

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

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

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Land Title Search Report

To,

Date:-22-03-2024

The Authorised Authority,

RERA, Lucknow (U P)

Dear Sir,

Sub:- Legal opinion in connection of land title search report of immovable property of **Mr. Inderjeet Singh Sachdeva** s/o Shri Avtar Singh Sachdeva, **Mr. Yash Sachdeva** s/o Shri Inderjeet Singh Sachdeva both R/o 9, Avas Vikas, Civil Lines, Moradabad and **Mr. Abhimanyu Sachdeva** s/o Shri Inderjeet Singh Sachdeva R/o D-6, Ist Floor, Hauz Khas, South West Delhi **and Universal Enterprises**, a partnership Firm having its Registered Office at MMIG B-120, Ram Ganga Vihar Phase-II ext. Moradabad through its Partner **Mr. Vaibhav Agarwal** s/o Shri Mahesh Chandra Agarwal R/o B-17-18, Madhur Green Villas, Ramganga Vihar-II, Moradabad-244001 (U P) (for the Commercial Plot to be known as "**THE MALL ROAD**" 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. 3025 Date 17.08.1998 executed by Mr. Rohit Pasricha s/o Shri Hakikat Rai and Mr. Hitesh Rai Pasricha s/o Shri Hakikat Rai in favor of party i.e. Mr. Inderjeet Singh s/o Shri Avtar Singh, Mr. Avtar Singh s/o Late Shri Baghat Singh, Smt. Nisha Rastogi w/o Mr. Inderjeet Singh and Smt Guruvansh Kaur w/o Avtar Singh R/o Civil Lines, Moradabad registered in book no. 1 Vol. No. 1733 on pages 143/158 at Sl. No. 3025 in the office of Sub Registrar-II, Moradabad (U P).

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2. A copy of Sale Deed No. 4738 Date 07.05.2022 executed by Mr. Inderjeet Singh Schdeva s/o Shri Avtar Singh Sachdeva urf Avtar Singh and Mr. Abhimanyu Sachdeva and Mr. Yash Sachdeva both sons of Shri Inderjeet Singh Schdeva all R/o Avas Vikas Colony, Civil Lines, Moradabad in favor of Universal Enterprises having its Registered Office at M.M.I.G. B-120 Ramganga Vihar Phase-2 Ext. Moradabad-244001 (U.P.) through Partner Mr. Vaibhav Agarwal s/o Shri Mahesh Chandra Agarwal R/o B-17,18, Madhur Green Villas, Ramganga Vihar-II, Moradabad registered in book no. 1 Vol. No. 13776 on pages 185/200 at Sl. No. 4738 in the office of Sub Registrar-II, Moradabad (U P).
3. A copy of Sale Deed No. 5167 Date 10.09.2007 executed by Shri Haneef, Shri Anees, Shri Shafeek and Rashid all sons of Shri Natthu and others in favor of Mrs Nisha Rastogi w/o Shri Inderjeet Singh Sachdeva, 9 Avas Vikas, Civil Lines, Moradabad-244001 (U.P.) registered in book no. 1 Vol. No. 5492 on pages 21/48 at Sl. No. 5167 in the office of Sub Registrar-II, Moradabad (U P).
4. A copy of Sanction Letter by Moradabad Development Authority, Moradabad vide File no. MBDA/LD/22-23/0435 Dated 22-02-2023
5. A copy of map approved by Moradabad Development Authority, Moradabad vide application no. MBDA/LD/22-23/0435 Dated 05-12-2022.
6. A copy of NOC issued by Nagar Nigam, Moradabad dated 11.03.2022.
7. A copy of NOC issued by PWD, Moradabad 11.02.2022
8. A copy of NOC issued by Urban Land Ceiling Department, Moradabad dated 22.12.2021.
9. A copy of NOC issued by Tehsil, Moradabad dated 03.01.2021.
10. A copy of Partnership Deed dated 09.04.2022
11. A Copy of POA Sl. No. 16 Dated 15.01.2015

