

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

Land Title Search Report

To,

Date:-26-02-2024

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 SHAIL INFRATECH LTD** having its Registered Office at Flat No. G-103, Akash Green, Ramganga Vlihar-II, Moradabad-244001 (U P) acting through Director Mr. Akash Agarwal s/o Shri Mahesh Chandra Agarwal R/o H. No. B-17-18, Madhur Green Villas, Ram Ganga Vihar-II, Moradabad-244001(U.P.) for the Residential Colony to be known as "**AKASH SAPPHIRE**" At Village Harthala Ehatmali, Teh. And Distt. Moradabad (U P).

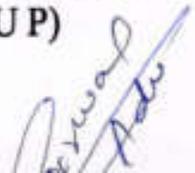
I have gone through the papers of the party. The party has produced before me the following papers viz.

PART-I

1. A copy of Sale Deed No. 6967 Date 27.06.2014 executed by Smt. Mamta Singh w/o Shri Ajay Veer Singh, Shri Rakesh Prasad Katta s/o Lt. Shri Jagdish Prasad Katta, Smt. Premlata w/o Shri Kamal Mohan, Smt. Malini Saxena w/o Shri Girish Saxena and Smt. Archana Saxena w/o Shri Piyush Kant in favor of party i.e **Shail Infratech Ltd** through Director Mr. Akash Agarwal s/o Shri Mahesh Chandra Agarwal R/o H. No. B-17-18, Madhur Green Villas, Ram Ganga Vihar-II, Moradabad -244001(U P) registered in Book no.1 Vol. No. 9156 on pages 245/288 Sl. No. 6967 Dated 27.06.2014 in the office of Sub Registrar-II, Moradabad (U.P.)

Agarwal
Adv

2. A copy of Sale Deed No. 590 Date 20.01.2015 executed by Smt. Vidyawati w/o Shri Jabar Singh in favor of party i.e **Shail Infratech Ltd** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora R/o H. No. D1-49, Ashiyana Phase II, Moradabad-244001 (U P) registered in Book no.1 Vol. No. 9542 on pages 255/278 Sl. No. 590 Dated 20.01.2015 in the office of Sub Registrar-II, Moradabad (U P)
3. A copy of Sale Deed No. 591 Date 20.01.2015 executed by Shri Anand Singh s/o Jabar Singh in favor of party i.e **Shail Infratech Ltd** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora R/o H. No. D1-49, Ashiyana Phase II, Moradabad-244001 (U P) registered in Book no.1 Vol. No. 9542 on pages 279/300 Sl. No. 591 Dated 20.01.2015 in the office of Sub Registrar-II, Moradabad (U.P.)
4. A copy of Sale Deed No. 592 Date 20.01.2015 executed by Shri Tilak Singh s/o Shri Jabar Singh in favor of party i.e **Shail Infratech Ltd.** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora R/o H. No. D1-49, Ashiyana Phase II, Moradabad-244001 (U P) registered in Book no.1 Vol. No. 9542 on pages 301/324 Sl. No. 592 Dated 20.01.2015 in the office of Sub Registrar-II, Moradabad (U.P.)
5. A copy of Sale Deed No. 614 Date 21.01.2015 executed by Smt. Savita Gupta w/o Shri Suresh Chandra Gupta in favor of party i.e **Shail Infratech Ltd** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora R/o H. No. D1-49, Ashiyana Phase II, Moradabad -244001(U.P.) registered in Book no.1 Vol. No. 9544 on pages 21/40 Sl. No. 614 Dated 21.01.2015 in the office of Sub Registrar-II, Moradabad (U.P.)
6. A copy of Sale Deed No. 615 Date 21.01.2015 executed by Shri Ranjeet Singh s/o Shri Jabar Singh in favor of party i.e **Shail Infratech Ltd** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora R/o H. No. D1-49, Ashiyana Phase II, Moradabad-244001(U P) registered in Book no.1 Vol. No. 9544 on pages 41/64 Sl. No. 615 Dated 21.01.2015 in the office of Sub Registrar-II, Moradabad (U P)



