

KAPIL VASHISTH

ADVOCATE, MEERUT

Resi : 3, Shanti Nagar,

Roorkee Road, Meerut

Off : 210-B, West End
Road, Meerut Cantt

Mob no. : 9837053579

Date : 23.11.2022

To Whom,

CERTIFICATE

REG :- Opinion on investigation of title and obtaining of search report in respect of a Property of khata no. 00057 khasra no. 240m & khata no. 00111 khasara no. 240m measuring 2441.95 sq. mts.. situated at Vill. Sarai Kazi Tehsil & Distt. Meerut presently known as "Imperial Heights" belonging to **M/s Aries Infraventures through partner/s..**

Dear Sir,

As requested by you, I have conducted the legal investigation of the title and made a search of records in the office of Sub- Registrar **Meerut** as required in the matter .

I have answered all the queries in the Special report, which is enclosed .

Title relating to the said property as given in the annexure .

The said **M/s Aries Infraventures through partner/s** Have valid, mortgagable and marketable title over the property ,

The search receipt of which bearing no. 2202225403934 & 2202225403935 dated 23.11.2022 issued by office of SR-**Meerut** annexed hereto conducted by me for the period 01.01.2011 to till


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Meerut, Regd. No. 9667/2000

date (for which the record is ready available for inspection) do not disclose any encumbrance .

I find no defect in the title of the person offering to mortgage .

I have returned the documents shown to me to Bank .

- Encls :-
1. Special report
 2. Search report
 3. Title Deeds


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Dated 23.11.2022

SPECIAL REPORT ON TITLE

REG :- A Property of khata no. 00057 khasra no. 240m & khata no. 00111 khasara no. 240m measuring 2441.95 sq. mts.. situated at Vill. Sarai Kazi Tehsil & Distt. Meerut presently known as "Imperial Heights" belonging to M/s Aries Infraventures through partner/s

ASPECTS TO BE CONSIDERED :

A. PARTICULARS:

1.	Name of the title holder	M/s Aries Infraventures through partner/s
3.	Details of the property to be mortgaged ?	Property of khata no. 00057 khasra no. 240m & khata no. 00111 khasara no. 240m of Vill. Sarai Kazi Tehsil & Distt. Meerut presently known as "Imperial Heights"

B. INVESTIGATIONS :

1.	Details of title-deed/s to	Property of khata no. 00057 khasra no.
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<p>be deposited for creation of equitable mortgage ?</p>	<p>240m & khata no. 00111 khasara no. 240m of Vill. Sarai Kazi Tehsil & Distt. Meerut belongs to Tejram Singh, Tejpal Singh, Mahendra, Farukh, Taruf, Imtyaz Ali Shamim, Mumtyaz Khan, Ashfak Ali, Ishtyak Ahmad, Smt. Hasmati & Azaju@ Izaj, it is clear from the khatauni of said land .</p> <p>-That on dated 19.10.19 Tejram Singh, Tejpal Singh, Mahendra, Farukh, Taruf, Imtyaz Ali Shamim, Mumtyaz Khan, Ashfak Ali, Ishtyak Ahmad, Smt. Hasmati executed a sale deed of said property measuring 2299.45 sq. mts. In favour of Aries infraventures which is registered in the office of SR-Meerut on bahi no. 1 zild 13049 pages 41/80 sl. No. 8661.</p> <p>-That on dated 29.02.2020 Azaju@ Izaj executed a sale deed of said property measuring 142.50 sq. mts. In favour of Aries infraventures which is registered in the office of SR-Meerut on bahi no. 1 sl. No. 1867.</p> <p>-That later on meertu development authority Meerut passed a lay out plan over the said property of residential high rise building in the name and style of "Imperial Heights"</p>
<p>2 Whether title deed given</p>	<p>As above</p>


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	the Counsel are original one or Mere copies of the documents ?	
3.	Whether documents given raise any doubt or suspicion ?	NO .
4.	Whether the particulars of registration as given in the title deed shown to the Counsel tally with the Particulars as stated in the Registration records ?	Yes
5.	Whether the property has been mutated in the name of the person offering the mortgage ?	Yes
6.	Whether there is any restrictions regarding of the property	No.


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