

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

Land Title Search Report

To,

Date:-05-07-2022

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 Hi-Tech Colonizers**, a partnership firm having its principal place of business at Pt. Nangla Bypass, Sambhal Road, Moradabad (U P) through its Partners Mr. Khalid Masood s/o Late Mohammad Rashid and Mr. Mohammad Umar Farooq s/o Late Mohammad Rashid & Mrs. Razia Sultana wife of Mohammad Umar Farooq and Mr. Sumair Rashid son of Mohammad Umar Farooq AND Mr. Mohammad Abubaker Mansoor s/o Late Mohammad Rashid and Mrs. Nishat Mansoor wife of Mohammad Abubaker Mansoor AND Mr. Ahmad Zakaria s/o Late Mohammad Rashid and Mrs. Asfa Rehman wife of Mr. Ahmad Zakaria AND Mrs. Arshi Khalid wife of Mr. Khalid Masood AND **M/s Mapple Infra**, a partnership firm having its principal place of business at Rashid Exports, Pt. Nangla Bypass, Sambhal Road, Moradabad (U P) through its partner Mr. Khalid Masood s/o Late Mohammad Rashid R/o Pt. Nangla Bypass, Sambhal Road, Moradabad (U P). (for the Residential Colony to be known as "ANANDAM CITY" Moradabad (U P).

I have gone through the papers of the parties. The parties have produced before me the following papers viz.

PART-I

1. A copy of Sale Deed No. 7704 Date 30.09.2000 executed by Shri Maan Singh and Kesri Singh both sons of Devi on 14.09.2000 in favour of **A-one Homes Pvt. Ltd.** (Khasra No. 280/0.227 Now Exchange in Khasra No. 466/0.263) (Khasra No. 286/0.028 Now Exchange in Khasra No. 473/0.485) registered in book no. 1 Vol. No.3103 on pages 209/220 at Sl. No. 7704 in the office of Sub. Registrar-II, Moradabad (U P) (Khasra No. 280, 286 and 296)
2. A copy of Sale Deed No. 7833 Dated 05.10.2000 executed by Khamani s/o Kallu on 05.10.2000 in favour of **A-One Homes Pvt. Ltd.** (Khasra No. 286m/0.243 Hect) (Khasra No. 288m/1.197 Hect) {Now exchange to Khasra no. 479/1.441 Hect} registered in book no. 1 Vol. No. 3110 on pages 1/20 at Sl. No. 7833 in the office of Sub. Registrar-II, Moradabad (U.P.) (Khasra No. 286m and 288m)

