

Subhash Chandra Mathur
Advocate

Office :
35 Avas Vikas Colony Pili Kothi,
Civil Lines Moradabad-244001
Phone : 0591-2412000
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Land Title Search Report

Dated: 21/11/23

To,

The Authorised Authority,

RERA, Lucknow (U.P)

Dear Sir,

Sub:- Legal opinion in connection of land title search report of immovable property of **AYAAN FARMS PRIVATE LIMITED** (PAN-AAMCA5031E) having its registered office at 165 Functional Industrial Estate, Patparganj Delhi-110092 acting through its Authorized Signatory Mr. Manish Jain S/o R.K. Jain R/o KL-35, Kavi Nagar Ghaziabad 201001 and M/s **SEMENTARY BUILDCON LLP** having its Regd. Office at 4828/24, Plot No.-02, G/F Basement, Ward No. XI, Dariyaganj, Delhi-110002 Authorized Signatory Mr. Atulesh Kumar Rajvanshi S/o Late Shri Ghansyam Das R/o 134-B, Pocket B, Mayur Vihar Phase II Delhi-110091 and **SMT. VEENA DUDEJA** W/o Lt. Vijay Kumar Dudeja R/o B-24, Madhur Green Villas, Ramganga Vihar Phase 2 Moradabad (For the Commercial Project to be known as "Anadam Highstreet 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. 10274 Date 28-12-2018 executed by B. M. Farms through authorised partner Bhagwan Singh S/o Shri Shiv Charan R/o 326, Gali No 3, Milan Vihar, Delhi Road Moradabad on 28-12-2018 in favour of Ms Sedentary Buildcon LLP (Khasra No. 287 mi, 288/3 mi, 289 mi, 319/2mi, 288/2 mi, 288/3 mi) registered in book no. 1 Vol. No. 11866 on pages 65/86 at Sl. No. 10274 in the office of Sub Registrar II, Moradabad (U.P)

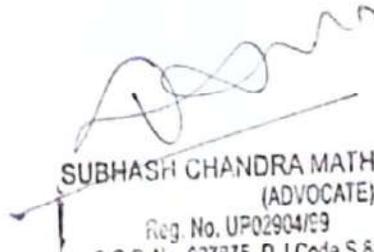
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Office, Moradabad - 98371-65000

Chamber: Opposite District Judge Court, Court Compound, Moradabad.
Email: subhashmathuradvocate@gmail.com

नोट : गरीबों को कानूनी सलाह मुफ्त दी जाती है।

- 2- A Copy of Sale Deed No. 8260 Date 16-10-2018 executed by Rajendra kumar S/o Shri Meharban R/o Civil Lines Moradabad at present R/o Prasadi Lal Road Tarikhana Moradabad on 16-10-2018 in favour of Ms Sedentary Buildcon LLP (Khasra No. 288/2 mi) registered in book no. 1 Vol. No. 11747 on pages 71/90 at Sl. No. 8260 in the office of Sub Registrar II, Moradabad (U.P).
- 3- A Copy of Sale Deed No. 8261 Date 16-10-2018 executed by Rajesh Kumar S/o Vijay Kumar urf Soran Singh R/o 25 Civil Lines behind PMS School Moradabad on 16-10-2018 in favour of Ms Sedentary Buildcon LLP (Khasra No. 287 mi) registered in book no. 1 Vol. No. 11747 on pages 91/110 at Sl. No. 8261 in the office of Sub Registrar II, Moradabad (U.P)
- 4- A Copy of Sale Deed No. 7256 Date 28-07-2021 executed by B. M.) FARMS through its Authorised Partner Mrs. Shalini Tiwari D/o Late Satya Pal Saran Ojha R/o A-128, Sai Garden Ram Ganga Vihar, Moradabad And Mr. Neeraj Kumar Gupta, S/o Mr. Indra Dev Gupta, R/o 79, Kazal Vashan Ganj, Moradabad Through Power of Attorney Madhur Prakash Goel S/o Mr. Arvind Kumar Goel, R/o 25 Civil Lines, Madhur Vihar Colony, Moradabad Power of Attorney Registration dated 20-07-2021 Bahi No. 4 Serial no 6293 in the office of Joint sub-Registrar Andheri 2 of the District Mumbai Sub Urban District (Maharashtra) on 28-07-2021 in favour of Mrs Veena Dudeja W/o Lt Vijay Kumar Dudeja R/o B-24, Madhur Green Villas Moradabad (Khasra No. 288/3 mi) registered in book no. 1 Vol. No. 13371 on pages 263/282 at Sl. No. 7256 in the office of Sub Registrar II, Moradabad (U.P)
- 5- A Copy of Sale Deed No. 8773 Date 27-05-2019 executed by Natural Green Farm through Authorised Partner Mr. Rajender Kumar S/o Shri Mehrban R/o Parsadi Lal Road Gali No. 2 Near Totaram Shop Tarikhana Moradabad 27-05-2019 in favour of AYAAN FARMS PRIVATE LIMITED (Khasra No. 1073, 1131mi) registered in book no. 1 Vol. No. 15292 on pages 381/400 at Sl. No. 8773 in the office of Sub Registrar I, Moradabad (U.P)