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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 **20623.00** sq mtr (out of **3.165 Hect = 31,650 square meters**) pertaining to khasra no. 611 of Village Kajipura, Tehsil and District Moradabad and to khasra no. 173/1, 173/2, 182, 183 and 184 of Village Bhatawali Mustakham, Tehsil and District Moradabad-

Detailed as below:-

S. No.	Khasra No.	Area	Area Purchased (In Mtr.)	Area Taken for Project (In Sq Mtrs)
1.	611	0.535	5350-00	4798-00
2.	173/1	0.809	1011-00	1011-00
3.	173/2	0.113	1130-00	1130-00
4.	182	0.713	7130-00	4524-00
5.	183	0.364	3640-00	3640-00
6.	184Mi	0.210	2100-00	1710-00
7.	184Mi	0.421	4210-00	3810-00
	Total	3.165	31650-00	20623-00

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TOTAL DETAILS OF PROPERTY

S No.	Khasra No.	Total Area	Inderjeet Singh Sachdeva	Yash Sachdeva	Abhimanyu Sachdeva	Universal Enterprises	Total Purchased Area	Area taken in project
1	611	5350	4458	446	446		5350	4798
2	173/1	8090				1011	1011	1011
3	173/2	1130	176	176	176	601	1130	1130
4	182	7130	1410	1410	1410	2899	7130	4524
5	183	3640				3640	3640	3640
6	184mi	2100	700	700	700		2100	1710
7	184mi	4210	1404	1403	1403		4210	3810
	Total	31650	8149	4135	4135	8151	24571	20623

Total Boundaries of the aforesaid Property

The property which is the subject matter of this legal opinion, is an agricultural land now in abadi having total area 20623.00 sq mtr (out of **3.165 Hect = 31,650 square meters**) pertaining to khasra no. 611 of Village Kajipura, Tehsil and District Moradabad and to khasra no. 173/1, 173/2, 182, 183 and 184 of Village Bhatawali Mustakham, Tehsil and District Moradabad detailed as below:-

East	West	North	South
Property of others	Property of others	Property of others	36.00 Mtr. Wide Road

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PART-III
FLOW OF TITLE
Property No. 1 (Khasra No. 611)

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

Mr. Inderjeet Singh s/o Shri Avtar Singh, Mr. Avtar Singh s/o Late Shri Baghat Singh, Smt. Nisha Rastogi w/o Mr. Inderjeet Singh and Smt. Guruvansh Kaur w/o Avtar Singh had purchased **0.535 Hect = 5350 square meters** property (as per above table) on 17.08.1998 through registered sale deed which is registered in Book no. 1 Vol. No. 1733 on pages 143/158 at Sl. No. 3025 in the office of Sub Registrar-II, Moradabad on 17.08.1998 from Mr. Rohit Pasricha s/o Shri Hakikat Rai and Mr. Hitesh Rai Pasricha s/o Shri Hakikat Rai. **(see paper No. 1)**

Mr. Rohit Pasricha s/o Shri Hakikat Rai and Mr. Hitesh Rai Pasricha s/o Shri Hakikat Rai were recorded co-bhumidar of khasra no 611 of village Village Kajipura, Tehsil and District Moradabad. Since 1399 fasli.

Property No. 2 (Khasra No. 173/1, 173/2, 182, 184)

The Party i.e Universal Enterprises having its Registered Office at M.M.I.G. B-120 Ramganga Vihar Phase-2 Ext. Moradabad-244001 (U.P.) through Partner Mr. Vaibhav Agarwal s/o Shri Mahesh Chandra Agarwal had purchased 0.815128=8151 Square meter (khasra No. 173/1 purchased 0.101125 Hect. =1011 Square meter), (khasra No. 173/2 purchased 0.060119 Hect. =601 Square meter), (khasra No. 182 purchased 0.289884 Hect. =2898.84 Square meter) khasra No. 183 purchased 0.364 Hect. =3640.00 Square meter) property (as per above table) on 07.05.2022 through registered sale deed which is registered book no. 1 Vol. No. 13776 on pages 185/200 at Sl. No. 4738 in the office of Sub Registrar-II, Moradabad (U P) On 07.05.2022 from Shri Inderjeet Singh

(Handwritten signature)