7. A copy of Sale Deed No. 657 Date 22.01.2015 executed by Smt. Savita Gupta w/o Shri Suresh Chandra Gupta in favor of party i.e **Shail Infratech Ltd** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora R/o H. No. D1-49, Ashiyana Phase II, Moradabad-244001(U P) registered in Book no.1 Vol. No. 9546 on pages 294/657 Sl. No. 657 Dated 22.01.2015 in the office of Sub Registrar-II, Moradabad (U.P.)
8. A copy of Sale Deed No. 6968 Date 27.06.2014 executed by Smt. Mamta Singh w/o Shri Ajay Veer Singh, Shri Rakesh Prasad Katta s/o Lt. Shri Jagdish Prasad Katta, Smt. Premlata w/o Shri Kamal Mohan, Smt. Malini Saxena w/o Shri Girish Saxena, Smt. Archana Saxena w/o Shri Piyush Kant and Smt. Neeru Saxena w/o Shri Vijay Kumar Saxena in favor of party i.e **Shail Infratech Ltd** through Director Mr. Akash Agarwal s/o Shri Mahesh Chandra Agarwal R/o H. No. B-17-18, Madhur Green Villas, Ram Ganga Vihar-II, Moradabad-244001(U P) registered in Book no.1 Vol. No. 9156 on pages 289/308 Sl. No. 6968 Dated 27.06.2014 in the office of Sub Registrar-II, Moradabad (U.P.)
9. A copy of Sale Deed No. 6928 Date 27.06.2014 executed by Shri Jasveer Singh s/o Shri Dharmveer Singh, Dharmveer Singh s/o Lt. Shri Rajaram, Smt. Vidyawati w/o Shri Dharamveer Singh and Smt Vineeta Chaudhary w/o Shri Jasveer Singh in favor of party i.e **Shail Infratech Ltd** through Director Mr. Akash Agarwal s/o Shri Mahesh Chandra Agarwal R/o H. No. B-17-18, Madhur Green Villas, Ram Ganga Vihar-II, Moradabad-244001(U P) registered in Book no.1 Vol. No. 9154 on pages 1/56 Sl. No. 6928 Dated 27.06.2014 in the office of Sub Registrar-II, Moradabad (U.P.)
10. A copy of Sale Deed No. 10003 Date 23.09.2014 executed by Smt. Rachna D/o Shri Rampal Sharma and Smt. Suman Sharma w/o Shri Rakesh Sharma in favor of party i.e **Shail Infratech Ltd** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora R/o H. No. D1-49, Ashiyana Phase II, Moradabad-244001(U P) registered in Book no.1 Vol. No. 9328 on pages 81/102 Sl. No. 1003 Dated 23.09.2014 in the office of Sub Registrar-II, Moradabad (U.P.)

Arora
Arora

- 11.A copy of Sale Deed No. 10049 Date 26.09.2014 executed by Shri Santram s/o Lt. Shri Baiju in favor of party i.e **Shail Infratech Ltd** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora R/o H. No. D1-49, Ashiyana Phase II, Moradabad-244001(U P) registered in Book no.1 Vol. No. 9331 on pages 147/170 Sl. No. 10049 Dated 26.09.2014 in the office of Sub Registrar-II, Moradabad (U P.)
- 12.A copy of Sale Deed No. 2626 Date 30.03.2015 executed by Smt. Gunjan w/o Shri Vivek Kumar in favor of party i.e **Shail Infratech Ltd** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora R/o H. No. D1-49, Ashiyana Phase II, Moradabad-244001(U P) registered in Book no.1 Vol. No. 9661 on pages 83/106 Sl. No. 2626 Dated 30.03.2015 in the office of Sub Registrar-II, Moradabad (U.P.)
- 13.A copy of form C.H. 41 issued by Chakbandi Office, Moradabad of village Harthala Ahetmali Khasra No. 335/2Mi, 155, 156, 332, 333, 157Mi, 330, 331, 334 and 158Mi.
- 14.A copy of form C.H. 45 issued by Chakbandi Office, Moradabad of village Harthala Ahetmali Khasra No. 609GA, 611, 612KA, 613, 614KA & 615.
- 15.A copy of map approved by Moradabad Development Authority, Moradabad vide application no. MBDA/BP/23-24/0435 Sanction Dated 08-01-2024.
- 16.A copy of sanction letter issued by Moradabad Development Authority, Moradabad vide no. MBDA/BP/23-24/00435 Sanction Dated 24-01-2024.
- 17.A copy of NOC issued by Nagar Nigam, Moradabad dated 05.09.2023.
- 18.A copy of NOC issued by Urban Land Ceiling Department, Moradabad dated 21.08.2023.
- 19.A copy of NOC issued by Flood Division, Moradabad dated 12.06.2023.
- 20.A copy of NOC issued by Tehsil, Moradabad dated 14.08.2023.
- 21.A copy of Provisional NOC issued by Fire, Moradabad dated 08.10.2023.

