

Sachin Bhardwaj
Advocate



**Off. Add.- 50, Law
Chamber Building, Civil
Court Compound,
Meerut.
Mob. No. 9690022973**

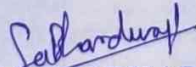
Date:- 17-12-2024

Report of Investigation of Title in Respect of Immovable Property

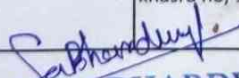
1	a) Name of the Branch /Business Unit /Office seeking opinion	UP-RERA, Lucknow (Uttar Pradesh)					
	b) Name of the Project :	SARASWATI GREEN'S PHASE-I					
	c) Project Area	39443.3					
	d) Location of the Project	Village Noor Nagar, Tahsil & District Meerut					
2	Particulars of the documents scrutinized-serially and chronologically.						
	(a) Nature of document verified and as to whether they are originals or certified copies or registration extrats duly certified.						
	Note: Only Originals or Certified extrats from the registering /land/revenue/other authorities be examined.						
S. No.	Date	Khasra No.	Total Area (In Fird)	Used Area (Hect.)	Name of nature of the Document	Original /Certified copy/Certified Extract/Photocopy etc.	In case of copies whether the original was scrutinized by the Advocate
1	12-07-2023	160	1.133	0.0506	Purchase Deed / Fird	Copy	N/A
2	27-09-2005	161	0.86	0.8515	Purchase Deed / Fird	Copy	N/A
3	10-10-2024	164	1.032	0.0418	Purchase Deed	Copy	N/A
4	27-02-2023	165/1	0.137	0.0084	Purchase Deed	Copy	N/A
5	19-06-2019	165/2	0.127	0.0866	Purchase Deed	Copy	N/A
6	09-11-2022	167A & B	0.324	0.1506	Purchase Deed	Copy	N/A
7	02-06-2022	170	0.469	0.0950	Purchase Deed	Copy	N/A
8	04-01-2023	174	0.104	0.0354	Purchase Deed	Copy	N/A
9	27-04-2022	175	0.103	0.0279	Purchase Deed	Copy	N/A
10	17-10-2011	245	0.934	0.8967	Purchase Deed	Copy	N/A
11	19-04-2011	246	1.487	1.4009	Purchase Deed	Copy	N/A
12	30-04-2014	250	0.379	0.2990	Purchase Deed	Copy	N/A
					Village Noor Nagar, Tahsil & District Meerut Fasli Year 1427-1432	Copy	N/A
			3.9443		Khasra Fasli Year 1427-1432	Copy	N/A
3	Whether Certified Copy of all title documents are obtained from the relevent Sub-Registr Office ?						Yes
4	a) Whether the records of registrar office or revenue authorities relevent to the property in question are available for verification through any online portal or computer system?						No
	b) If such online /computer records are available, whether any verificatrion or cross checking are made and the comments/finding in this regard.						Not Applicable
	c) Whether the genuineness of the stamp paper is possible to be got verified form an/ online portal and the whatsoever such verification was made ?						Not Applicable
5	a) Property offered as security, falls within the jurisdiction of which sub - registrar office?						Sub Registrar III, Meerut
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of Sub-Registrar/District Registrar / Registrar General. If so please name all such office?						No.
	c) Whether search has been made at all the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?						Not Applicable
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?						No

