

BHARAT PORWAL
Advocate
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Chamber No.201,
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Compound
Moradabad-244001

Residence
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To,
Vice Chairman,
Moradabad Development Authority,
Sector-13, New Moradabad Yojana,
Delhi Road, Moradabad-244001

Dear Sir,

Subject: - Title Opinion Report Certifying non-encumbrances of the Agricultural Land comprising of Khasra Numbers (annexed with the letter) situated at **Govindpuram Housing Scheme (Phase-01)**, village Mangupura & Manoharpur, Tehsil & District Moradabad, Uttar Pradesh.

I refer to your letter no.:1417(1) dated: 07/11/2025 requesting to furnish non-encumbrances and certify and submit the title cum opinion Report about the clear and marketable title to the above property to Moradabad Development Authority. Moradabad Development Authority is a body corporate constituted under the provisions of section-3 & 4 of U.P. Urban Planning and Development Act 1973, having its office at Sector-13, New Moradabad, Delhi Road, Uttar Pradesh 244001 through its Authorized Officer. (Owner/Promoter):

1. **Description ands Area of the Property.**

Specific number(s) and address of Property:

- Agricultural Land comprising of Khasra Numbers and respective areas (annexure 1 with the letter), situated in village Mangupura & Manoharpur Tehsil & District Moradabad under Govindpuram Housing Scheme (Phase-01).
- 2. **Nature of Property (Whether Agricultural, Non- Agricultural, Commercial, Residential or Industrial. If non-Agricultural, the reference and date of conversion order from the competent authority should be mentioned.**
- The nature of land is agricultural and is situated in village Mangupura & Manoharpur Tehsil & District Moradabad Uttar Pradesh, under Govindpuram Housing Scheme (Phase-01).
- 3. **The owner is Partner/Director/Trustee who is developing the property on behalf of Partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Partnership Deed etc. whether examined and verified:**
- This is for project approval only. Promoter Moradabad Development Authority is a body corporate, constituted under the provisions of section-3 & 4 of U.P. Arban Planning and Development Act 1973 having its office at Sector-13, New Moradabad, Delhi Road, Uttar Pradesh 244001, through its Authorized Officer.



4. **Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps be taken.**
 - No, any minor, lunatic or undischarged insolvent is not involved.
5. **Whether the property is freehold or leasehold. If Ancestral then period of lease, and if freehold whether Urban Land Ceiling Act applies and permissions to be obtained.**
 - Freehold property. The Urban Land Ceiling Act has been repealed in the State of U.P., hence not applicable.
6. **Source of Property i.e., Self-Acquired or Ancestral. If Ancestral then mode of succession and whether original WILL/Probate is available.**
 - Agricultural land situated at village Mangupura & Manoharpur Tehsil & District Moradabad Uttar Pradesh, under Govindpuram Housing Scheme (Phase-01) has been purchased by Moradabad Development Authority on the basis of mutual consent.
7. **Whether the Owner is Co-owner/Joint Owner and/or any partition of the property is made between the members of the family through Partition deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.**
 - No.
8. **Whether the Owner is in exclusive possession of the Property or it is leased/rented out to third party.**
 - As per documents, the present title holder is in possession.
9. **Whether the property is mutated in municipal/revenue records and Owner's name is reflecting and if not, the reason thereof.**
 - Yes, the name of present title holder is mutated in revenue records.
10. **Whether any restriction is imposed under the Central/State/Local Laws whose consent or permission would be required for development of the Project.**
 - No.
11. **Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.**

Yes, all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Following are the documents, by which Moradabad Development Authority land were perused:-



1	Khatauni extracts of Khasra numbers
2	Copy of layout plan of village Mangupura & Manoharpur Tehsil & District Moradabad Uttar Pradesh, under Govindpuram Housing Scheme (Phase-01)
3	Order of Commissioner, Moradabad Division, Moradabad Letter No: 139 dated 18.10.2025 & Letter No: 140 dated 18.10.2025 regarding resumption of various Khasra numbers of Mangupura & Manoharpur
4	Sale Deeds of all the purchased Khasra Numbers related to village Mangupura and Manoharpur, executed by land owners in favour of MDA, whose mutation is pending/under process in Tehsildar Sadar's court. Regarding this an affidavit has been filed by Moradabad Development Authority

12. Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records.

- Yes.

13. Whether the search is being made for the period of 13/30 years. If no, reason thereof.

Search Inspection for the period 2013 to 2025 was made in the office of Sub Registrar, Moradabad. The inspection was made for legible/accessible records and the Sub Registrar, Moradabad has issued search certificate/NEC. The search report/NEC letter shows that the property is free from encumbrance. Hence the opinion is given on the basis of inspection of available and present records only and in view of non-encumbrance certificates issued by Sub Registrar, Moradabad/Tehsildar Sadar Moradabad.

14. Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.

I have perused original documents and compared the same with the record available in the office of Sub Registrar Moradabad and evaluated the same and establish that both are analogous.

