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ANIL KUMAR MITHAL, ADVOCATE

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

DATED— 26.07.2023

To,
M/s Meerut Infratech Pvt. Ltd.,
Meerut.

Subject: Legal opinion & NEC in respect of the property as
One Commercial Plot bearing Private No. 2,
Consisting of Part of land in Khasra No. 207, land area
measuring 332.56 Sq. Mts., Situated at Hafizabad
Mevla, Delhi Road, Meerut.

Boundaries--

East - Remaining Part of Property in Khasra No.
207.

West - Raasta Delhi Road thereafter Over Bridge.

North - Private Plot No. 1.

South- Private Plot No. 3 of Smt Vijeta & Others.

1. Name of Borrowers	<u>M/s Meerut Infratech Pvt. Ltd.</u> <u>through its Directors.</u>
2. Name of owners of the property	<u>M/s Meerut Infratech Pvt. Ltd.</u> <u>through its Directors.</u>
3. Whether Owner is Borrower or Guarantor.	Borrowers
4. Status of the owner of property, state whether	Private Limited Company



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Individual, HUF, Firm or Ltd. Company.	
5. List of Documents Examined by me.	<p>1) Original Sale Deed No. 8705 dated 29.07.2006 executed by <u>Ajay Sehgal S/o Late Nand Kishore Sehgal, as P.A Holder of- Mohan Lal Thapar & Kuldeep Thapar both sons of late Deewan Thapar & Smt Swarn Kaur W/o Mohan Lal Thapar & Rajeev Malhotra S/o Ishwar Nath Malhotra, in favour of Smt Sweety Jain S/o Atul Jain, Smt Ritu Mittal W/o Chandra Kant Mittal & Smt Manisha Jain W/o Mahendra Kumar Jain</u>, for their entire 3/4th Share of land in Khasra No. 207, land area measuring 710.49 Sq. Mts., registered in the office of Sub-Registrar Meerut, in Additional Book No. I, Khand No. 3473, on Pages - 119/162.</p> <p>2) Original Sale Deed No. 9084 dated 11.08.2006 executed by <u>Ramesh Chaudhary S/o Balveer Singh, as P.A Holder</u></p>

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of- Smt Saroj Thapar W/o Late Harindra Lal Thapar, Ridhima Thapar S/o Late Harindra Lal Thapar & Km Shimool Thapar D/o Late Harindra Lal Thapar, in favour of Smt Sweety Jain S/o Atul Jain, Smt Ritu Mittal W/o Chandra Kant Mittal & Smt Manisha Jain W/o Mahendra Kumar Jain, for their entire 1/4th Share of land in Khasra No. 207, land area measuring 236.83 Sq. Mts., registered in the office of Sub-Registrar Meerut, in Bahi No. 1, Jild No. 3493, on Pages - 33/48.

- 3) Original Sale Deed No. 10641 dated 05.11.2007 executed by Smt Ritu Mittal W/o Chandrakant Mittal, in favour of Smt Swati Jain W/o Rajat Jain, for her entire 1/4th Share of land in Khasra No. 207, land area measuring 236.83 Sq. Mts., registered in the office of Sub-Registrar Meerut, in Bahi No. 1, Jild No. 4219, on Pages - 65/86.

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	<p>4) Original Sale Deed No. 5494 dated 16.05.2014 executed by <u>Smt Sweety Jain W/o Atul Jain & Smt Manisha Jain W/o Mahendra Kumar Jain & Smt Swati Jain W/o Rajat Jain</u>, in favour of <u>M/s Meerut Infratech Pvt. Ltd., through its Directors- Vishal Jindal & Vinod Goel</u>, for One Commercial Plot bearing Private No. 2, Consisting of Part of land in Khasra No. 207, land area measuring 332.56 Sq. Mts., Situated at Hafizabad Mevla, Delhi Road, Meerut, registered in the office of Sub-Registrar Meerut, in Bahi No. 1, Jild No. 9662, on Pages - 289/310 .</p> <p>Hence, the chain of title is complete.</p>
<p>6. List of other documents called for or to be verified before rendering the opinion.</p>	<p>None</p>
<p>7. In whose name the patta stands in the present.</p>	<p>No</p>

(Signature)

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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 obtained for creating encumbrances.	Not Applicable

(Signature)

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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
19. Whether there is any indication or doubt to show	No



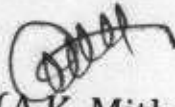
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the land belongs to Govt. or it is under acquisition proceeding of Govt.	
20. Any other remark which the lawyer rendering title/opinion wishes to make:-	I have personally inspected the registration records in the office of Sub Registrar Meerut from 01.01.2010 to 22.07.2023 as per Search receipt no. 75 dated 22.07.2023. 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. <u>M/s Meerut Infratech Pvt. Ltd. through its Directors,</u> are the present owners 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.


