

**BHARAT PORWAL**

Advocate

Legal Advisor -

Prathama U P Gramin Bank, Moradabad

UCO Bank, Axis Bank, RBL Bank

U P Avas Evam Vikas Parishad

Moradabad Development Authority, Moradabad

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:-24-02-2024

The Authorised Authority,

RERA, Lucknow (U P)

Dear Sir,

**Sub:-** Legal opinion in connection of land title search report of immovable property of **M/s SWEKRETI GREENS LLP, a company AND M/s SWEKRETI RESIDENCY LLP, a company** having its Registered Office at Basement HC-48,Ramganga Vlihar-II, Moradabad-244001 (U.P.) acting through Partner Mr. Anil Kumar Rastogi s/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) Resolution Passed on 20.12.2022 (for the Residential Colony to be known as "**VEDANSHA GREENS**") At Village Harthala Ehatmali, Teh. And Distt. 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. **2165** Date 16.02.2023 executed by M M Enterprises through its Partner Mr. Manoj Singhal S/o Mahanand Prasad and Mrs, Meenu Singhal W/o Mr. Manoj Singhal on 16.02.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14280 on pages 313/332 Sl. No. 2165 Dated 16.02.2023 in the office of Sub Registrar-II, Moradabad (U.P.)
2. A copy of Sale Deed No. **2167** Date 16.02.2023 executed by S.R Enterprises through its Partner Mr. Sanjeev Singhal S/o Mahanand Prasad and Mrs. Reena Singhal W/o Mr. Sanjeev Singhal on 16.02.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14280 on pages 353/372 Sl. No. 2167 Dated 16.02.2023 in the office of Sub Registrar-II, Moradabad (U.P.)

*Porwal*  
*Adv*

3. A copy of Sale Deed No. **2168** Date 16.02.2023 executed by A-One Enterprises through its Partners Mr. Sanjeev Singhal S/o Mahanand Prasad and Mr. Manoj Singhal S/o Mahanand Prasad on 16.02.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14280 on pages 373/392 Sl. No. 2168 Dated 16.02.2023 in the office of Sub Registrar-II, Moradabad (U.P.)
4. A copy of Sale Deed No. **4166** Date 31.03.2023 executed by M/s Sedentary Buildcon LLP through its Authorized Signatory Mr. Anil Kumar S/o Dharam Singh on 27.03.2023 in favor of party i.e. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H. No. 11, Neel Kanth Colony, Civil Lines, Moradabad-244001(U.P.) registered in book no.1 Vol. No. 14354 on pages 273/292 Sl. No. 4166 Dated 31.03.2023 in the office of Sub Registrar-II, Moradabad (U.P.)
5. A copy of form C.H. 41 issued by Chakbandi Office, Moradabad of village Harthala Ahetmali Khasra No. 625 Mi, 645/4mi, 646/4mi,650/4 mi, & 653/6mi,.
6. A copy of form C.H. 45 issued by Chakbandi Office, Moradabad of village Harthala Ahetmali Khasra No. 1340,1341,1342 & 1343.
7. A copy of map approved by Moradabad Development Authority, Moradabad vide application no. MBDA/LD/23-24/0064 Sanction Dated 24-01-2024.
8. A copy of sanction letter issued by Moradabad Development Authority, Moradabad vide no. MBDA/LD/23-24/0064 Sanction Dated 24-01-2024.
9. A copy of NOC issued by Nagar Nigam, Moradabad dated 26.10.2023.
10. A copy of NOC issued by Urban Land Ceiling Department, Moradabad dated 06.09.2023.
11. A copy of NOC issued by Tehsil, Moradabad dated 16.08.2023.