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- 6- A Copy of Sale Deed No. 8779 Date 27-05-2019 executed by Natural Green Farm through Authorised Partner Mr. Rajender Kumar S/o Shri Mehrban R/o Parsadi Lal Road Gali No. 2 Near Totaram Shop Tarikhana Moradabad on 27-05-2019 in favour of AYAAN FARMS PRIVATE LIMITED (Khasra No. 1073, 1131mi) registered in book no. 1 Vol. No. 15293 on pages 101/120 at Sl. No. 8779 in the office of Sub Registrar I, Moradabad (U.P)
- 7- A Copy of Naksha 41 of Village Harthala Ahetmali, Tehsil & Distt Moradabad (U.P).
- 8- Copies of Naksha 45 of Village Harthala Ahetmali. Tehsil & Distt Moradabad (U.P).
- 9- Khatauni CH-11 of village Harthala Ahetmali, Tehsil & Distt Moradabad (U.P).
- 10- Copies of Khatauni village Trilokpur Teh and Distt Moradabad.
- 11- A Copy of approved map by Moradabad Development Authority, Moradabad vide application no. MBDA/LD/22-23/0677 Dated 07-08-2023.
- 12- A copy of NOC issued by Nagar Nigam, Moradabad dated 18-05-2023.
- 13- A copy of NOC issued by Flood Division, Moradabad dated 30.03.2023.


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- 14- A copy of NOC issued by Urban Land Ceiling Department dated 26.04.2023.

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 of project **5.185197 Hect = 51851.97 sq. meters** (out of 7.5222 Hect) pertaining to Khasra no. 287 mi, 288/2, 288/3, 289mi, of village Harthala Ahetmali, Tehsil and District Moradabad and Khasra No. 1131 of village Trilokpur Thesil and District Moradabad detailed as below :-

| S No. | Khasra No. | Khata No. | Total (In hect.) | Taken In Project In Sqm. |
|-------|------------|-----------|---------------------|-----------------------------|
| 1 | 287MI | 392 | 0.122 | 401 |
| 2 | 287 MI | 323 | 0.02 | |
| 3 | 288/2 | 361 | 1 | 10000 |
| 4 | 288/3 | 417 | 0.118 | 2541 |
| 5 | 288/3 | 216 | 0.324 | |
| 6 | 288/3 | 323 | 0.572 | |
| 7 | 288/3 | 469 | 0.0306 | 306 |
| 8 | 288/3 | 237 | 0.4382 | 4382 |
| 9 | 288/3 | 323 | 0.0514 | 514 |
| 10 | 289MI | 324 | 0.024 | 240 |
| 11 | 1131 | 678 | 4.822 | 33467.97 |
| | | | 7.5222 | 51851.97 |

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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 **5.185197 Hect = 51851.97 sq. meters** (out of 7.5222 Hect) pertaining to Khasra no. 287 mi, 288/2, 288/3, 289mi, of village Harthala Ahetmali, Tehsil and District Moradabad and Khasra No. 1131 of village Trilokpur Thesil and District Moradabad detailed as below :-

| East | West | North | South |
|----------------|------------------|------------------|----------------|
| Other Property | High Street Road | Master Plan Road | Innovis School |

Part-III

FLOW OF TITLE

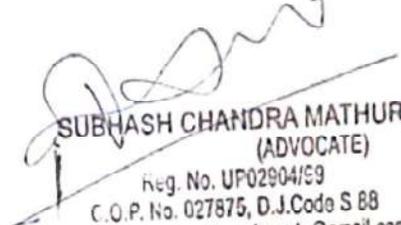
As per available record, the said property is owned by the party. It is its self acquired property.

