

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

Date:-09-08-2023

To,

The Authorised Authority,
RERA, Lucknow (U P)

Dear Sir,

Sub:- Legal opinion in connection of land title search report of immovable property of **MM Enterprises**, a partnership firm having its registered office at 8, Todarmal Lane, Ground Floor, Bangali Market, New Delhi-110001 through its Authorised Signatory Mr. Atulesh Kumar Rajvanshi s/o Late Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur Vihar, Phase II, Delhi-110091, **SR Enterprises**, a partnership firm having its registered office at 8, Todarmal Lane, Ground Floor, Bangali Market, New Delhi-110001 through its Authorised Signatory Mr. Atulesh Kumar Rajvanshi s/o Late Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur Vihar, Phase II, Delhi-110091, **SS Enterprises**, a partnership firm having its registered office at 8, Todarmal Lane, Ground Floor, Bangali Market, New Delhi-110001 through its Authorised Signatory Mr. Atulesh Kumar Rajvanshi s/o Late Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur Vihar, Phase II, Delhi-110091 AND **Smt. Veena Dudeja** w/o Late Shri Vijay Kumar Dudeja R/o B-24, Madhur Green Villa, Ram Ganga Vihar, Phase-II, Tehsil & Distt. Moradabad (U P) (for the Residential Colony to be known as "**PEARL RESIDENCY-2**" Moradabad-244001 (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. 7292 Date 21.08.2019 executed by Gainful Homes Pvt. Ltd. through its director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha on 21.08.2019 in favour of **MM Enterprises** (Khasra No. 312, 313 & 315mi/1) registered in book no. 1 Vol. No. 12282 on pages 181/200 at Sl. No. 7292 in the office of Sub Registrar-II, Moradabad (U P).



2. A copy of Sale Deed No. **7291** Date 21.08.2019 executed by Gateway Homes Pvt. Ltd. through its director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha on 21.08.2019 in favour of **MM Enterprises** (Khasra No. 314/3, 315/1, 316 & 317/1) registered in book no. 1 Vol. No. 12282 on pages 161/180 at Sl. No. 7291 in the office of Sub Registrar-II, Moradabad (U P).
3. A copy of Sale Deed No. **7294** Date 21.08.2019 executed by SM Real Traders through its authorised partner Smt. Sumitra Gupta w/o Shri Indra Dev Gupta through her POA holder Shri Necraj Kumar Gupta s/o Shri Indra Dev Gupta on 21.08.2019 in favour of **MM Enterprises** (Khasra No. 473/1, 653/6, 321, 322, 323, 324, 315/1, 653/6, 320 & 319/2) registered in Book no. 1 Vol. No. 12282 on pages 221/240 at Sl. No. 7294 in the office of Sub Registrar-II, Moradabad (U P).
4. A copy of Sale Deed No. **6322** Date 23.07.2019 executed by Madhur Floriculture through its authorised partner i.e. Shri Sandeep Gupta s/o Shri Ram Prakash Gupta on 19.07.2019 in favour of **SR Enterprises** (Khasra No. 315/1mi, 315/1mi, 312, 313, 311 & 288/3) registered in Book no. 1 Vol. No. 12224 on pages 399/418 at Sl. No. 6322 in the office of Sub Registrar-II, Moradabad (U P).
5. A copy of Sale Deed No. **7293** Date 21.08.2019 executed by Santosha Crafts Pvt. Ltd. through its Director i.e. Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha on 21.08.2019 in favour of **SS Enterprises** (Khasra No. 311mi, 312, 313, 314/3mi, 317/1mi, 318, 321, 322, 323, 324mi, 288 & 477/1) registered in Book no. 1 Vol. No. 12282 on pages 201/220 at Sl. No. 7293 in the office of Sub Registrar-II, Moradabad (U P).
6. A copy of Sale Deed No. **4691** Date 11.06.2019 executed by Santosha Crafts Pvt. Ltd. through its Director i.e. Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & Gainful Homes Pvt. Ltd. through its Director i.e. Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & Gateway Homes Pvt. Ltd. through its Director i.e. Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha on 11.06.2019 in favour of **Smt. Veena Dudeja** w/o Late Shri Vijay Kumar Dudeja (Khasra No. 477/1, 315/1 & 315/1) registered in Book no. 1 Vol. No. 12136 on pages 95/112 at Sl. No. 4691 in the office of Sub Registrar-II, Moradabad (U P).