22.A copy of Provisional NOC issued by U.P. Pollution Control Board, Moradabad dated 22.08.2023.

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 9500.00 sq mtr (out of **1.162 Hect = 11,620.00 square meters**) pertaining to New khasra no.609Ga, 611, 612Ka, 613, 614Ka and 615 of Village Harthala Ahetmali, Tehsil and District Moradabad detailed as below:-

S. No.	Ch. 23 (I) Chak No.	Khasra No.	Area	Ch. No. 45 Khasra No.	Area Purchased	Area Purchased (In Mtr.)	Area taken in Project (In Mtr.)
1.	745	335/2Mi	0.210	609 Ga	0.210	2100-00	1000-00
2.		155	0.117	611	0.117	1170-00	1170-00
3.		156	0.130	612Ka	0.130	1300-00	1300-00
4.		332	0.113	613	0.202	2020-00	1000-00
5.		333	0.089				
6.		157Mi	0.125	614Ka	0.125	1250-00	1250-00
7.		330	0.158	615	0.378	3780-00	3780-00
8.		158	0.046				
9.		331	0.101				
10.		334	0.073				
			1.162		1.162	11620-00	9500-00

Sanwal
Adv

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 area 9500 sq mtr (out of 1.162 Hect = 11,620 square meters) pertaining to khasra no. 335/2Mi, 155, 156, 332, 333, 157Mi, 330, 331, 334 and 158Mi (New Khasra No. 609 Ga, 611, 612 Ka, 613, 614 Ka and 615) of Village Harthala Ahetmali, Tehsil and District Moradabad detailed as below:-

East	West	North	South
15.00 mtr wide Main Road	Owners Land	Owners Land	Owners Land

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 (Khasra No. 335/2)

The party i.e **Shail Infratech Ltd.** through Director Mr. Akash Agarwal s/o Shri Mahesh Chandra Agarwal had purchased 0.210 Hect= 2100.00 Square meter property (as per table). on 27.06.2014 through registered sale deed which is registered in Book no.1 Vol. No. 9156 on pages 245/288 Sl. No. 6967 Dated 27.06.2014 in the office of Sub Registrar-II, Moradabad on 27.06.2014 from Smt. Mamta Singh w/o Shri Ajay Veer Singh, Shri Rakesh Prasad Katta s/o Lt. Shri Jagdish Prasad Katta, Smt. Premlata w/o Kamal Mohan, Smt. Malini Saxena w/o Girirsh Saxena and Smt. Archana Saxena w/o Shri Piyush Kant.
(see paper No. 1)

Agarwal
AK

Smt. Mamta Singh w/o Shri Ajay Veer Singh, Shri Rakesh Prasad Katta s/o Lt. Shri Jagdish Prasad Katta, Smt. Premlata w/o Shri Kamal Mohan, Smt. Malini Saxena w/o Shri Girirsh Saxena and Smt. Archana Saxena w/o Shri Piyush Kant had purchased 0.210 Hect= 2100.00 Square meter property (as per table). on 09.08.2005 through registered sale deed which is registered in Book no.1 Vol. No. 4904 on pages 191/216 Sl. No. 3765 Dated 09.08.2005 in the office of Sub Registrar-II, Moradabad from Shri Dinesh Kumar, Asha Ram, Ch. Bhudev Singh and Ch. Shyamendra Singh Since 1406 Fasli.