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6	Chain of the title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in the title/ interest to the current title holder. And Wherever Minor's interest other clog on title is involved search be made for a further period, depending on the need for clearance of such clog on the title.	KHASRA NO.160 AREA MEASURING ABOUT 1.1330 HECT.:- Smt. Manju Jain W/o Shri Rajneesh Jain & Shri Shreyansh Jain S/o Shri Rajneesh Jain & Smt. Vimla Jain W/o Shri Subhash Jain & Smt. Rachika Jain W/o Shri Madhukant Jain all resident of 25 B, Jain Nagar , Meerut was the recorded owner of Kh. No.160 area measuring about 1.1330 hect. In Fasli 1427-1432 in tehsil. Smt. Manju Jain W/o Shri Rajneesh Jain & Shri Shreyansh Jain S/o Shri Rajneesh Jain sold area measuring about 0.23837 Sq. Mtr. to M/s Saraswati Sagar, Off 207, Saraswati Plaza , Shivaji Road, Meerut vide Sale Deed dated 12-07-2023, Which was registerd in the office of Sub-Registrar Illrd Meerut in Book No.1 Volume 15259 on page No.291 to 308 at SL.No.7136 on dated 12-07-2023. Now the Firm M/s Saraswati Sagar is recorded owner of this property.	
		KHASRA NO.161 & 250 TOTAL AREA MEASURING ABOUT 1.2390 HECT.:- Shri Balbir S/o Shri Ramphal R/o Village Noor Nagar, Pargana Tahsil & district Meerut was the recorded owner of Kh. No.161 area measuring about 0.8600 Hect. & Kh.No.250 area measuring about 0.3790 hect. i.e total area measuring about1.2390 Hect. In Fasli 1421-1426 in tehsil. Shri Balbir sold area measuring about 1.2390 Hect. to M/s Shraсти Enterprises through its partnr Shri Varun Agarwal S/o Shri Amit Kumar R/o 4, Vijay Nagar, Meerut vide Sale Deed dated 27-09-2005, Which was registerd in the office of Sub-Registrar Illrd Meerut in Book No.1 Volume 3022 on page No.163 to 180 at SL.No.8021 on dated 27-09-2005. Now the name of Firm M/s Shristi Enterprises is recorded owner of Tahsil in Khatoni Fasli year 1427 to 1432 on Khasra No.161 & 250.	
		KHASRA NO.164 AREA MEASURING ABOUT 1.0320 HECT.:- Smt. Manju Jain W/o Shri Rajneesh Jain & Shri Shreyansh Jain S/o Shri Rajneesh Jain & Smt. Vimla Jain W/o Shri Subhash Jain & Smt. Rachika Jain W/o Shri Madhukant Jain all resident of 25 B, Jain Nagar, Meerut & Shri Om Prakash S/o Shri Chhotan R/o Village Noor Nagar, Tahsil & District Meerut were the recorded owner of Kh. No.164 area measuring about 1.1330 hect. In Fasli 1427-1432 in tehsil records. Shri Ompraksh S/o Shri Chhotan R/o Villagr Noor Nagar, Tahsil & District Meerut was sold his share area measuring about 0.04182 Hect. to M/s Saraswati Infra & Developers Pvt. Ltd. Regd, Off 4, Vijay Nagar Shivaji Road, Meerut through its director Shri Varun Agarwal S/o Shri Amit Agarwal R/o 4, Vijay Nagar Meerut & Shri Bheem Singh S/o Shri Ran Singh R/o Village Mazri, Kila Parikshat Garg, Tahsil Mawana Meerut vide Sale Deed dated 28-03-2024, Which was registerd in the office of Sub-Registrar Illrd Meerut in Book No.1 Volume 17052 on page No.63 to 78 at SL.No.5254 on dated 29-03-2024. Afterthis Shri Bheem Singh S/o Shri Ran Singh sold his share to M/s Saraswati Infra & Developers Pvt. Ltd. Regd, Off 4, Vijay Nagar Shivaji Road, Meerut through its director Shri Varun Agarwal S/o Shri Amit Agarwal R/o 4, Vijay Nagar Meerut vide sale deed dated 10-10-2024, Which was registerd in the office of Sub-Registrar Illrd Meerut in Book No.1 Volume 17424 on page No.165 to 180 at SL.No.16741 on dated 14-10-2024. Now the Firm M/s Saraswati Infra & Developers Pvt. Ltd is recorded owner of this Khasra No. area measureing about 0.4182 Hect.	