7. A copy of Sale Deed No. 4690 Date 11.06.2019 executed by Gateway Homes Pvt. Ltd. through its Director i.e. Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & Gainful Homes Pvt. Ltd. through its Director i.e. Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha on 11.06.2019 in favour of **Smt. Veena Dudeja** w/o Late Shri Vijay Kumar Dudeja (Khasra No. 479/1mi & 315/1mi) registered in Book no. 1 Vol. No. 12136 on pages 77/94 at Sl. No. 4690 in the office of Sub Registrar-II, Moradabad (U P).
8. A copy of Naksha 41 of Village Harthala Ahetmali, Tehsil & Distt Moradabad (U P)
9. Copies of Naksha 45 of Village Harthala Ahetmali, Tehsil & Distt Moradabad (U P)
10. Six extract khatauni **CH-11** of village Harthala Ahetmali, Tehsil & Distt Moradabad (U P)
11. A copy of approved map by Moradabad Development Authority, Moradabad vide application no. MBDA/LD/22-23/0176 Dated 28-04-2023.
12. A copy of NOC issued by Nagar Nigam, Moradabad dated 28.12.2022.
13. A copy of NOC issued by Flood Division, Moradabad dated 21.09.2022.
14. A copy of NOC issued by Urban Land Ceiling Department dated 20.08.2022.

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 of project **3.912811 Hect = 39128.11 sq. meters** (out of 6.7081 Hect) pertaining to khasra no. 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 473, 477 & 479 of Village Harthala Ahetmali, Tehsil and District Moradabad detailed as below:-



S. No.	Khasra No.	Purchased Area (In Hect.)	Area Taken For Project (In Meters)
1.	313	0.328	108-00
2.	314	1.00	676-00
3.	315	2.4934	21913-16
4.	316	0.2270	2105-00
5.	317	0.6140	930-00
6.	318	0.0810	810-00
7.	319	0.3652	82-00
8.	320	0.1740	1486-00
9.	321	0.4370	4244-00
10.	322	0.2181	1767-00
11.	323	0.0774	506-00
12.	324	0.3120	3120-00
13.	473	0.0660	660-00
14.	477	0.0550	550-00
15.	479	0.2600	170-95
Total		6.7081 Hect	39128.11

*Shivraj
Adh*

PROPERTIES'S DETAILS

S. No.		Khata No.	Khasra No.	Area Purchased	Sale Deed No.	Area Taken for Project	Area As Per Site
7.	MM	468	313	0.1640	7292/2019	0.3280	108.00
8.	SR	313	313	0.0164	6322/2019		
9.	SS	468	313	0.1476	7293/2019		
10.	SS	480	314/3mi	0.4050	7293/2019	1.00	676.00
11.	MM	97	314/3mi	0.5950	7291/2019		
12.	MM	111	315mi/1	0.3147	7292/2019	2.4934	21,913.16
13.	MM	104	315/1mi	0.2040	7291/2019		
14.	MM	107	315/1mi	0.2210	7291/2019		
15.	MM	111	315/1mi	0.0597	7291/2019		
16.	MM	111	315/1mi	0.1187	7294/2019		
17.	SR	107	315/1mi	0.8214	6322/2019		
18.	SR	111	315/1mi	0.0429	6322/2019		
19.	VD	290	315/1mi	0.1440	4691/2019		
20.	VD	107	315/1mi	0.3270	4691/2019		
21.	VD	290	315/1mi	0.2400	4690/2019		
22.	MM	104	316	0.2270	7291/2019	0.2270	2105.00
23.	MM	52	317/1mi	0.5210	7291/2019	0.6140	930.00
24.	SS	459	317/1mi	0.0930	7293/2019		
25.	SS	459	318	0.0810	7293/2019	0.0810	810.00
26.	MM	353	319/2mi	0.3652	7294/2019	0.3652	82.00
27.	MM	304	320mi	0.1740	7294/2019	0.174	1486.00
28.	SS	64	321	0.3824	7293/2019	0.437	4244.00
29.	MM	64	321	0.0546	7294/2019		
30.	SS	64	322	0.1908	7293/2019	0.2181	1767.00
31.	MM	64	322	0.0273	7294/2019		
32.	SS	64	323	0.0674	7293/2019	0.0774	506.00
33.	MM	64	323	0.0100	7294/2019		
34.	SS	64	324mi	0.2730	7293/2019	0.3120	3120.00
35.	MM	64	324	0.0390	7294/2019		
36.	MM	53	473/1	0.0660	7294/2019	0.0660	660.00
37.	SS	474	477/1	0.0260	7293/2019	0.0550	0.0550
38.	VD	474	477/1	0.0290	4691/2019		
39.	VD	76	479/1mi	0.2600	4690/2019	0.2600	170.95