3. A copy of Sale Deed No. 8054 Date 16.10.2000 executed by Shri Chote Lal & others through is POA holder of Shri Ramswaroop and Shri Totaram both sons of Shri Bhadai and other on 16.10.2000 in favour of **A-one Homes Pvt. Ltd** (Khasra No. 282/1/0.247 Hect Now Exchange in Khasra No. 461/0.119) registered in book no. 1 Vol. No. 3120 on pages 273/280 at Sl. No. 8054 in the office of Sub Registrar-II, Moradabad (U P) (Khasra No. 282 Now Khasra No. 461)
4. A copy of Sale Deed No. 1726 Date 07.04.2005 executed by K.B. Farmers Pvt. Ltd. on 07.04.2005 in favour of **A-One Homes Pvt. Ltd** (Khasra No. 495/0.268 Hect) registered in book no. 1 Vol. No. 4817 on pages 65/82 at Sl. No. 1726 in the office of Sub. Registrar-II, Moradabad (U P) (Khasra No. 495)
5. A copy of Sale Deed No. 1729 Date 07.04.2005 executed by Advance Edge Relators and Devlopers Pvt. Ltd. on 07.04.2005 in favour of **A-One Homes Pvt. Ltd.** (Khasra No. 478/0.630 Hect) (Khasra No. 479/0.765 Hect) registered in book no. 1 Vol. No. 4817 on pages 123/132 at Sl. No. 1729 in the office of Sub. Registrar-II, Moradabad (U.P.) (Khasra No. 478 and 479)
6. A copy of Sale Deed No. 1735 Date 07.04.2005 executed by Getway Homes Pvt. Ltd. on 07.04.2005 in favour of **A-one Homes Pvt. Ltd** (Khasra No. 315/0.401 Hect) (Khasra No. 317/0.292 Hect) (Khasra No. 467/0.065 Hect) (Khasra No. 479m/0.134 Hect) registered in book no. 1 Vol. No. 4817 on pages 211/230 at Sl. No. 1735 in the office of Sub. Registrar- II, Moradabad (U P) (Khasra No. 315, 317, 467m and 479)
7. A copy of Sale Deed No. 1713 Date 23.02.2001 executed by Shri Ramesh Singh Yadav through its POA holder of Shri Sher Singh s/o Amar Singh on 22.02.2001 in favour of **Mercury Homes Pvt. Ltd.** (Khasra No. 472/0.202 Hect) (Khasra No. 475/0.174 Hect) registered in book no. 1 Vol. No. 3271 on pages 7/14 at Sl. No. 1713 in the office of Sub Registrar-II, Moradabad (U P) (Khasra No. 472 and 475)
8. A copy of Sale Deed No. 1779 Date 26.02.2001 executed by Shri Ramesh Singh Yadav through its POA holder of Shri Sher Singh s/o Amar Singh on 24.02.2001 in favour of **Mercury Homes Pvt. Ltd.** (Khasra No. 471/0.725 Hect) (Khasra No. 474/0.251 Hect) (Khasra No. 476/0.619 Hect) registered in book no. 1 Vol. No. 3274 on pages 1/14 at Sl. No. 1779 in the office of Sub Registrar-II, Moradabad (U.P.) (Khasra No. 471)
9. A copy of Sale Deed No. 1836 Date 28.02.2001 executed by Shri Ramesh Singh Yadav through its POA holder of Shri Sher Singh s/o Amar Singh on 26.02.2001 in favour of **Mercury Homes Pvt. Ltd** (Khasra No. 479/1.002 Hect) registered in book

- no. 1 Vol. No. 3276 on pages 103/116 at Sl. No. 1836 in the office of Sub Registrar-II, Moradabad (U P) (Khasra No. 479 and 476)
10. A copy of Sale Deed No. 2308 Date 17.03.2001 executed by Shri Ramesh Singh Yadav through its POA holder of Shri Sher Singh s/o Amar Singh on 17.03.2001 in favour of **Mercury Homes Pvt Ltd** (Khasra No. 478/0.07 Hect) (Khasra No. 479/0.030 Hect) registered in book no. 1 Vol. No. 3296 on pages 203/215 at Sl. No. 2308 in the office of Sub. Registrar- II, Moradabad (U.P.) ((Khasra No. 478 and 479)
11. A copy of Sale Deed No. 1734 Date 07.04.2005 executed by Santosha Kraft Pvt. Ltd. on 07.04.2005 in favour of **Mercury Homes Pvt. Ltd** (Khasra No. 460/0.243 Hect) (Khasra No. 467m/0.061 Hect) (Khasra No. 468/0.259 Hect) (Khasra No. 469/0.486 Hect) (Khasra No. 470m/0.053 Hect) (Khasra No. 477/0.117 Hect) (Khasra No. 491/0.052 Hect) (Khasra No. 492/0.006 Hect) (Khasra No. 493/0.008 Hect) registered in book no. 1 Vol. No. 4817 on pages 177/210 at Sl. No. 1734 in the office of Sub. Registrar- II, Moradabad (U P) (Khasra No. 460, 467m, 468, 469, 470m, 477, 491, 492 and 493)
12. A copy of Sale Deed No. 1715 Date 07.04.2005 executed by Shri Rajesh Kumar s/o Shri Vijay Kumar, POA holder of Shri Dilip Kumar Rastogi on 07.04.2005 in favour of **Vikas Medicose** (Khasra No. 460/2/0.101 Hect) (Khasra No. 461/2/0.243 Hect) (Khasra No. 464/2/0.081 Hect) registered in book no. 1 Vol. No. 4816 on pages 303/314 at Sl. No. 1715 in the office of Sub Registrar-II, Moradabad (U P) (Khasra No. 460, 461, 464, 465)
13. A copy of Sale Deed No. 1717 Date 07.04.2005 executed by Good Living Development Pvt Ltd on 07.04.2005 in favour of **Vikas Medicose** (Khasra No. 464m/0.032) (Khasra No. 469/0.232 Hect) (Khasra No. 491/0.724 Hect) (Khasra No. 492/0.124 Hect) (Khasra No. 493/0.163 Hect) (Khasra No. 494/0.188 Hect) registered in book no. 1 Vol. No.4816 on pages 331/362 at Sl. No. 1717 in the office of Sub. Registrar-II, Moradabad (U P) (Khasra No. 464, 469, 491, 492, 493, 494)
14. A copy of Sale Deed No. 1172 Date 16.03.2009 executed by A-One Homes Pvt. Ltd. on 13.03.2009 in favour of **Mr Sumair Rashid** (Khasra no. 479/0.520 Hect) registered in book no. 1 Vol. No. 6024 on pages 127/148 at Sl. No. 1172 in the office of Sub Registrar-II, Moradabad (U P) (Khasra No. 479)
15. A copy of Sale Deed No. 1175 Date 16.03.2009 executed by A-One Homes Pvt. Ltd. and Mercury Homes Pvt Ltd on 13.03.2009 in favour of **Mr Sumair Rashid** (Khasra No. 469/0.179 Hect) (Khasra No. 478/0.041 Hect) (Khasra no. 479/0.103 Hect)
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registered in book no. 1 Vol. No.6024 on pages 183/198 at Sl. No. 1175 in the office of Sub. Registrar-II, Moradabad (U P) (Khasra No. 469m, 478 and 479)