Shri Dinesh Kumar, Asha Ram, Ch. Bhudev Singh and Ch. Shyamendra Singh were recorded co-bhumidar of khasra no. 335/2 (New khasra no. 609 Ga) of village Harthala Ahetmali, Tehsil and District Moradabad (U P).

Property No. 2 (Khasra No. 155)

The party i.e **Shail Infratech Ltd.** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora had purchased 0.014625 Hect= 146.25 Square meter property (as per table). on 20.01.2015 through registered sale deed which is registered in Book no.1 Vol. No. 9542 on pages 255/278 Sl. No. 590 Dated 20.01.2015 in the office of Sub Registrar-II, Moradabad (U.P.) from Smt. Vidyawati w/o Shri Jabar Singh & others were recorded co-bhumidar of khasra no. 155 (New khasra no. 611) of village Harthala Ahetmali, Tehsil and District Moradabad (U P) since 1360 fasli. (see paper No. 2)

The party i.e **Shail Infratech Ltd.** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora had purchased 0.014625 Hect= 146.25 Square meter property (as per table). on 20.01.2015 through registered sale deed which is registered in Book no.1 Vol. No. 9542 on pages 279/300 Sl. No. 591 Dated 20.01.2015 in the office of Sub Registrar-II, Moradabad (U.P.) from Shri Anand Singh s/o Shri Jabar Singh & others were

recorded co-bhumidar of khasra no. 155 (New khasra no. 611) of village Harthala Ahetmali, Tehsil and District Moradabad (U P) since 1360 fasli. (see paper No. 3)

The party i.e **Shail Infratech Ltd.** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora had purchased 0.014625 Hect = 146.25 Square meter property (as per table). on 20.01.2015 through registered sale deed which is registered in Book no.1 Vol. No. 9542 on pages 301/324 Sl. No. 592 Dated 20.01.2015 in the office of Sub Registrar-II, Moradabad (U.P.) from Shri Tilak Singh s/o Shri Jabar Singh & others were recorded co-bhumidar of khasra no. 155 (New khasra no. 611) of village Harthala Ahetmali, Tehsil and District Moradabad (U P) since 1360 fasli. (see paper No. 4)

The party i.e **Shail Infratech Ltd.** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora had purchased 0.029250 Hect= 292.50 Square meter property (as per table). on 21.01.2015 through registered sale deed which is registered in Book no.1 Vol. No. 9544 on pages 21/40 Sl. No. 614 Dated 21.01.2015 in the office of Sub Registrar-II, Moradabad (U.P.) from Smt Savita Gupta w/o Shri Suresh Chandra Gupta & others were recorded co-bhumidar of khasra no. 155 (New khasra no. 611) of village Harthala Ahetmali, Tehsil and District Moradabad (U P) since 1415 fasli. (see paper No. 5).

The party i.e **Shail Infratech Ltd.** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora had purchased 0.014625 Hect= 146.25 Square meter property (as per table). on 21.01.2015 through registered sale deed which is registered in Book no.1 Vol. No. 9544 on pages 41/64 Sl. No. 615 Dated 21.01.2015 in the office of Sub Registrar-II, Moradabad (U P) from Shri Ranjeet Singh s/o Shri Jabar Singh & others were

recorded co-bhumidar of khasra no. 155 (New khasra no. 611) of village Harthala Ahetmali, Tehsil and District Moradabad (U P) since 1360 fasli. (see paper No. 6)

The party i.e **Shail Infratech Ltd.** through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora had purchased 0.029250 Hect=292.50 Square meter property (as per table) on 22.01.2015 through registered sale deed which is registered in Book no.1 Vol. No. 9546 on pages 275/294 Sl. No. 657 Dated 22.01.2015 in the office of Sub Registrar-II, Moradabad (U.P.) from Savita Gupta w/o Shri Suresh Chandra Gupta & others were recorded co-bhumidar of khasra no. 155 (New khasra no. 611) of village Harthala Ahetmali, Tehsil and District Moradabad (U P) since 1415 fasli. (see paper No. 7)

Smt. Savita Gupta w/o Shri Suresh Chandra Gupta had purchased 0.029250 Hect= 292.50 Square meter property through registered sale deed which is registered in Book no.1 Vol. No. 6272 on pages 185/208 Sl. No. 6523 Dated 25.11.2009 in the office of Sub Registrar-II, Moradabad (U.P.) from Shri Brijpal s/o Shri Gareeb Dass and Smt. Ram Dai w/o Shri Gareeb Dass were recorded co-bhumidar of khasra no. 155 (New khasra no. 611) of village Harthala Ahetmali, Tehsil and District Moradabad (U P) since 1410 fasli.