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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 of project **3.912811 Hect = 39128.11 sq. meters** (out of 6.7081 Hect) pertaining to khasra no. 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 473, 477 & 479 of Village Harthala Ahetmali, Tehsil and District Moradabad detailed as below:-

East	West	North	South
Other Land	Other Land	Road 30.48 mtr wide	Property of Anandam City

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. **MM Enterprises** had purchased **0.5097 Hect. = 5,097.00 Square Meter** property on 21.08.2019 through registered sale deed which is registered in Book no. 1 Vol. No. Vol. No. 12282 on pages 181/200 at Sl. No. 7292 in the office of Sub Registrar-II, Moradabad on 21.08.2019 from Gainful Homes Pvt. Ltd. through its director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha.

As per **CH-11**, Gainful Homes Pvt. Ltd & others were recorded co-bhumidar in khasra no 312, 313 & 315/1mi of village Harthala Ahetmali since sale deed.

The said property is a part of khasra no 312, 313 & 315/1mi of village Harthala Ahetmali but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Gainful Homes Pvt. Ltd. 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. **MM Enterprises** had purchased **1.8277 Hect. = 18,277.00 Square Meter** property on 21.08.2019 through registered sale deed which is registered in Book no. 1 Vol. No. 12282 on pages 161/180 at Sl. No. 7291 in the office of Sub Registrar-II, Moradabad on 21.08.2019 from Gateway Homes Pvt. Ltd. through its director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha.

As per **CH-11**, Gateway Homes Pvt. Ltd. and others were recorded co-bhumidar in khasra no 314/3, 315/1, 316 & 317/1 of village Harthala Ahetmali since 1408 fasli i.e calendar year 2001. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 314/3, 315/1, 316 & 317/1 of village Harthala Ahetmali but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Gateway Homes Pvt. Ltd. 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. **MM Enterprises** had purchased **1.0114 Hect. = 10,114.00 Square Meter** property on 21.08.2019 through registered sale deed which is registered in Book no. 1 Vol. No. 12282 on pages 221/240 at Sl. No. 7294 in the office of Sub Registrar-II, Moradabad on 21.08.2019 from SM Real Traders through its authorised partner Smt. Sumitra Gupta w/o Shri Indra Dev Gupta through her POA holder Shri Neeraj Kumar Gupta s/o Shri Indra Dev Gupta.

Smt. Sumitra Gupta w/o Shri Indra Dev Gupta had appointed Shri Neeraj Kumar Gupta s/o Shri Indra Dev Gupta as her POA holder which is registered in Book no. 4 Vol. No. 338 on pages 331/342 at Sl. No. 259 in the office of Sub Registrar-II, Moradabad on 14.08.2019.

As per **CH-11**, SM Real Traders through its authorised partner was recorded co-bhumidar in khasra no 473/1, 653/6, 321, 322, 323, 324, 315/1, 653/6, 320 & 319/2 of village Harthala Ahetmali since sale deed. Now the party had mutated its name in the revenue records.



The said property is a part of khasra no 473/1, 653/6, 321, 322, 323, 324, 315/1, 653/6, 320 & 319/2 of village Harthala Ahetmali but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

SM Real Traders through its authorised partner Smt. Sumitra Gupta w/o Shri Indra Dev Gupta through her POA holder i.e. Shri Neeraj Dev Gupta s/o Shri Indra Dev Gupta 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. **SR Enterprises** had purchased **1.1958 Hect. = 11,958.00 Square Meter** property on 19.07.2019 through registered sale deed which is registered in Book no. 1 Vol. No. 12224 on pages 399/418 at Sl. No. 6322 in the office of Sub Registrar-II, Moradabad on 23.07.2019 from Madhur Floriculture through its authorised partner Shri Sandeep Gupta s/o Shri Ram Prakash Gupta.