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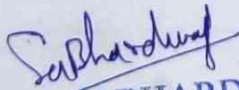
		<p>KHASRA NO.165/1 AREA MEASURING ABOUT 0.1370 HECTARE:- Shri Braham Singh S/o Late Shri Tikaram R/o-village Achraunda, Sa Meerut was the recorded owner of Kh. No.1140 area measuring about 0.6040 hect. In Fasli 1427-1432 in tehsil. Shri Braham Singh was not married and no have any children so after the death of Shri Braham Singh, his real nephew, Shri Arun Kumar, Shri Tarun Kumar and Shri Amit Kumar sons of Shri Mahendra Singh Village Achraunda, District Meerut has been admitted in revenue record of tehsil as a successor in fasli year 1427-1432. Shri Arun Kumar, Shri Tarun Kumar and Shri Amit Kumar sold above said land To M/s Shri Krishna Enterpreneours Off 114 A-Cariyappa Street Meerut Cantt through its partner M/s Aedco Developers Pvt.Ltd regd. Off. 4 Vijay Nagar, Meerut through its Director Shri Varun Agarwal S/o Shri Amit Kumar Agarwal R/o 4, Vijay Nagar, Meerut vide Sale Deed dated dated 26-04-2022, Which was registerd in the office of Sub-Registrar Illrd Meerut in Book No.1 Volume 15679 on page No. 1 to 18 at SL.No. 6081 on dated 11-08-2020. Now the name of Firm M/s Shri Krishna Enterpreneours is recorded in the Khatoni Fasli year 1427 to 1432 of Tahsil.</p>	
		<p>KHASRA NO.165/2 AREA MEASURING ABOUT 0.1260 HECT:- Shri Mahendra Kumar Goel S/o Late Shri Dev Karan Das R/o38, Kishan Puri, Baghpat Gate, Meerut City was the owner or recorded holder of Kh. No.165/2 area measuring about 0.1260 hect. In Fasli year 1427-1432 in Tahsil records. Shri Mahendra Kumar Goel was sold of abovesaid khasra to M/s Saraswati Sagar Off 207, Saraswati Plaza Shivaji Road Meerut through Karkoon Shri Amit Kumar S/o Late Shri Devendra Singh R/o-Village Lohdda, Meerut vide Sale Deed dated 29-05-2024, Which was registerd in the office of Sub-Registrar Illrd Meerut in Book No.1 Volume 17168 on page No.31 to 46 at SL.No.8555 on dated 01-06-2024. Now the name of Firm M/s Saraswati Sagar, is recorded owner in the Khatoni Fasli year 1427 to 1432 of Tahsil of Khasra No.165/2.</p>	
		<p>KHASRA NO.167A AREA MEASURING ABOUT 0.3110 HECT AND KHASRA NO. 167B AREA MEASURING ABOUT 0.0130 HECT:- Smt. Choti Urf Kanti W/o Late Shri Jile Singh and Smt. Pito W/o Shri Het Singh both D/o Late Shri Birbal both R/o- Village Mubarikpur, Tahsil Mawana & District Meerut & Smt. Manju Jain W/o Shri Rajneesh Jain & Smt. Vimla Jain W/o Shri Subhash Jain & Smt. Rachika Jain W/o Shri Madhukant Jain & Shri Shriyansh Jain S/o Shri Rajneesh Jain R/o 25 B Jain Nagar Meerut were the recorded owner of Kh. No.167A&167B total area measuring about 0.3240 hectare, In Fasli year 1415-1420 as per Tahsil records. Smt. Choti Urf Kanti W/o Late Shri Jile Singh and Smt. Pito W/o Shri Het Singh were sold their share i.e area measuring about 0.1497 Hect. of abovesaid khasra to M/s Tirupati Associates through its karkoon Shri Rajesh Chaudhary S/o Shri Gyan Chand R/o- 16, Jamrudpur, Delhi, vide Sale Deed dated 05-01-2016, Which was registerd in the office of Sub-Registrar Illrd Meerut in Book No.1 Volume 10986 on page No.23 to 70 at SL.No.135 on dated 05-01-2016. Now Firm M/s Tirupati Associates is recorded owner of abosiad area in the Khatoni Fasli year 1427 to 1432 of Tahsil.</p>	
		<p>KHASRA NO.170 AREA MEASURING ABOUT 0.4690 HECT. :- Smt. Nathiya W/o Late Shri Neele Singh R/o- Village Noor Nagar, Tahsil & District Meerut and Shri Tarun S/o Shri Vikram Singh R/o- K-10, Shastri Nagar, Meerut were the recorded owner of Kh. No.170M khata No.00111 area measuring about 0.4690 hectare, In Fasli year 1427-1432 as per Tahsil records. Shri Tarun was sold area measuring about 01505 Hect out of which his share to M/s Tirupati Associates through karkoon Shri Rajesh Chaudhary S/o Shri Gyan Chand R/o- 16, Jamrudpur, Delhi, vide Sale Deed dated 13-09-2012, Which was registerd in the office of Sub-Registrar Illrd Meerut in Book No.1 Volume 8168 on page No.339 to 368 at SL.No.14495 on dated 13-09-2012. Now the name of Firm M/s Tirupati Associates is recorded in the Khatoni Fasli year 1427 to 1432 of khasra no, 170area is 0-15055 Hect in Tahsil. record.</p>	