Smt. Savita Gupta w/o Shri Suresh Chandra Gupta had purchased 0.029250 Hect= 292.50 Square meter property through registered sale deed which is registered in Book no.1 Vol. No. 6700 on pages 367/392 Sl. No. 6405 Dated 23.08.2010 in the office of Sub Registrar-II, Moradabad (U.P.) from Shri Kailash s/o Shri Gareeb Dass and Smt. Ram Dai w/o Shri Gareeb Dass were recorded co-bhumidar of khasra no. 155 (New khasra no. 611) of village Harthala Ahetmali, Tehsil and District Moradabad (U P) since 1410 fasli.

Shri Brijpal and Shri Kailash both sons of Shri Gareeb Dass and Smt. Ram Dai w/o Shri Gareeb Dass were recorded co-bhumidar of khasra no. 155 (New khasra no. 611) of village Harthala Ahetmali, Tehsil and District Moradabad (U P) since 1360 fasli.

Property No. 3 (Khasra No. 156, 332, 333 and 157)

Shail Infratech Ltd. through Director Mr. Akash Agarwal s/o Shri Mahesh Chandra Agarwal had purchased 0.457 Hect= 4570.00 Square meter property (as per table). on 27.06.2014 through registered sale deed which is registered in Book no.1 Vol. No. 9156 on pages 289/308 Sl. No. 6968 Dated 27.06.2014 in the office of Sub Registrar-II, Moradabad on 27.06.2014 from Smt. Mamta Singh w/o Shri Ajay Veer Singh, Shri Rakesh Prasad Katta s/o Lt. Shri Jagdish Prasad Katta, Smt. Premlata w/o Shri Kamal Mohan, Smt. Malini Saxena w/o Shri Girirsh Saxena, Smt. Archana Saxena w/o Shri Piyush Kant and Smt. Neeru Saxena w/o Shri Vijay Kumar Saxena. (see paper no. 8)

Smt. Mamta Singh w/o Shri Ajay Veer Singh, Shri Rakesh Prasad Katta s/o Lt. Shri Jagdish Prasad Katta, Smt. Premlata w/o Shri Kamal Mohan, Smt. Malini Saxena w/o Shri Girirsh Saxena, Smt. Archana Saxena w/o Shri Piyush Kant and Smt. Neeru Saxena w/o Shri Vijay Kumar Saxena were recorded co-bhumidar of 156 Mi (New khasra no.612 Ka) 332 (New khasra no. 613)333 (New khasra no.613) 157(New khasra no. 614 Ka)of village Harthala Ahetmali, Tehsil and District Moradabad (U P) since 1415 fasli.

Smt. Mamta Singh w/o Shri Ajay Veer Singh, Shri Rakesh Prasad Katta s/o Lt. Shri Jagdish Prasad Katta, Smt. Premlata w/o Shri Kamal Mohan, Smt. Malini Saxena w/o Shri Girirsh Saxena and Smt. Archana Saxena w/o Shri Piyush Kant had purchased 0.332 Hect= 3320.00 Square meter property (as per table). on 09.08.2005 through registered sale deed which is registered in Book no.1 Vol.

*Shri
Adw*

No. 4904 on pages 191/216 Sl. No. 3765 Dated 09.08.2005 in the office of Sub Registrar-II, Moradabad from Shri Dinesh Kumar, Asha Ram, Ch. Bhudev Singh and Ch. Shyamendra Singh Since 1406 Fasli

Smt. Archana Saxena w/o Shri Piyush Kant and Smt. Neeru Saxena w/o Shri Vijay Kumar Saxena had purchased 0.125 Hect= 1250.00 Square meter property (as per table). on 29.03.2008 through registered sale deed which is registered in Book no.1 Vol. No. 5706 on pages 343/356 Sl. No. 1988 Dated 29.03.2008 in the office of Sub Registrar-II, Moradabad from Shri Tula Ram Singh and other Since 1408 Fasli.