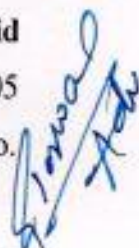
16. A copy of Sale Deed No. 1173 Date 16.03.2009 executed by A-One Homes Pvt. Ltd. and & Mercury Homes Pvt Ltd on 13.03.2009 in favour of **Khalid Masood** (Khasra No. 469m/0.098 Hect) (Khasra No. 470/0.003 Hect) (Khasra No. 478/0.168 Hect) (Khasra no. 479/0.099 Hect) registered in book no. 1 Vol. No.6024 on pages 149/164 at Sl. No. 1173 in the office of Sub. Registrar- II, Moradabad (U.P.) (Khasra No. 479, 478, 469 and 470)
17. A copy of Sale Deed No. 1174 Date 16.03.2009 executed by A-One Homes Pvt. Ltd & Mercury Homes Pvt Ltd on 13.03.2009 in favour of **Mr Khalid Masood** (Khasra No. 466/0.080) (Khasra No. 467m/0.006 Hect) (Khasra No. 467/2/0.065 Hect) (Khasra No. 468/0.220 Hect) (Khasra No. 469/0.117 Hect) (Khasra No. 471/0.130 Hect) registered in book no. 1 Vol. No. 6024 on pages 165/182 at Sl. No. 1174 in the office of Sub. Registrar-II, Moradabad (U P) (Khasra No. 467m, 467/2, 466, 468, 469, 471)
18. A copy of Sale Deed No. 1292 Date 20.03.2009 executed by A-One Homes Pvt. Ltd. & Mercury Homes Pvt Ltd and Vikas Medicos on 18.03.2009 in favour of **Mohd. Umar Farooq** (Khasra No. 469/0.004 Hect) (Khasra no. 479m/0.151 Hect) (Khasra No. 492/0.012 Hect) (Khasra No. 493/0.129 Hect) (Khasra No. 494/0.041 Hect) (Khasra No. 495/0.018 Hect) registered in book no. 1 Vol. No.6029 on pages 337/352 at Sl. No. 1292 in the office of Sub Registrar-II, Moradabad (U.P.) (Khasra No. 493, 492, 494, 495, 469 and 479)
19. A copy of Sale Deed No. 1293 Date 20.03.2009 executed by A-One Homes Pvt. Ltd & Mercury Homes Pvt Ltd and Vikas Medicos on 18.03.2009 in favour of **Mohd. Umar Farooq** (Khasra No. 467m/0.002 Hect) (Khasra No. 468/0.039 Hect) (Khasra No. 469m/0.310 Hect) (Khasra no. 479/0.034 Hect) (Khasra No. 493/0.041 Hect) (Khasra No. 494/0.107 Hect) registered in book no. 1 Vol. No. 6029 on pages 353/374 at Sl. No. 1293 in the office of Sub. Registrar-II, Moradabad (U.P.) (Khasra No. 467, 493, 479, 494, 468 and 469m)
20. A copy of Sale Deed No. 1219 Date 17.03.2009 executed by A-one Homes Pvt. Ltd. & **Vikas Medicos** and Mercury Homes Pvt Ltd on 16.03.2009 in favour of **Mr Ahemad Zakaria** (Khasra No. 464m/0.032) (Khasra.No. 466/0.076) (Khasra No. 471/0.294 Hect) (Khasra No. 473/0.099 Hect) registered in book no. 1 Vol. No.6026