Schdeva s/o Shri Avtar Singh Sachdeva urf Avtar Singh and Mr. Abhimanyu Sachdeva and Mr. Yash Sachdeva both sons of Shri Inderjeet Singh Schdeva.
(see paper No. 2)

Mr. Inderjeet Singh Schdeva s/o Shri Avtar Singh Sachdeva had purchased 0.101125 Hect. =1011 Square meter property of Khasra No. 173/1 of village Bhatawali Mustakham, Tehsil and District Moradabad (as per above table) on 19.12.2017 through registered sale deed which is registered book no. 1 Vol. No. 1246 on pages 23/56 at Sl. No. 7777 in the office of Sub Registrar-II, Moradabad (U P) on 19.12.2017 from Mr. Suresh Chandra s/o Shri Kunwar Sen.

Mr. Suresh Chandra s/o Shri Kunwar Sen were recorded co-bhumidar of khasra no 173/1 of village Village Bhatawali Mustakham, Tehsil and District Moradabad since 1360 fasli.

Mr. Inderjeet Singh Schdeva s/o Shri Avtar Singh Sachdeva had purchased 0.113 Hect. =1130 Square meter property of Khasra No. 173/2 of village Bhatawali Mustakham, Tehsil and District Moradabad (as per above table) on 20.09.2010 through registered sale deed which is registered book no. 1 Vol. No. 6729 on pages 19/42 at Sl. No. 6897 in the office of Sub Registrar-II, Moradabad (U P) on 20.09.2010 from Smt. Rekha w/o Rajveer Singh and Smt. Sharda w/o Vijendra Singh.

Smt. Rekha w/o Shri Rajveer Singh and Smt. Sharda w/o Shri Vijendra Singh were recorded co-bhumidar of khasra no 173/2 of village Village Bhatawali Mustakham, Tehsil and District Moradabad since 1360 fasli.

Mr. Inderjeet Singh Schdeva s/o Shri Avtar Singh Sachdeva and Mr. Abhimanyu Sachdeva and Mr. Yash Sachdeva both sons of Shri Inderjeet Singh Schdeva had purchased 0.713 Hect. =7130 Square meter property (as per above table) on 02.06.2016 through registered sale deed which is registered Book no. 1 Vol. No. 10490 on pages 194/247 at Sl. No. 5448 in the office of Sub Registrar-

II, Moradabad (U P) On 03.06.2016 from Shri Munnu Singh and Mahipal Singh both sons of Shri Hoshiyar Singh and Smt. Manju w/o Shri Ashok Singh & Shubham Singh and Vishal Chaudhary both sons of Shri Ashok Singh.

Mr. Munnu Singh and Mr. Mahipal Singh both sons of Shri Hoshiyar Singh, Smt. Manju w/o Late Shri Ashok Singh, Mr. Shubham Singh and Mr. Vishal Chaudhary both sons of Late Shri Ashok Singh were recorded co-bhumidar of khasra no 182 of village Village Bhatawali Mustakham, Tehsil and District Moradabad (U P) since 1360 fasli

Smt. Nisha Rastogi w/o Mr. Inderjeet Singh Schdeva (Mr. Inderjeet Singh Schdeva s/o Shri Avtar Singh Sachdeva urf Avtar Singh and Mr. Abhimanyu Sachdeva and Mr. Yash Sachdeva both s/o Shri Inderjeet Singh Schdeva legal heir of Smt. Nisha Rastogi w/o Mr. Inderjeet Singh Schdeva) had purchased property of Khasra No. 183 area 0.364 Hect. =3640 Square meter and Khasra No. 184 area 0.210 Hect. =2100 Square meter Square meter property (as per above table) on 23.08.2007 through registered sale deed which is registered book no. 1 Vol. No. 5479 on pages 137/172 at Sl. No. 4924 in the office of Sub Registrar-II, Moradabad (U P) On 23.08.2007 from Shri Ram Singh, Shri Hulsan Singh and Shri Karan Singh all sons of Shri Jaggu Singh and Mr. Harish Kumar s/o Shri Ramprasad Singh.