Property No.4 (Khasra No. 158, 330, 331 and 334)

Shail Infratech Ltd. through Director Mr. Akash Agarwal s/o Shri Mahesh Chandra Agarwal had purchased 0.3213 Hect= 3213.00 Square meter property (as per table). on 27.06.2014 through registered sale deed which is registered in Book no.1 Vol. No. 9154 on pages 1/56 Sl. No. 6928 Dated 27.06.2014 in the office of Sub Registrar-II, Moradabad on 27.06.2014 from Shri Jasveer Singh s/o Shri Dharmveer Singh, Shri Dharmveer Singh s/o Lt. Shri Rajaram, Smt. Vidyawati w/o Shri Dharamveer Singh and Smt Vineeta Chaudhary w/o Shri Jasveer Singh. (Mr. Jasveer Singh POA of Shri Dharamveer Singh and Smt. Vidyawati Dl. No. 64/13.02.2012) (see paper no. 9)

Shri Jasveer Singh s/o Shri Dharmveer Singh, Shri Dharmveer Singh s/o Lt. Shri Rajaram, Smt. Vidyawati w/o Shri Dharamveer Singh and Smt Vineeta Chaudhary w/o Shri Jasveer Singh had purchased 0.3213 Hect= 3213.00 Square meter property (as per table) on 23.01.2010 through registered sale deed which is registered in Book no.1 Vol. No. 6358 on pages 265/298 Sl. No. 514 Dated 27.06.2014 in the office of Sub Registrar-II, Moradabad on 23.01.2010 from Shri Ajay Gupta s/o Shri Devki Nandan Gupta Since 1409 Fasli.

Agarwal
Adh

Shri Ajay Gupta s/o Shri Devki Nandan Gupta had purchased 0.3213 Hect= 3213.00 Square meter property (as per table) on 29.11.2000 through registered sale deed which is registered in Book no.1 Vol. No. 3170 on pages 45/60 Sl. No. 9375 Dated 29.11.2000 in the office of Sub Registrar-II, Moradabad on 29.11.2000 from Mohd. Usman s/o Shri Sharafat Hussain since 1401 fasli.

Mohd. Usman s/o Shri Sharafat Hussain were recorded co-bhumidar of khasra no. 158, 330 & 331 (New khasra no. 615) of village Harthala Ahetmali, Tehsil and District Moradabad (U P).

Shail Infratech Ltd. through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora had purchased 0.014052 Hectare = 140.52 Square meter property (as per table) on 23.09.2014 through registered sale deed which is registered in Book no. 1 Vol. No. 9328 on pages 81/102 Sl. No. 10003 Dated 23.09.2014 in the office of Sub Registrar-II, Moradabad (U.P.) from by Smt. Rachna D/o Shri Rampal Sharma and Smt. Suman Sharma w/o Shri Rakesh Sharma. (see paper no. 10)

Smt. Rachna D/o Shri Rampal Sharma had purchased 0.001757 Hectare= 17.57 Square meter property (as per table) on 24.06.2004 through registered sale deed which is registered in Book no. 1 Vol. No. 4631 on pages 345/358 Sl. No. 3071 Dated 24.06.2004 in the office of Sub Registrar-II, Moradabad (U.P.) from Shri Santram s/o Shri Baiju.

Smt. Rachna D/o Shri Rampal Sharma had purchased 0.005269 Hectare= 52.69 Square meter property (as per table) on 24.06.2004 through registered sale deed which is registered in Book no. 1 Vol. No. 4631 on pages 377/388 Sl. No. 3073 Dated 24.06.2004 in the office of Sub Registrar-II, Moradabad (U P) from Shri Santram s/o Shri Baiju.