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- on pages 153/168 at Sl. No. 1219 in the office of Sub. Registrar-II, Moradabad (U P) (Khasra No. 471, 473, 466, 464 & 465)
21. A copy of Sale Deed No. 1221 Date 17.03.2009 executed by **A-one Homes Pvt. Ltd** on 16.03.2009 in favour of **Shri Ahemad Zakaria** (315/0.032 Hect) (Khasra No. 471/0.109 Hect) (Khasra No. 478/0.194 Hect) registered in book no. 1 Vol. No.6026 on pages 187/202 at Sl. No. 1221 in the office of Sub. Registrar- II, Moradabad (U P) (Khasra No. 478, 315 and 471)
22. A copy of Sale Deed No. 1220 Date 17.03.2009 executed by **A-one Homes Pvt. Ltd.** on 16.03.2009 in favour of **Smt Asfa Rehman** (315/0.232 Hect) (Khasra No. 477/0.039 Hect) (Khasra No. 478/0.002 Hect) registered in book no. 1 Vol. No.6026 on pages 169/186 at Sl. No. 1220 in the office of Sub. Registrar- II, Moradabad (U P) (Khasra No. 315, 478 and 477)
23. A copy of Sale Deed No. 1222 Date 17.03.2009 executed by **A-one Homes Pvt. Ltd.** on 16.03.2009 in favour of **Mrs Asfa Rehman** (315/0.012 Hect) (Khasra No. 471/0.110 Hect) (Khasra No. 478/0.131 Hect) registered in book no. 1 Vol. No.6026 on pages 203/216 at Sl. No. 1222 in the office of Sub. Registrar- II, Moradabad (U P) (Khasra No. 478, 315, 471)
24. A copy of Sale Deed No. 823 Date 05.02.2010 executed by **Mercury Homes Pvt. Ltd.** and **A-one Homes Pvt. Ltd & Other** on 30.01.2010 in favour of **Smt Asfa Rehman** (Khasra No. 317/0.015 Hect) (Khasra No. 464m/0.016 Hect) (Khasra No. 471/0.004 Hect) (Khasra No. 472/0.034 Hect) (Khasra No. 473/0.0197 Hect) (Khasra No. 476/0.069 Hect) (Khasra No. 477/0.012 Hect) (Khasra No. 478/0.0011 Hect) registered in book no. 1 Vol. No.6376 on pages 305/326 at Sl. No. 823 in the office of Sub. Registrar-II, Moradabad (U P) (Khasra No. 317, 464, 471, 472, 473, 476, 477, 478)
25. A copy of Sale Deed No. 1245 Date 18.03.2009 executed by **A-One Homes Pvt. Ltd.** and **Mercury Homes Pvt Ltd** on 17.03.2009 in favour of **Smt Nishant Mansoor** (Khasra no. 479/0.413 Hect) registered in book no. 1 Vol. No. 6027 on pages 223/244 at Sl. No. 1245 in the office of Sub Registrar-II, Moradabad (U P) (Khasra No. 479)
26. A copy of Sale Deed No. 1246 Date 18.03.2009 executed by **A-One Homes Pvt. Ltd.** and **Mercury Homes Pvt Ltd** on 17.03.2009 in favour of **Smt Nishant Mansoor** (Khasra no. 479/0.544 Hect) registered in book no. 1 Vol. No. 6027 on pages 245/264 at Sl. No. 1246 in the office of Sub Registrar-II, Moradabad (U P) (Khasra No. 479)
27. A copy of Sale Deed No. 1247 Date 18.03.2009 executed by **A-One Homes Pvt. Ltd,** **Mercury Homes Pvt Ltd & Vikas Medicos Pvt Ltd** on 17.03.2009 in favour of **Smt**