Property No. 1

The party i.e. Ms Sedentary Buildcon LLP had purchased 1.274 Hec. = 11290.00 sq mtr property on 28.12.2018 through registered sale deed which is registered in book no. 1 Vol. No. 11866 on pages 65/86 at Sl. No. 10274 in the office of Sub Registrar II, Moradabad on 28.12.2018 from BM Farms through authorised partner Bhagwan Singh S/o Shri Shiv Charan R/o 326, Gali No 3, Milan Vihar, Delhi Road Moradabad.

As per CH-11 BM Farms was recorded co-bhumidhar in Khasra no. 287 mi, 288/3 mi, 289 mi, 319/2mi, 288/2 mi, 288/3 mi of village Harthala Ehatmali since sale deed.

The said property is a part of Khasra nos 287 mi, 288/3 mi, 289 mi, 319/2mi, 288/2 mi, 288/3 mi of village Harthala Ehatmali but abadi is on spot. No agriculture work is there. Provision of SARFAESI Act, 2002 are applicable in the present Matter.


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BM Farms 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. **Ms Sedentary Buildcon LLP** had purchased 0.938 Hec. = 9380.00 sq mtr property on 16-10-2018 through registered sale deed which is registered in book no. 1 Vol. No. 11747 on pages 71/90 at Sl. No. 8260 in the office of Sub Registrar II, Moradabad on 16.10.2018 from Rajendra kumar S/o Shri Meharban R/o Civil Lines Moradabad at present R/o Prasadi Lal Road Moradabad.

As per CH-11 Rajendra Kumar was recorded co-bhumidhar in Khasra no. 288/2 mi of village Harthala Ehatmali since sale deed.

The said property is a part of Khasra no 288/2 mi of village Harthala Ehatmali but abadi is on spot. No agriculture work is there. Provision of SARFAESI Act, 2002 are applicable in the present Matter.

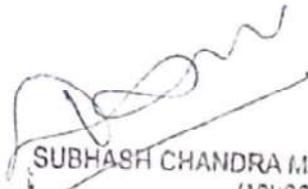
Rajendra Kumar had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

Property No. 3

The party i.e. Ms Sedentary Buildcon LLP had purchased 0.122 Hec. = 1220.00 sq mtr property on 16-10-2018 through registered sale deed which is registered in book no. 1 Vol. No. 11747 on pages 91/110 at Sl. No. 8261 in the office of Sub Registrar II, Moradabad on 16.10.2018 from Rajesh Kumar S/o Vijay Kumar urf Soran Singh R/o 25 Civil Lines behind PMS School Moradabad .

As per CH-11 Rajesh Kumar was recorded co-bhumidhar in Khasra no. 288/2 mi of village Harthala Ehatmali since sale deed.

The said property is a part of Khasra no 287 mi of village Harthala Ehatmali but abadi is on spot. No agriculture work is there. Provision of SARFAESI Act, 2002 are applicable in the present Matter.


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Rajesh Kumar 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. Mrs Veena Dudeja had purchased 0.5202 Hec. = 5202.00 sq mtr property on 28-07-2021 through registered sale deed which is registered in book no. 1 Vol. No. 13371 on pages 263/282 at Sl. No. 7256 in the office of Sub Registrar II, Moradabad on 28-07-2021 from B. M. FARMS through its Authorised Partner Mrs. Shalini Tiwari D/o Late Satya Pal Saran Ojha R/o A-128, Sai Garden Ram Ganga Vihar, Moradabad And Mr. Neeraj Kumar Gupta, S/o Mr. Indra Dev Gupta, R/o 79, Kazal Vashan Ganj, Moradabad Through Power of Attorney Madhur Prakash Goel S/o Mr. Arvind Kumar Goel, R/o 25 Civil Lines, Madhur Vihar Colony, Moradabad.