As per **CH-11**, Madhur Floriculture through its authorised partner Shri Sandeep Gupta s/o Shri Ram Prakash Gupta was recorded co-bhumidar in khasra no 315/1mi, 315/1mi, 312, 313, 311 & 288/3 of village Harthala Ahetmali since sale deed. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 315/1mi, 315/1mi, 312, 313, 311 & 288/3 of village Harthala Ahetmali but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Madhur Floriculture through its authorised partner i.e. Shri Sandeep Gupta s/o Shri Ram Prakash Gupta had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 5

The party i.e. **SS Enterprises** had purchased **1.9460 Hect. = 19,460.00 Square Meter** property on 21.08.2019 through registered sale deed which is registered in Book no. 1 Vol. No. 12282 on pages 201/220 at Sl. No. 7293 in the office of Sub Registrar-II, Moradabad on 21.08.2019 from Santosha Crafts Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha.



As per **CH-11**, Santosha Crafts Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & others were recorded co-bhumidar in khasra no 311mi, 312, 313, 314/3mi, 317/1mi, 318, 321, 322, 323, 324mi, 288 & 477/1 of village Harthala Ahetmali since sale deed. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 311mi, 312, 313, 314/3mi, 317/1mi, 318, 321, 322, 323, 324mi, 288 & 477/1 of village Harthala Ahetmali but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Santosha Crafts Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 6

The party i.e. **Smt. Veena Dudeja** w/o Late Shri Vijay Kumar Dudeja had purchased **0.5000 Hect. = 5000.00 Square Meter** property on 11.06.2019 through registered sale deed which is registered in Book no. 1 Vol. No. 12136 on pages 95/112 at Sl. No. 4691 in the office of Sub Registrar-II, Moradabad on 11.06.2019 from Santosha Crafts Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & Gainful Homes Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & Gateway Homes Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha.

As per **CH-11**, Santosha Crafts Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & Gainful Homes Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & Gateway Homes Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & others were recorded co-bhumidar in khasra no 477/1, 315/1 & 315/1 of village Harthala Ahetmali since sale deed. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 477/1, 315/1 & 315/1 of village Harthala Ahetmali but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.



Santosh Crafts Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & Gainful Homes Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & Gateway Homes Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 7

The party i.e. **Smt. Veena Dudeja** w/o Late Shri Vijay Kumar Dudeja had purchased **0.5000 Hect. = 5000.00 Square Meter** property on 11.06.2019 through registered sale deed which is registered in Book no. 1 Vol. No. 12136 on pages 77/94 at Sl. No. 4690 in the office of Sub Registrar-II, Moradabad on 11.06.2019 from Gateway Homes Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & Gainful Homes Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha.

As per **CH-11**, Gateway Homes Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & Gainful Homes Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & others were recorded co-bhumidar in khasra no 479/1mi & 315/1mi of village Harthala Ahetmali since sale deed. Now the party had mutated its name in the revenue records.

The said property is a part of khasra no 479/1mi & 315/1mi of village Harthala Ahetmali but abadi is on spot. No agricultural work is there. Provisions of SARFAESI Act, 2002 are applicable in the present matter.

Gateway Homes Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha & Gainful Homes Pvt. Ltd. through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha 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 "**PEARL RESIDENCY-2**", Moradabad on the said property/ies, In this regard the party had obtained an approved map from Moradabad Development Authority, Moradabad. (see paper no. 10).

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, Moradabad, Flood Division, Moradabad and Urban Land Ceiling Department regarding the said project. (see paper no. 11, 12, 13 & 14)

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.

Encumbrance

The above mentioned property (area 4989.93 sq mtr) is Mortgage in favour of Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad at S No. 4632/11.04.2023.

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
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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

To,

Date:-09-08-2023

The Authorised Authority,

RERA, Lucknow (U P)

Non-encumbrance Certificate

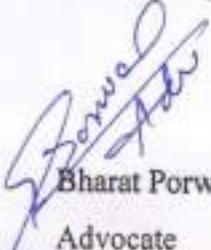
On the basis of documents and information produced before me, I, do, hereby certify that out of total land of "**PEARL RESIDENCY-2**" Moradabad is a residential project of **MM Enterprises, SR Enterprises, SS Enterprises AND Smt. Veena Dudeja** w/o Late Shri Vijay Kumar Dudeja admeasuring **3.912811 Hect = 39128.11 sq. meters** situated at village Harthala Ahetmali, Tehsil and District Moradabad (U P), 4989.93 sq mtr land has been mortgage with Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad (U P) at S No. 4632/11.04.2023.



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

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bharatporwaladv@yahoo.com