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- Nishant Mansoor** (Khasra no. 479/0.321 Hect) (Khasra No. 491/0.260 Hect) (Khasra No. 492/0.118 Hect) (Khasra No. 493/0.003 Hect) (Khasra No. 495/0.021 Hect) registered in book no. 1 Vol. No. 6027 on pages 265/292 at Sl. No. 1247 in the office of Sub Registrar-II, Moradabad (U P) (Khasra No. 479, 491, 492, 493 and 495)
28. A copy of Sale Deed No. 825 Date 05.02.2010 executed by Mercury Homes Pvt. Ltd and **A-one Homes Pvt. Ltd & Vikas Medicos** on 22.01.2010 in favour of **Smt Nihant Mansoor** (Khasra No. 317/0.029 Hect) (Khasra No. 464/0.031 Hect) (Khasra No. 471/0.0085 Hect) (Khasra No. 472/0.069 Hect) (Khasra No. 473/0.039 Hect) (Khasra No. 476/0.137 Hect) (Khasra No. 477/0.023 Hect) (Khasra No. 478/0.002 Hect) registered in book no. 1 Vol. No.6376 on pages 349/372 at Sl. No. 825 in the office of Sub. Registrar- II, Moradabad (U P) (Khasra No. 317, 464, 471, 472, 473, 476, 477, 478)
29. A copy of Sale Deed No. 1248 Date 18.03.2009 executed by Mercury Homes Pvt. Ltd. on 17.03.2009 in favour of **Mohd. Mansoor** (Khasra no. 479/0.481 Hect) registered in book no. 1 Vol. No.6027 on pages 293/312 at Sl. No. 1248 in the office of Sub. Registrar-II, Moradabad (U P) (Khasra No. 479)
30. A copy of Sale Deed No. 1249 Date 18.03.2009 executed by Mercury Homes Pvt. Ltd. And Other on 18.03.2009 in favour of **Mohd. Mansoor** (Khasra no. 479/0.099 Hect) (Khasra No. 491/0.306 Hect) registered in book no. 1 Vol. No. 6027 on pages 313/334 at Sl. No. 1249 in the office of Sub Registrar-II, Moradabad (U P) (Khasra No. 479 and 491)
31. A copy of Sale Deed No. 1294 Date 20.03.2009 executed by A-One Homes Pvt. Ltd. and Mercury Homes Pvt Ltd on 18.03.2009 in favour of **Mrs Arshi Khalid** (315/0.001 Hect) (Khasra No. 469/0.009 Hect) (Khasra No. 470/0.050 Hect) (Khasra No. 471/0.034 Hect) (Khasra No. 478/0.164 Hect) (Khasra No. 479/0.028 Hect) registered in book no. 1 Vol. No.6029 on pages 393/410 at Sl. No. 1294 in the office of Sub. Registrar-II, Moradabad (U P) (Khasra No. 469, 471, 470, 478, 479, 315)
32. A copy of Sale Deed No. 1295 Date 20.03.2009 executed by **A-One Homes Pvt. Ltd** on 18.03.2009 in favour of **Mrs Arshi Khalid** (Khasra No. 315/0.116 Hect) (Khasra No. 479/0.188 Hect) registered in book no. 1 Vol. No. 6029 on pages 393/410 at Sl. No. 1295 in the office of Sub Registrar-II, Moradabad (U P) (Khasra No. 315 & 479)
33. A copy of Sale Deed No. 821 Date 05.02.2010 executed by Mercury Homes Pvt. Ltd. and **A-one Homes Pvt. Ltd & Other** on 30.01.2010 in favour of **Smt Arshi Khalid** (Khasra No. 317/0.017 Hect) (Khasra No. 464m/0.018 Hect) (Khasra No. 471/0.005 Hect) (Khasra No. 472/0.040 Hect) (Khasra No. 473/0.023 Hect) (Khasra No.