(A.K. Mithal)
Advocate

ANIL KUMAR MITHAL
Advocate
Reg. No. 1531/1976
17, Naveen Bhawan Civil Court, Meerut
Mob.: *9759000998

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To,
M/s Meerut Infratech Pvt. Ltd.,
Meerut.

DATED— 26.07.2023

Subject: Legal opinion & NEC in respect of the property as
One Residential Plot, Consisting of Part of land in
Khasra No. 207, land area measuring 2548 Sq. Mts.,
Situated at Hafizabad Mevla, Delhi Road, Meerut.

Boundaries--

East - Govt. Naali thereafter Property of Others in
Khasra No. 2.

West - Property of Smt Sweety Jain & Smt Vijeta &
Others.

North - Property of Others.

South- Property of Others.

1. Name of Borrowers	<u>M/s Meerut Infratech Pvt. Ltd.</u> <u>through its Directors.</u>
2. Name of owners of the property	<u>M/s Meerut Infratech Pvt. Ltd.</u> <u>through its Directors.</u>
3. Whether Owner is Borrower or Guarantor.	Borrowers
4. Status of the owner of property, state whether	Private Limited Company



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Individual, HUF, Firm or Ltd. Company.	
5. List of Documents Examined by me.	<p>1) Original Sale Deed No. 8706 dated 29.07.2006 executed by <u>Ajay Sehgal S/o Late Nand Kishore Sehgal, as P.A. Holder of- Mohan Lal Thapar & Kuldeep Thapar both sons of late Deewan Thapar & Smt Swarn Kaur W/o Mohan Lal Thapar & Rajeev Malhotra S/o Ishwar Nath Malhotra, in favour of Smt Bhawna Mittal W/o Kamal Kant Mittal, Mahendra Kumar Jain S/o Kalyan Rai Jain, Smt Reeta Jain W/o Amrish Kumar Jain & Smt Parul Jain W/o Akhilesh Jain,</u> for their entire 3/4th Share of land in Khasra No. 207, land area measuring 1911 Sq. Mts., registered in the office of Sub-Registrar Meerut, in Additional Book No. I, Khand No. 3473, on Pages - 163/208.</p> <p>2) Original Sale Deed No. 9083 dated 11.08.2006 executed by</p>



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Ramesh Chaudhary S/o Balveer Singh as P.A Holder of Smt Saroj Thapar W/o Late Harmindra Lal Thapar & Ridhima Thapar S/o Late Harmindra Lal Thapar & Km Shimool Thapar D/o Late Harmindra Lal Thapar, in favour of Smt Sweety Jain S/o Atul Jain, Smt Bhawna Mittal W/o Kamal Kant Mittal, Mahendra Kumar Jain S/o Kalyan Rai Jai, Smt Reeta Jain W/o Amrish Kumar Jain & Smt Parul Jain W/o Akhilesh Kumar Jain, for their entire 1/4th Share of land in Khasra No. 207, land area measuring 637 Sq. Mts., registered in the office of Sub-Registrar Meerut, in Bahi No. 1, Jild No. 3493, on Pages - 1/32.

- 3) Original Sale Deed No. 10134 dated 22.10.2007 executed by Smt Bhawna Mittal W/o Kamal Kant Mittal, in favour of Smt Preeti Jain W/o Shalabh Jain & Smt Manisha Jain W/o Mahendra Kumar Jain, in



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respect of her Entire 1/4th Share of land in Khasra No. 207, land area measuring 637 Sq. Mts., registered in the office of Sub-Registrar Meerut, in Bahi No. 1, Jild No. 4198, on Pages-223/242.

- 4) Original Sale Deed No. 3546 dated 26.03.2014 executed by Mahendra Kumar Jain S/o Kalyan Rai Jain, Smt Reeta Jain W/o Amrish Kumar Jain, Smt Parul Jain W/o Akhilesh Kumar Jain, Smt Manisha Jain W/o Mahendra Kumar Jain & Smt Preeti Jain W/o Shalabh Jain, in favour of M/s Meerut Infratech Pvt. Ltd., through its Directors- Vishal Jindal & Vinod Goel, for One Residential Plot, Consisting of Part of land in Khasra No. 207, land area measuring 2548 Sq. Mts., Situated at Hafizabad Mevla, Delhi Road, Meerut, registered in the office of Sub-Registrar Meerut, in Bahi No. 1, Jild No. 9559, on Pages - 11/36.



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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?	Not Applicable



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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.	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

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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:-	I have personally inspected the registration records in the office of Sub Registrar Meerut from 01.01.2010 to 22.07.2023 as per Search receipt no. 74 dated 22.07.2023. 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. <u>M/s Meerut Infratech Pvt. Ltd. through its Directors,</u> are the present owners of the above said property and can mortgage the same



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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.


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(A.K. Mithal)
Advocate