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KHASRA NO.174 AREA MEASURING ABOUT 0.1040 HECT.:- Shri Babu & Dheele @ Tulsi sons of Shri Bhikari both resident of Village Noor Nagar, Meerut were the recorded owner of Kh. No.174 area measuring about 0.1040 hect. In Fasli year 1427-1432 as per Tahsil records. Shri Dheele @ tulsi sold 354.30 Mtr. from his share to Amit Kumar s/o Shri Devendra Singh R/o Village Lohadda, Tahsil & District Meerut vide Sale Deed dated 11-09-2024, Which was registerd in the office of Sub-Registrar IVth Meerut in Book No.1 Volume 8488 on page No.59 to 74 at SL.No.14963 on dated 11-09-2024. & Second Sale Deed dated 11-09-2024, Which was registerd in the office of Sub-Registrar IVth Meerut in Book No.1 Volume 8488 on page No.43 to 58 at SL.No.14962 on dated 11-09-2024. & Third sale deed dated 11-09-2024, Which was registerd in the office of Sub-Registrar IVth Meerut in Book No.1 Volume 17369 on page No.301 to 316 at SL.No.15002 on dated 11-09-2024. Now Amit Kumar is recorded owner of this .03543 Hect. property by sale deed

KHASRA NO.175 AREA MEASURING ABOUT 0.1010 HECT :- Shri Chhidda S/o Shri Ghasi Ram R/o Village Noor Nagar, Tahsil & District Meerut was the recorded owner of Kh. No.175 area measuring about 0.1030 hect. In Fasli year 1397-1401 as per Tahsil records. Shir Chhidda Singh sold area measuring about 153.26 Mtr. to Shri Bijendra Kumar Verma S/o Shirma S/o Shri Kishan Chand Verma R/o 404/3, Shastri Nagar, Meerut vide Sale Deed dated 09-09-1991, Which was registerd in the office of Sub-Registrar IIIrd Meerut in Book No.1 Volume 376 on page No.255 to 270 at SL.No.7472 on dated 09-09-1991. and Shri Bijendra Kumar Verma sold to Smt. Hemlata W/o Shri Raj Kumar R/o Village Mohammadpur Lala Tahsil & District Meerut & Smt. Shashi W/o Shri Lokesh Kumar R/o 101 Noor Nagar, Meerut vide Sale Deed dated 30-07-2008, Which was registerd in the office of Sub-Registrar IIIrd Meerut in Book No.1 Volume 4768 on page No.281 to 308 at SL.No.9070 on dated 04-09-2008. Smt. Hemlata W/o Shri Raj Kumar R/o Village Mohammadpur Lala Tahsil & District Meerut & Smt. Shashi W/o Shri Lokesh Kumar R/o 101 Noor Nagar, Meerut sold to Smt. Sunita Bharti W/o Shri Deepak Verma R/o 2228-2229, K-2 Shastri Nagar, Meerut vide Sale Deed dated 15-04-2024, Which was registerd in the office of Sub-Registrar IIIrd Meerut in Book No.1 Volume 17078 on page No.127 to 142 at SL.No.5972 on dated 15-04-2024. And Smt. Sunita Bharti W/o Shri Deepak Verma R/o 2228-2229, K-2 Shastri Nagar, Meerut sold to M/s Tirupat Associates Regd. off A-49 Shatabdi Nagar through karkoon Shri Rajesh Chaudhary s/o Late Shri Gyan Chand R/o Village Jamrood pur Delhi.