- 476/0.081 Hect) (Khasra No. 477/0.014 Hect) (Khasra No. 478/0.002 Hect) registered in book no. 1 Vol. No.6376 on pages 259/284 at Sl. No. 821 in the office of Sub. Registrar- II, Moradabad (U P) (Khasra No. 317, 464, 471, 472, 473, 476, 477, 478)
34. A copy of Sale Deed No. 1296 Date 20.03.2009 executed by A-One Homes Pvt. Ltd on 18.03.2009 in favour of **Smt Rajia Sultana** (Khasra no. 479/0.392 Hect) registered in book no. 1 Vol. No. 6030 on pages 1/18 at Sl. No. 1296 in the office of Sub Registrar-II, Moradabad (U P) (Khasra No. 479)
35. A copy of Sale Deed No. 822 Date 05.02.2010 executed by Mercury Homes Pvt. Ltd. and **A-one Homes Pvt. Ltd** & other on 22.01.2010 in favour of **Smt Razia Sultana** (Khasra No. 317/0.025 Hect) (Khasra No. 464m/0.027 Hect) (Khasra No. 471/0.007 Hect) (Khasra No. 472/0.059 Hect) (Khasra No. 473/0.034 Hect) (Khasra No. 476/0.117 Hect) (Khasra No. 477/0.020 Hect) (Khasra No. 478/0.003 Hect) registered in book no. 1 Vol. No.6376 on pages 285/304 at Sl. No. 822 in the office of Sub. Registrar- II, Moradabad (U P) (Khasra No. 317, 464, 471, 472, 473, 476, 477 & 478)
36. Twenty Seven copy of extract khatauni 1419 to 1424 Fasli of village Harthala Ahatmali Khasra No. 315mi, 317mi, 460,460mi,461mi,464,464mi, 466, 467, 467/2, 468, 469mi, 470, 471, 472, 473, 474, 475, 476, 477, 478,479mi, 491,492,493,494 and 495.
37. A certified copy of Judgement dated 03.10.2013 passed by Hon'ble Civil Judge (Senior Division), Moradabad (U P) in civil suit no. 546/2013 Mohd Abu Bakar Mansoor & others v/s Ahmad Jakaria & others.
38. A certified copy of Judgement dated 28.01.2020 & Decree 31.01.2020 passed by Hon'ble Civil Judge (Senior Division), Moradabad (U P) in civil suit no. 164/2019 Mapple Infra & other v/s A-One Homes Pvt Ltd & others.
39. A copy of map approved by Moradabad Development Authority, Moradabad vide application no. MBDA/LD/20-21/0342 Dated 18-11-2021.
40. Two copies of NOC issued by Nagar Nigam, Moradabad dated 02.12.2020.
41. Two copy of NOC issued by Ceiling Department dated 15.09.2020.
42. A copy of NOC issued by Flood Department dated 16.07.2021.
43. A copy of NOC issued by Fire Department dated 18.02.2021.
44. A copy of NOC issued by Pollution Department dated 29.12.2021.