15. Final certificate/opinion:

The present title holder Moradabad Development Authority is a body corporate constituted under the provisions of section-3 & 4 of U.P. Urban Planning and Development Act 1973 having its office at Sector-13, New Moradabad, Delhi Road, Uttar Pradesh 244001, through its Authorized Officer is having valid and marketable title over captioned property and the property in question is free from encumbrances on the basis of inspection of legible records and in view of NEC issued by S.R. Moradabad and the Project Govindpuram Housing Scheme (Phase-01), developed by MORADABAD DEVELOPMENT AUTHORITY can be accepted for approval.

16. Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/property(ies) if yes, state specifically in ensue of fetter, possessions letter, share certificate, affidavit, power of attorney etc. is required:

Forwarded
Adm

An undertaking elaborating that property in question is free from all sorts of encumbrances, charges or litigation whatsoever and the property in question which is proposed to be developed by MDA is not subject matter to any litigation, attachment or execution before any court of law.

17. Comments on enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016:

That the nature of aforesaid land is residential as per approved master plan for District Moradabad and is used for residential/commercial purpose situated at village Mangupura & Manoharpur, Tehsil and District, Moradabad of Uttar Pradesh, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Thanking You,


Yours truly




(Bharat Porwal)
ADVOCATE

BHARAT PORWAL ADVOCATE
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Land Purchase Details - Mangupura		
Gata No	Gata Total Area (In Hect)	Purchased Total
	19.3390	17.7416
642	0.8170	0.817
647	0.0970	0.059
648मि०	0.3680	0.245
649मि०	0.0670	0.067
650/1	0.1300	0.130
650/2	0.1300	0.130
651	0.3040	0.304
652	0.0850	0.085
653अ	0.0240	0.024
653ब	0.0610	0.061
654	0.3080	0.308
655	0.1820	0.182
656मि०	0.0200	0.020
658	0.3520	0.352
659	0.1420	0.142
669मि०	1.3640	1.343
669मि०	0.0280	0.028
672मि०	0.0290	0.029
672	0.0280	0.028
673	0.9140	0.884
674	0.0200	0.020
675	0.5510	0.551
676	0.6440	0.644
677	1.3220	1.322
678क	0.1250	0.125
678ख	0.0690	0.069
679	0.1340	0.134
680क	0.0970	0.097
680ख	0.3880	0.388
681	0.0850	0.085
682	0.0810	0.081
683	0.1210	0.121
684	0.4820	0.364
685	0.5020	0.377
686	0.0240	0.024
687	1.0270	1.027
688	1.0270	1.027
689	0.5670	0.567
690	0.5350	0.535
691	0.0530	0.053
692	0.0930	0.093
693	0.3600	0.360



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694	1.1330	1.133
696	0.9140	0.914
697ख	0.0160	0.016
697	0.1090	0.000
697मि0	0.0850	0.081
698	0.2830	0.2830
699	0.3600	0.3600
700	0.0240	0.024
701	0.0570	0.057
702	0.3070	0.3070
703	2.1690	1.457
643	0.0400	0.040
644	0.0850	0.085



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Land Purchase Details - Manoharpur

Gata No	Gata Total Area (In Hect)	Purchased Total
	11.774	
123	0.342	0.342
124	0.056	0.044
125	0.043	0.043
127	0.295	0.295
128	0.503	0.503
149	0.128	0.128
150	0.448	0.448
151	0.016	0.016
162	0.199	0.199
168	0.031	0.031
175	0.094	0.094
176	0.146	0.146
177	0.265	0.265
178	0.013	0.013
179	0.068	0.068
180	0.206	0.206
181	0.772	0.772
182	0.690	0.690
183	0.073	0.073
184	0.033	0.033
191	0.927	0.695
192	0.1260	0.063
195	0.060	0.060
196	0.077	0.077
231	0.077	0.077
234	0.2230	0.223
235	0.1360	0.136
236	0.255	0.255
237	0.218	0.218
238	0.190	0.183
240	0.0250	0.024
241	0.0480	0.048
242	0.056	0.056
243	0.080	0.080
244	0.560	0.560
245	0.1200	0.116
248	0.020	0.019
259	0.2160	0.216
260	0.2180	0.109
261	0.2390	0.239
262	0.400	0.400
263	0.016	0.016
280	0.194	0.194
282	0.070	0.070
283	0.091	0.091


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287	0.393	0.393
288	0.303	0.303
197क	0.1900	0.190
197ख	0.137	0.137
197ग	0.061	0.061
197घ	0.081	0.081
197च	0.081	0.081
197ङ	0.324	0.324
290क	0.140	0.140
290ख	0.021	0.021
290ग	0.350	0.350
290घ	0.157	0.157
290च	0.105	0.105
290छ	0.211	0.211
290ङ	0.157	0.157
281	0.004	0.004
259/1303	0.040	0.040
281	0.004	0.004
126	0.075	0.075
165	0.026	0.026
239	0.031	0.031
264	0.110	0.110


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