And Chhidda Singh sold area measuring about 125.41 Sq.Mtr. to Smt. Bhudevi W/o Shri Bachchu Singh R/o10/276, Shiv Shakti Nagar, Meerut vide Sale Deed dated 14-08-1991, Which was registerd in the office of Sub-Registrar IIIrd Meerut in Book No.1 Volume 362 on page No.163 to 172 at SL.No.6780 on dated 14-08-1991. And Bhudevi was sold above said area to M/s Tirupati Assoiicates thr. Rajesh Chaudhary by two sale deed i.e First Sale deed dated 23-04-2024, Which was registerd in the office of Sub-Registrar IIIrd Meerut in Book No.1 Volume 15729 on page No.295 to 310 at SL.No.4907 on dated 24-04-2024 & vide sale deed dated 23-03-2024, Which was registerd in the office of Sub-Registrar IIIrd Meerut in Book No.1 Volume 17092 on page No.307 to 322 at SL.No.6392 on dated 24-04-2024. Because sec143 i.e 80 is declared in Khra No.175,So firm name not possible entered in Khatouni of tahsil so the firm M/s Tirupati Associates absoulte owner of area 278.67 Sq.Mtr in khasra No.175.


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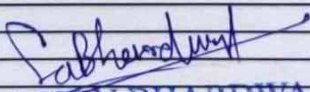
	<p>KHASRA NO.245 & 246 AREA MEASURING ABOUT 2.4210 HECT.:- Shri Selak Ram, Parasram, Rakesh, Rajesh Kumar & Ravindra sons of Late Shri Maniram & Manish Kumar Sunil Kumar, Sandeep Kumar, Praveen Kumar & Shakti Singh sons of Shri Balak Ram & Rakesh W/o Shri Rajendra Singh all resident of Village Rithani Tahsil & District Meerut were the recorded owner of Kh. No.245 area measuring about 0.9340 Hect. & Kh.No. 246 area measuring about 1.4870 Hect. ie total area measuring about 2.4210 Hect. In Fasli year 1421-1426 as per Tahsil records. Shri Selaram S/o Late Shri Mani Ram sold his share of khasra No.245 area measuring about 0.133428 Hect. To Shri Varun Agarwal S/o Shri Amit Agarwal R/o 4, Vijay Nagar, Meerut & Selak Ram sold his share of Khasra No.246 area measuring about 0.21243 Hect to M/s T.T.V Enterprises thr karkoon Shri Amit Kumar S/o Late Shri Devendra Singh R/o Village Lohadda Tahsil & District Meerut & Shri Parasram, Rakesh, Rajesh Kumar & Ravindra sons of Late Shri Maniram & Manish Kumar Sunil Kumar, Sandeep Kumar, Praveen Kumar & Shakti Singh sons of Shri Balak Ram & Rakesh W/o Shri Rajendra Singh sold their share of Kh.No. 245 & 246 i.e 2.07514 Hect. to M/s Saraswati Sagar Off 207, Saraswati Plaza Shivaji Road Meerut through its partner Shri Varun Agarwal S/o Shri amit Agarwal R/o 4 Vijay Nagar Meerut vide Sale Deed dated 13-03-2024, Which was registerd in the office of Sub-Registrar Illrd Meerut in Book No.1 Volume 15667 on page No.123 to 166 at SL.No.3279 on dated 13-03-2024. Now Firm M/s Saraswati Sagar, is recorded owner in the Khatoni Fasli year 1427 to 1432 of Khasra No.245 & 246 in Tahsil Record.</p>	
7	<p>a) In case of partition/family settlement deeds, whether the original deed is available for deposit, If not the modality/procedure to be followed to create a valid and enforceable mortgage. b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. c) Whether the partition made is valid in law and the mortgagor has acquired a mortgage- able title thereon. d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. e) Whether any of the documents in question are executed in counter parts or in more than one set? If so additional precautions to be taken for avoiding multiple mortgages?</p>	No
8	<p>Whether the title documents include any testamentary documents/ will? a)In case of wills, whether the wil is registered will or unregistered will?</p>	No
	(b)Whether will in the matter needs a mandatory probate and if so whether the sme is probate and if so whether the same is probated by a competent court?	Not Applicable
	(c) Whether the property is mutated on the basis of will?	Not Applicable
	(d)Whether the original will in available?	Not Applicable
	(e)Whether the original death certificate of the testator is available?	Not Applicable
	(f) What are the circumstance and /or documents to establish the will in question is the last and final will of the testator?(Comments on the circumstances such as the avaiability of a delcartaion by all the beneficiaries about the genuineness / validity of the will, all parties have acted upon the will, etc. which re relevant to rely on the will avaiability of mother / Original title deeds are to be explained)	Not Applicable
9	a. Whether the property is subject to any wakf rights?	No
	b. Whether the property belongs to church/temple or religious/others institutaions having any rstriction in creation of charges on	No
	c.Precautions, Permission, if any in respect of the above cases for creation of mortgage?	Not Applicable
10	1. Where the property is a JUF joint family property, mortgage is created for family benfit / legal necessity, whether the major coparceners have no objection /Join in execution, minor's share if any, rights of female members etc.	No
	b. Please also comments on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
11	a. Whether the property belongs to any trust or is subject to the rights of any trust	No
	b. Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c.If so additional precautions/permission to be obtained for creation of valid mortgage?	Not Applicable
	d.Requirements, if any for creation of mortgage as per the central /state laws applicable to the trust in the matter.	Not Applicable
12	If the property in Agricultural land, whether the local laws permit mortgge of Agricultural land and whether there are any restriction for creation / enforcement of mortgage.	No
	In case of agricultural property other relevent records/documents as per local lawn. If anyare to be verified to title and right to enforce the mortgage.	Not Applicable
	In the case of conversion of Agricultural land for commercial purpose or otherwise, whether requisite procedure followed /permission obtained	Not Applicable
13	Whether the property is affected by any local laws or other regulations having a bearing onn the creation security (ie. Agricultural laws, weaker sections, minorities land law, SEZ regualtions, Costal Zone Regulations, Environmental clearance, etc)	No