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 **9.32688 Hect = 93268.80 sq. meters** pertaining to khasra no. 315mi, 317mi, 460,460mi,461mi,464,464mi, 466, 467, 467/2, 468, 469mi, 470, 471, 472, 473, 474, 475, 476, 477, 478,479mi, 491,492,493,494 and 495 of Village Harthala Ahatmali, Ramganga Vihar Phase-II, Moradabad, Tehsil and District Moradabad detailed as below:-

S No.	Khata No.	Khasra No.	Area (In Hect)	Area taken (In Mtrs)
1	92	315mi	0.267	4010
2	94	315mi	1.789	
3	97	315mi	0.700	
4	242	315mi	1.912	
5	342	317mi	0.093	2920
6	49	317mi	0.813	
7	99	460	0.279	1300
8	387	460mi	0.243	960
9	167	460	0.101	
10	167	461mi	0.243	850
11	51	461mi	0.300	790
12	86	464mi	0.514	1700
13	83	464mi	0.081	
14	167	464	0.081	
15	51	466	0.263	2170
16	80	467/2	0.065	650
17	387	467	0.061	610
18	387	468	0.259	2590
19	387	469mi	0.474	7170
20	388	469mi	0.243	
21	387	470	0.053	530
22	211	471	0.725	7250
23	429	472	0.202	2020
24	51	473	0.551	4850
25	209	474	0.251	2510
26	209	475	0.174	1740
27	428	476	0.619	6190
28	387	477	0.162	1170
29	212	478	0.709	7090
30	210	479mi	1.032	20390
31	106	479mi	0.765	
32	443	479mi	0.134	
33	63	479mi	0.628	
34	63	479mi	0.113	
35	51	479mi	1.441	5380
36	88	491	1.092	3720
37	391	492	0.130	1230
38	390	493	0.170	1730
39	85	494	0.308	1300
40	64	495	0.283	500
Total			18.323 Hect	93,320.00

*General
Adv*

Total Boundaries of the aforesaid Property

The property/ies which is the subject matter of this legal opinion, is an agricultural land now in abadi having total area 93.26880 Hect = 93268.80.sq. meters pertaining to khasra no. 315mi, 317mi, 460,460mi,461mi,464,464mi, 466, 467, 467/2, 468, 469mi, 470, 471, 472, 473, 474, 475, 476, 477, 478,479mi, 491,492,493,494 and 495 of Village Harthala Ahatmali, Ramganga Vihar Phase-II, Moradabad, Tehsil and District Moradabad bounded as below-

East	West	North	South
Other Property	Owners Land	Other Property	Road 36.00 mtr wide

PART-III

FLOW OF TITLE

The said *property/irs* was formally owned by A-One Homes Pvt. Ltd, Mercury Homes Pvt. Ltd, Vikas Medicos Pvt. Ltd, Sumair Rashid s/o Mohd. Umar Farooq, Shri Khalid Masood s/o Mohd. Rashid, Mohd. Umar Farooq s/o Mohd. Rashid, Shri Ahmad Zakaria s/o Mohd Rashid, Smt. Asfa Rehman w/o Ahmad Zakaria, Smt Nishat Mansoor w/o Mohd. Mansoor, Mohd. Mansoor @ Mohammad Abubaker Mansoor, Smt. Arshi Khalid w/o Khalid Masood and Smt. Rajia Sultana w/o Mohd. Umar Farooq. It was their self acquired property.

A-One Homes Pvt. Ltd had purchased the aforesaid property through sale deeds no. 7704/30.09.2000, 7833/05.10.2000, 8054/16.10.2000, 1726/07.04.2005, 1729/07.04.2005 and 1735/07.04.2005. (see paper no. 1 to 6)

Mercury Homes Pvt. Ltd. had purchased the aforesaid property through sale deeds no. 1713/23.02.2001, 1779/26.02.2001, 1836/28.02.2001, 2308/17.03.2001 and 1734/07.04.2005. (see paper no. 7 to 11)

Vikas Medicos Pvt. Ltd had purchased the aforesaid property through sale deeds no. 1715/07.04.2005 and 1717/07.04.2005. (see paper no. 12 to 13)

Sumair Rashid s/o Mohd. Umar Farooq had purchased the aforesaid property through sale deeds no. 1172/16.03.2009 and 1175/16.03.2009. (see paper no. 14 to 15)

Shri Khalid Masood s/o Mohd. Rashid had purchased the aforesaid property through sale deeds no. 1173/16.03.2009 and 1174/16.03.2009. (see paper no. 16 to 17)

Mohd. Umar Farooq s/o Mohd. Rashid had purchased the aforesaid property through sale deeds no. 1292/20.03.2009 and 1293/20.03.2009. (see paper no. 18 to 19).

