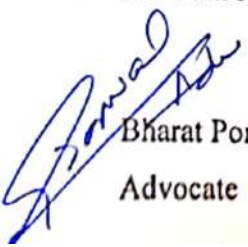
Report is submitted for your kind perusal and necessary action along with papers.

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.-102559, Ch. No. 201