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14	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
15	Whether the property involved in or subject matter of any litigation which is pending or concluded?	Not Applicable
	If so, Whether such litigation would adversely affect the creation of a valid mortgage of have any implication of its future enforcements	Not Applicable
	Whether the title document have any court seal / marking which points out any litigation / attachment /security to court in respect of the property in question? In such case please comment on such seal/markings	Developers have given affidavit in UP RERA that there is no suit filed /pending in any court of law in respect of the said property is to be obtained.
16	(a) In case of partnership firm, Whether the property belongs to the firm and the deed is properly registered.	Not Applicable
	(b) Property belonging to partners, Whether thrownon hotchpots? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
17	(a) Whether the POA involved in the Chain of title?	No
	(b) Whether the POA involved is one coupled with interest, i.e a Development Agreement-cum power of attorney, if so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder /developer and as such is irrevocable as per law.	Not Applicable
	© In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) One executed by the Builders viz. Companies /firms/ Individual or proprietary concerns in favour of their Partners/Employees/Authorizes Representatives to Sign Flat Allotment Letter, NOCs, Agreements of Sale, Sale Deeds,etc in favour of buyers of flats/units (Builders POA) or (ii) other type of POA (Common POA)	Not Applicable
	(d) In case of Builder's POA, whether a verified copy of POA is available and the same has been verified /compared with the original POA	Not Applicable
	(e) In case of common POA (i.e.POA other than builder's POA) please clarify the following clauses in respect of POA	Not Applicable
	(i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not Applicable
	(ii) Whether the POA is a registered one?	Not Applicable
	(iii) Whether the POA is special or general one?	Not Applicable
	(iv) Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
	(v)Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	(vi)Please comment on the genuineness of POA?	No
	(vii) the unequivocal opinion on the enforceability and validity of the POA?	No
18	If any property is a Flat/Apartment or Residential /Commercial Complex, Check and comment on the following:	No
	(a) Promotor's /Land owner's title to the land /building .	No
	(b)Development Agreement /Power of Attorney.	No
	© Extent of authority of the Developer / builder.	No
	(d) Independent title Verification of the Land and /or building in Question.	No
	(e) Agreement for sale (duly registered)	No
	(f) Payment of proper stamp duty:	No
	(g) Requirement of registration of Sale Agreement, development Agreement, POA etc.	No
	(h) Approval of building plan, permission of appropriate/local authority, etc:	No
	(i) Conveyance in favour of Society/Condominium concerned:	No
	(j) Occupancy Certificate /Allotment Letter/Letter of Possession:	No
	(k) Membership details in the society etc.:	No
	(l) Share Certificate:	No
	(m) No objection Letter from the Society etc.	No
	(n) All legal requirements under the local / Municipal laws, regarding flats/Appartments/Building Regulations, Development Control Regulations, Co-operatives Societies Law etc.:	No
	(o) Requirements for noting the Bank charges on the records of the Housing Society, if any.	No
	(p) If the property in a vacant land construction is yet to be made, approval of lay-out and other precautions, if any	No
	(q) Whether the numbering pattern of the Units/Flats tally in all documents such as approved plan, agreement plan etc.	No
19	Encumbrances, Attachments, and /or claims whether of Government, Central or State or other Local authorities or third Party Claims, Liens etc,and details thereof.	No
20	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrances is created and if s, satisfaction of charge, if any.	2010-2024
21	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy.	Not Applicable
22	(a) Urban land ceiling clearance, whether required and if so, details thereon.	Not Applicable
	(b) Whether No Objection Certificate under the income Tax Act is required	Not Applicable
23	Details of RTC extract / Municipal / Village records?	Not Applicable
24	(a) Whether the property offered as security is clearly demarcated?	YES
	(b) Whether the demarcation/partition of the property is legally valid	YES