Shri Ahmad Zakaria s/o Mohd Rashid had purchased the aforesaid property through sale deeds no. 1219/17.03.2009 and 1221/17.03.2009. (see paper no. 20 to 21)

Smt. Asfa Rehman w/o Ahmad Zakaria had purchased the aforesaid property through sale deeds no. 1220/17.03.2009, 1222/17.03.2009 and 823/05.02.2010. (see paper no. 22 to 24)

Smt Nishat Mansoor w/o Mohd. Mansoor had purchased the aforesaid property through sale deeds no. 1245/18.03.2009, 1246/18.03.2009 and 1247/18.03.2009 and 825/05.02.2010. (see paper no. 25 to 28)

Mohd. Mansoor @ Mohammad Abubaker Mansoor s/o Late Mohammad Rashid had purchased the aforesaid property through sale deeds no. 1248/18.03.2009 and 1249/18.03.2009. (see paper no. 29 to 30)

Smt. Arshi Khalid w/o Khalid Masood had purchased the aforesaid property through sale deeds no. 1294/20.03.2009, 1295/20.03.2009 and 821/05.02.2010. (see paper no. 31 to 33)

Smt. Rajia Sultana w/o Mohd. Umar Farooq had purchased the aforesaid property through sale deeds no. 1296/20.03.2009 and 822/05.02.2010. (see paper no. 34 to 35)

The said property is a part of khasra no. 315mi, 317mi, 460,460mi,461mi,464,464mi, 466, 467, 467/2, 468, 469mi, 470, 471, 472, 473, 474, 475, 476, 477, 478,479mi, 491,492,493,494 and 495 of Village Harthala Ahatmali, Moradabad. (see paper no. 36)

After purchasing the said property a civil suit no. 546/2013 Mohd Abu Bakar Mansoor & others v/s Ahmad Jakaria & others was filed before Hon'ble Civil Judge (Senior Division), Moradabad (U P) on 05.07.2013, which was decreed on 03.10.2013 in the light of compromise paper no. 18/A (see paper no. 37)

Shri Ahmad Zakaria s/o Mohd Rashid, Smt. Arshi Khalid w/o Khalid Masood, Smt. Asfa Rehman w/o Ahmad Zakaria, Smt Nishat Mansoor w/o Mohd Mansoor, Smt. Rajia Sultana w/o Mohd Umar Farooq, Shri Khalid Masood s/o Mohd Rashid, Mohd. Umar Farooq s/o Mohd Rashid had transferred their share i.e 3.048 Hect to M/s Hi-Tech Colonizers.

After purchasing the said property a civil suit no. 164/2019 Mapple Infra & other v/s A-One Homes Pvt Ltd & others was filed before Hon'ble Civil Judge (Senior Division), Moradabad (U P) on 05.02.2019, which was decreed on 31.01.2020 in the light of compromise i.e paper no. 25/A. (see paper no. 38)

In this suit property of A-One Homes (0.939 Hect), Mercury Homes Pvt Ltd (1.027 Hect) and Vikas Medicos Pvt Ltd (0.827 Hect) left their shares in favour of Mapple Infra. Now Mapple Infra is owner of 2.793 Hect property.

The parties are developing a Residential colony known as "ANANDAM CITY", Moradabad on the said property/ies, In this regard the party had obtained an approved map from Moradabad Development Authority, Moradabad. (see paper no. 39).

CONCLUSION

In my opinion the above named parties are having quite, clear, perfect and marketable title over the property.

The parties had obtained NOC from Nagar Nigum, Moradabad, Ceilling Department, Moradabad, Flood Department, Fire Department and Pollution Department regarding the said project. (see paper no. 40, 41, 42, 43 and 44)

The title of the parties 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.

Encumbrance

The above mentioned property (area 17985.19 sq mtr) is Mortgage in favour of Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad at S No. 9311/15.09.2021.

Report is submitted for your kind perusal and necessary action along with papers.

Yours faithfully


Bharat Porwal (Practicing Since 1998)
Advocate

Regd No. UP1143/1998

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