*Renwal  
Adv*

**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 36899.38 sq mtr (out of 4.615936 Hect = 46,159.36 square meters) pertaining to New khasra no. 1340,1341,1342 & 1343 of Village Harthala Ahetmali, Tehsil and District Moradabad detailed as below:-

S. No.	Ch. 23 (I) Chak No.	Khasra No.	Total Area	Ch. No. 45 Khasra No.	Area Purchased	Area Purchased (In Mtr.)
1.	317La	625Mi	0.005	1341	0.005	50-00
2.		645/4Mi	0.004	1341	0.004	40-00
3.		646/4/Mi	0.228	1341	0.228	2280-00
4.		653/6Mi	1.553	1341	1.553	15530-00
5.		653/6Mi	0.212	1341	0.212	2120-00
6.	317Aa	625Mi	0.154	1340	0.154	1540-00
7.		645/4Mi	0.006	1340	0.006	60-00
8.		646/4/Mi	0.223	1340	0.223	2230-00
9.		653/6Mi	0.591	1340	0.591	5910-00
10.	948Va	650/4Mi	0.332	1343	0.1248	1248-00
11.		653/6Mi	3.303	1343	0.491945	4919-45
12.	12Aa	646/4Mi	0.040	1342	0.040	400-00
12.		650/4Mi	0.005	1342	0.005	50-00
13.		653/6Mi	1.945	1342	0.978191	9781-91
<b>TOTAL</b>	<b>----</b>	<b>----</b>	<b>8.601</b>	<b>----</b>	<b>4.615936</b>	<b>46,159.36</b>

**THE PROPERTIES AND THEIR DETAILS**

Gata No.	Area As per Sale Deed (In Sq Mtrs)	Area Taken for Project (In Sq Mtrs)
625 Mi	1590.00	1200.00
650/4 Mi	1298.00	800.00
645/4 Mi	100.00	100.00
646/4 Mi	4910.00	4800.00
653/6 Mi	38261.36	29999.38
<b>TOTAL</b>	<b>46159.36</b>	<b>36899.38</b>

**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 3.6899 Hect = 36,899.38 square meters** pertaining to khasra no. 625Mi, 645/4 Mi, 646/4 Mi, 650/4 Mi & 653/6 Mi (New Khasra No. 1340, 1341, 1342 & 1343) of Village Harthala Ahetmali, Tehsil and District Moradabad detailed as below:-

East	West	North	South
16.00 mtr wide Road	Property of others	24.00 mtr wide Road	Property of others

**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. **Swekreتي Greens LLP AND M/s Swekreتي Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **2.002 Hect = 2002.00 square meters** property (as per above table) on 16.02.2023 through registered sale deed which is registered in book no.1 Vol. No. 14280 on pages 313/332 Sl. No. 2165 in the office of Sub Registrar-II, Moradabad on 16.02.2023 from M M Enterprises through its Partner Mr. Manoj Singhal S/o Mahanand Prasad and Mrs, Meenu Singhal W/o Mr. Manoj Singhal.

M M Enterprises through its Partner Mr. Manoj Singhal S/o Mahanand Prasad and Mrs, Meenu Singhal w/o Mr. Manoj Singhal & others were recorded co-bhumidar of khasra no. 625m, 645/4m, 646/4m, 653/6m & 653/6 (New khasra no. 1341) of village Harthala Ahetmali, Tehsil and District Moradabad (U P)

The said property is a part of khasra no. 625m, 645/4m, 646/4m, 653/6m & 653/6 (New khasra no. 1341) of village Harthala Ahetmali but abadi is on spot. No agricultural work is there.

*Manoj Singhal*  
Adv

M M Enterprises through its Partner Mr. Manoj Singhal S/o Mahanand Prasad and Mrs, Meenu Singhal W/o Mr. Manoj Singhal 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. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **0.974 Hect = 9740.00 square meters** property (as per above table) on 16.02.2023 through registered sale deed which is registered in book no.1 Vol. No. 14280 on pages 353/372 Sl. No. 2167 in the office of Sub Registrar-II, Moradabad on 16.02.2023 from S.R Enterprises through its Partner Mr. Sanjeev Singhal S/o Mahanand Prasad and Mrs. Reena Singhal W/o Mr. Sanjeev Singhal.

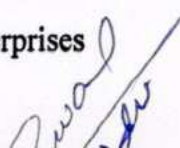
S.R Enterprises through its Partner Mr. Sanjeev Singhal s/o Mahanand Prasad and Mrs. Reena Singhal W/o Mr. Sanjeev Singhal & others were recorded co-bhumidar of khasra no. 625m, 645/4m, 646/4m & 653/6m (New khasra no. 1340) of village Harthala Ahetmali, Tehsil and District Moradabad

The said property is a part of khasra no. 625m, 645/4m, 646/4m & 653/6m (New khasra no. 1340) of village Harthala Ahetmali but abadi is on spot. No agricultural work is there.