SACHIN BHARDWAJ
 Advocate

Regd. No.-10424/2012

© Whether the property has clear access as per documents?		YES
25	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstance, if any reveal on such scrutiny? (a) Document in relation to electricity connection: (b) Document in relation to water connection: (c) Document in relation to sales Tax registration, if any applicable: (d) Other utility bills, if any	Not Applicable
26	In respect of the boundaries of the property, whether there is a difference /discrepancy in any of the documents or any other documents (such as valuation report, utility bills. Etc.) or the actual current boundary? Is so please elaborate /comment on the same	Not Applicable
27	If the valuation report and /or approved /sanctioned plans are, made available, please comment on the same including the comments on the description and boundaries of the Property on the sid document and that in the title deeds.(If the valuation report and /or approved plan are not available at the times of preparation of TIR, Please provide these comments subsequently, on making the sme available to the advocate.	Not Applicable
28	a) Whether the real estte project comes under the Real Estate (Regulation and Development) Act, 2016.	YES
	b) Whether the project is registered with the Real Estate Regulation Authority? If so, the details of such registration are to be found.	Builder is seeking UP RERA
	c) Whether the details of the apartment /plot in auestion are verified with the list of the number and types of apartments or plots booked as uploaded by the promoter in the website of real Estate Regulatory Authority.	Reg.No.for the area of 39443.30 Sq.Mtr. For its project called "SARASWATI GREEN'S PHASE - 1"

CERTIFICATE OF TITLE: I have checked the certified copies of the documents mentioned in section 2 of this report, and I further certufy that

1. I confirm to search in revenue records, I also confirm to verify and verify the records of the concerned sub-registrar Office (s), Revenue Records.
2. Following security of Revenue Records and relative certified coplousness of Titles Deeds, Certified coples of such title deeds obtained from the concerned register office and encumbrance certificate (EC) (NA) I I have conducted the search as mentioned in case 2 below. I hereb certify the genuineness on the basis of the certified copies of the Title Deeds. Suspicious /Doubt. If any has clarified by making necessary enqulities
3. There are no prior mortgage /charges/encumbrances whatsoever, as could be seen by virtue of inspection conducted by me in the legible relevant index (Permissible records for inspection) at office of sub-registrar-III rd Meerut, till 14-12 -2024 in search of encumbrance, if any, but no registered Encumbrance is noticed whatsoever.
4. Tht I have legal experience of more than 10 years.
There are no legal impediment of said property and all the titles are correct, which I certify.

Thanking You

SACHIN BHARDWAJ
Advocate

Sachin Bhardwaj
Advocate

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