Shri Ram Singh, Shri Hulsan Singh and Shri Karan Singh all sons of Shri Jaggu Singh and Mr. Harish Kumar s/o Shri Ramprasad Singh were recorded co-bhumidhar in the above property since 1408 fasli Shri Ram Singh, Shri Hulsan Singh and Karan Singh all sons of Shri Jaggu Singh and Harish Kumar s/o Shri Ramprasad Singh were recorded co-bhumidar of khasra no 183 and 184 of village Village Bhatawali Mustakham, Tehsil and District Moradabad. Since 1360 fasli.

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Property No. 3 (Khasra No. 184)

Smt. Nisha Rastogi w/o Mr. Inderjeet Singh Schdeva (Mr. Inderjeet Singh Schdeva s/o Shri Avtar Singh Sachdeva urf Avtar Singh and Mr. Abhimanyu Sachdeva and Mr. Yash Sachdeva both s/o Shri Inderjeet Singh Schdeva legal heir of Smt. Nisha Rastogi w/o Mr. Inderjeet Singh Schdeva) had purchased 0.421 Hect. =4210 Square meter property (as per above table) on 10.09.2007 through registered sale deed which is registered book no. 1 Vol. No. 5492 on pages 21/48 at Sl. No. 5167 in the office of Sub Registrar-II, Moradabad (U P) On 10.09.2007 from Shri Haneef, Shri Anees, Shri Shafeek and Rashid all sons of Shri Natthu and others. (see paper No. 3)

Shri Haneef, Shri Anees, Shri Shafeek and Rashid all sons of Shri Natthu and others were recorded co-bhumidar of khasra no 184 of village Village Bhatawali Mustakham, Tehsil and District Moradabad (U P) since 1360 fasli.

The party is developing a Commercial Plot to be known as “**THE MALL ROAD**” Moradabad on the said property/ies, in this regard the party had obtained an approved map from Moradabad Development Authority, Moradabad (U P). (see paper no. 4)

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, PWD, Urban Land Ceiling Department/s and Tehsil regarding the said project. (see paper no. 6, 7, 8, 9, 10 & 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.

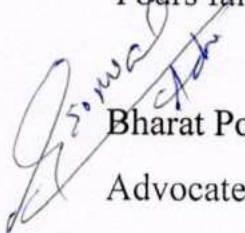
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Encumbrance

The above mentioned property (area 1775.30 sq mtr) is Mortgage in favour of Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad at S No. 1883/09.02.2023.

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.-102559, Ch. No. 201

Court Compound, Moradabad

Mob. No.-9837132371

bharatporwaladv@yahoo.com

BHARAT PORWAL

Advocate

Legal Advisor -

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UCO Bank, Axis Bank, RBL Bank
U P Avas Evam Vikas Parishad
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Civil Court Compound
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Residence

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Behind P M S School,
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To,

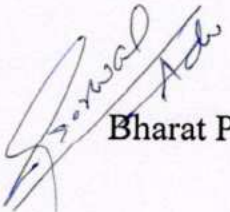
Date:-22-03-2024

The Authorised Authority,

RERA, Lucknow (U P)

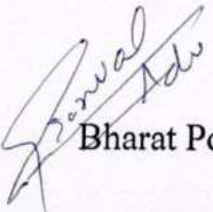
Non-encumbrance Certificate

On the basis of documents and information produced before me, I, do, hereby certify that out of total land of "**The Mall Road**", a commercial project of **Mr. Inderjeet Singh Sachdeva** s/o Shri Avtar Singh Sachdeva, **Mr. Yash Sachdeva** s/o Shri Inderjeet Singh Sachdeva and **Mr. Abhimanyu Sachdeva** s/o Shri Inderjeet Singh Sachdeva and **Universal Enterprises**, a partnership Firm having its Registered Office at MMIG B-120, Ram Ganga Vihar Phase-II ext. Moradabad through its Partner **Mr. Vaibhav Agarwal** s/o Shri Mahesh Chandra Agarwal admeasuring 20623.00 sq mtr (out of 31,650.00 sq mtr), situated at village Kajipura and Bhatawali Mustakham, Tehsil and District Moradabad (U P), **1775.30 sq mtr** land has been mortgage with Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad (U P) at S No. 1883/09.02.2023.


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 B-28