As per CH-11 B. M. FARMS & Madhur Prakash Goel were recorded co-bhumidhar in Khasra no. 288/3 ni of village Harthala Ehatmali since sale deed.

The said property is a part of Khasra no 288/3 ni of village Harthala Ehatmali but abadi is on spot. No agriculture work is there. Provision of SARFAESI Act, 2002 are applicable in the present Matter.

B. M. FARMS & Madhur Prakash Goel 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. Ayaan Farms Pvt Ltd had purchased 2.411 Hec. = 24110.00 sq mtr property on 27-05-2019 through registered sale deed which is registered in book no. 1 Vol. No. 15292 on pages 381/400 at Sl. No. 8773 in the office of Sub Registrar I, Moradabad on 27-05-2019 from Natural Green Farm through Authorised Partner Mr. Rajender Kumar S/o Shri Mehrban R/o Parsadi Lal Road Gali No. 2 Near Totaram Shop Tarikhana Moradabad .

As per CH-11 Natural Green Farm was recorded co-bhumidhar in Khasra no. 1131 of village Harthala Ehatmali since sale deed.


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The said property is a part of Khasra no 1131 of village Harthala Ehatmali but abadi is on spot. No agriculture work is there. Provision of SARFAESI Act, 2002 are applicable in the present Matter.

Natural Green Farm 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. Ayaan Farms Pvt Ltd had purchased 2.598 Hec. = 25980.00 sq mtr property on 27-05-2019 through registered sale deed which is registered in book no. 1 Vol. No. 15293 on pages 101/120 at Sl. No. 8779 in the office of Sub Registrar I, Moradabad on 27-05-2019 from Natural Green Farm through Authorised Partner Mr. Rajender Kumar S/o Shri Mehrban R/o Parsadi Lal Road Gali No. 2 Near Totaram Shop Tarikhana Moradabad .

As per CH-11 Natural Green Farm was recorded co-bhumidhar in Khasra no. 1131 of village Harthala Ehatmali since sale deed.

The said property is a part of Khasra no 1131 of village Harthala Ehatmali but abadi is on spot. No agriculture work is there. Provision of SARFAESI Act, 2002 are applicable in the present Matter.

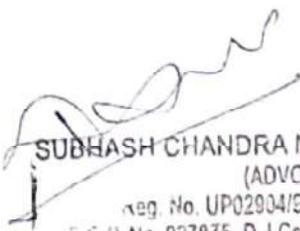
Natural Green Farm had the legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.

The party is developing a commercial plots known as Anandam High Street Moradabad (UP) on the said property/ies, in this regard the party had obtained an approved map from Moradabad Development Authority Moradabad

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.


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The title of the party is clear, consistent and convincing for last more than 12 years. Provisions of THE URBAN LAND CEILING AND REGULATION ACT are not applicable in the present matter.

Encumbrance

The above mentioned property (area 6366.44 sq mtr) is Mortgage in favour of Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad at S No. 9678/31-07-2023.

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

Yours Faithfully

Subhash Chandra Mathur

Advocate

Declaration

I am registered Advocate in Bar council of U.P. My registration no. is UP02904/99 and I am regular in practice in Moradabad since 1999 (U.P).

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To,

The Authorised Authority,

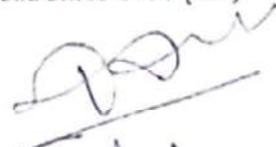
RERA, Lucknow (UP)

Non-encumbrance Certificate

On the basis of documents and information produced before me, I do, hereby certify that out of total land of "ANANDAM HIGH STREET" Moradabad is a commercial project of Ms **Sedentary Buildcon LLP, Ayaan Farms Pvt Ltd** AND Smt. Veena Dudeja W/o Lt. Shri Vijay Kumar Dudeja admeasuring 0.5185197 Hect = 51851.97 Sq. Mtrs. Situated at village Harthala Ahetmali, Tehsil and Distt. Moradabad (UP), and village Trilokpur Tehsil and distt Moradabad 6366.44 sq mtr land has been mortgage with Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad (UP) at S. No. 9678/31.07.2023.

Declaration

I am registered Advocate in Bar council of U.P. My registration no. is UP02904/99 and I am regular in practice in Moradabad since 1999 (U.P).


 3/10/23
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