Smt. Suman Sharma w/o Shri Rakesh had purchased 0.007026 Hectare= 70.26 Square meter property (as per table) on 24.06.2004 through registered sale deed which is registered in Book no. 1 Vol. No. 4631 on pages 359/376 Sl. No. 3072 Dated 24.06.2004 in the office of Sub Registrar-II, Moradabad (U.P.) from Shri Santram s/o Shri Baiju.

Shail Infratech Ltd. through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora R/o H. No. D1-49, Ashiyana Phase II, Moradabad -244001 (U P) had purchased 0.00425 Hectare= 42.50 Square meter property (as per table) on 26.09.2014 through registered sale deed which is registered in Book no. 1 Vol. No. 9331 on pages 147/170 Sl. No. 10049 Dated 26.09.2014 in the office of Sub Registrar-II, Moradabad (U P) from by Shri Santram s/o Shri Baiju. **(see paper no. 11)**

Shri Santram s/o Shri Baiju recorded co-bhumidar of khasra no. 334 (New khasra no. 615) of village Harthala Ahetmali, Tehsil and District Moradabad (U P).

Shail Infratech Ltd. through Authorized Signatory Mr. Karan Singh Arora s/o Late Shri Veer Singh Arora R/o H. No. D1-49, Ashiyana Phase II, Moradabad-244001 (U P) had purchased 0.01825 Hectare= 182.50 Square meter property (as per table) on 30.03.2015 through registered sale deed which is registered in Book no. 1 Vol. No. 9661 on pages 83/106 Sl. No. 2626 Dated 30.03.2015 in the office of Sub Registrar-II, Moradabad (U P) from Smt. Gunjan w/o Shri Vivek Kumar. **(see paper no. 12)**

Smt. Gunjan w/o Shri Vivek Kumar had purchased 0.01825 Hectare= 182.50 Square meter property (as per table) on 26.08.2014 through registered sale deed which is registered in Book no. 1 Vol. No. 9283 on pages 235/266 Sl. No. 9195 Dated 26.08.2014 in the office of Sub Registrar-II, Moradabad (U P) from Shri Ramanand Sharma s/o Shri Baiju.

*Annual
Adv*

Shri Ramanand s/o Shri Baiju recorded co-bhumidar of khasra no. 334 (New khasra no. 615) of village Harthala Ahetmali, Tehsil and District Moradabad (U P).

The party is developing a Residential colony known as "AKASH SAPPHIRE", Moradabad on the said property/ies, in this regard the party had obtained an approved map from Moradabad Development Authority, Moradabad. (see paper no. 15 & 16)

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, Tehsil, Fire and Pollution regarding the said project. (see paper no. 17, 18, 19, 20, 21 & 22)

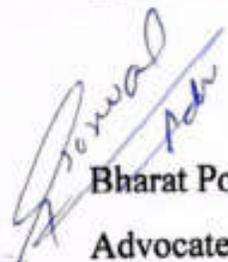
The title of the party is clear, consistent and convincing for last more than 20 years. Provisions of THE URBAN LAND CEILING AND REGULATION ACT are not applicable in the present matter.

Encumbrance

No encumbrance was found by me over the said property in the records available for inspection as on date

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

Yours faithfully


Bharat Porwal

Advocate

BHARAT PORWAL ADVOCATE
Reg. No. U.P.-1143/98, D.J. Code B-26
COE No. 10250

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

26-02-2024

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 -

Prathama U P Gramin Bank, Moradabad
UCO Bank, Axis Bank, RBL Bank
U P Avas Evam Vikas Parishad, Moradabad Development Authority
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:-26-02-2024

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 "AKASH SAPPHIRE", a residential project of M/s SHAIL INFRATECH LTD admeasuring 9500.00 sq mtr (out of 1.162 Hect = 11,620.00 square meters) situated at village Harthala Ahetmali, Tehsil and District Moradabad is free from all sorts of encumbrances, charges, liabilities, liens, lispensens and attachment of any kind whatsoever.


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

BHARAT PORWAL ADVOCATE
Reg. No. U.P.-1143/98, D.J. Code B-28
COP No.-102559, Ch. No. 201
Court Compound, Moradabad