S.R Enterprises through its Partner Mr. Sanjeev Singhal s/o Mahanand Prasad and Mrs. Reena Singhal w/o Mr. Sanjeev Singhal 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. **Swekreti Greens LLP AND M/s Swekreti Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **0.616745 Hect = 6167.45 square meters** property (as per above table) on 16.02.2023 through registered sale deed which is registered in book no.1 Vol. No. 14280 on pages 373/392 Sl. No. 2168 in the office of Sub Registrar-II, Moradabad on 16.02.2023 from A-One Enterprises



through its Partners Mr. Sanjeev Singhal s/o Mahanand Prasad and Mr. Manoj Singhal s/o Mahanand Prasad.

A-One Enterprises through its Partners Mr. Sanjeev Singhal S/o Mahanand Prasad and Mr. Manoj Singhal S/o Mahanand Prasad & others were recorded co-bhumidar of khasra no. 650/4m & 653/6 (New khasra no. 1343) of village Harthala Ahetmali, Tehsil and District Moradabad

The said property is a part of khasra no. 650/4m & 653/6 (New khasra no. 1343) of village Harthala Ahetmali but abadi is on spot. No agricultural work is there.

A-One Enterprises through its Partners Mr. Sanjeev Singhal s/o Mahanand Prasad and Mr. Manoj Singhal s/o Mahanand Prasad 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. **Swekreتي Greens LLP AND M/s Swekreتي Residency LLP**, through Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi had purchased **1.023191 Hect = 1023.191 square meters** property (as per above table) on 27.03.2023 through registered sale deed which is registered in book no.1 Vol. No. 14354 on pages 273/292 Sl. No. 4166 in the office of Sub Registrar-II, Moradabad on 31.03.2023 from M/s Sedentary Buildcon LLP through its Authorized Signatory Mr. Anil Kumar s/o Dharam Singh.

M/s Sedentary Buildcon LLP through its Authorized Signatory Mr. Anil Kumar s/o Dharam Singh & others were recorded co-bhumidar of khasra no. 625m, 645/4m, 646/4m, 653/6m & 653/6 (New khasra no. 1342) of village Harthala Ahetmali, Tehsil and District Moradabad.

The said property is a part of khasra no. 625m, 645/4m, 646/4m, 653/6m & 653/6 (New khasra no. 1342) of village Harthala Ahetmali but abadi is on spot. No agricultural work is there.



M/s Sedentary Buildcon LLP through its Authorized Signatory Mr. Anil Kumar s/o Dharam Singh 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 "VEDANSHA GREENS", Moradabad on the said property/ies, in this regard the party had obtained an approved map from Moradabad Development Authority, Moradabad. (see paper no. 7)

### 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, Urban Land Ceiling Department, Flood Division and Tehsil regarding the said project. (see paper no. 4, 5, 6 & 7)

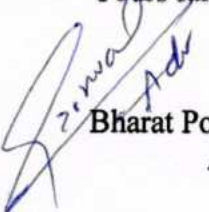
The title of the party is clear, consistent and convincing THE URBAN LAND CEILING AND REGULATION ACT are not applicable in the present matter.

### Encumbrance

The above mentioned property (area 5301.39 sq mtr) is Mortgage in favour of Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad at S No. 56/02.01.2024.


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

**BHARAT PORWAL**

Advocate

Legal Advisor -

Prathama U P Gramin Bank, Moradabad

UCO Bank, Axis Bank, RBL Bank

U P Avas Evam Vikas Parishad, Moradabad Development Authority

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Chamber No.201,  
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Residence

Gujrati Enclave,  
Behind P M S School,  
Civil Lines, Moradabad-U P  
Cell-98371-32371

To,


Date:-24-02-2024

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 "VEDANSHA GREENS", a residential project of M/s SWEKRETI GREENS LLP, a company AND M/s SWEKRETI RESIDENCY LLP admeasuring 36,899.38 square meters (out of 46159.36 sq mtr), situated at village Harthala Ahetmali, Tehsil and District Moradabad, 5301.39 sq mtr land has been mortgage with Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad (U P) at S No. 56/02.01.2024.

  
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  
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