

Hari Pratap Bhardwaj

(Advocate)

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Office : 9-A Shiv Lok Complex,
Opp. Zila Sehkari Bank,
Western Kutchery Road,
Meerut City (U.P.)

Chamber : New Teen Shade, Near
Alexander Club, Registry
Compound, Meerut.

SPECIAL REPORT ON TITLE

Reg: Legal opinion in respect of village Maliyana Pargana and Tehsil and District Meerut bearing Khasra No. 1733, 1734, 1784, 1806, 1803/1, 1805, 1807, 1813, 1799, 1814, 1735, 1733, 1803/2, 1798Min and 1812 Total area 10.6480 Hect. or 26.311 Acres.

Revenue Detail of property offered as security with detail description and specification:

A Property bearing Khasra No. 1733, 1734, 1784, 1806, 1803/1, 1805, 1807, 1813, 1799, 1814, 1735, 1733, 1803/2, 1798Min and 1812 Total area 10.6480 Hect. or 26.311 Acres situated at Village Maliyana Pargana and Tehsil and District Meerut details given below-

Sr. No.	Khasra No.	Area (Hect.)	Area (Acre)	Owner of land
1.	1733	1.6517	4.081	M/s RAPID BUILDTECH PRIVATE LIMITED.
2.	1734	0.051	0.126	
3.	1784	0.506	1.250	
4.	1806	0.114	0.282	
5.	1803/1	0.442	1.092	
6.	1805	0.304	0.751	
7.	1807	0.797	1.969	
8.	1813	0.101	0.250	
9.	1799	0.443	1.095	
10.	1814	0.649	1.604	
11.	1735	0.417	1.030	M/s DIAMOND FINANCE LIMITED
12.	1733	0.4430	1.095	M/s ELIXIR EXPORTS PRIVATE LIMITED
13.	1803/2	3.452	8.530	M/s UPVAN PROMOTERS PRIVATE LIMITED
14.	1798Min	1.062	2.624	
15.	1812	0.215	0.531	M/s WONDERFUL REALTORS PRIVATE LIMITED


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Belonging To:

1. M/s RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9th Floor, Paras Down Town Centre, Sector Road, Sector - 53, Gurugram, Haryana – 122002.
2. M/s DIAMOND FINANCE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.
3. M/s ELIXIR EXPORTS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.
4. M/s UPVAN PROMOTERS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.
5. M/s WONDERFUL REALTORS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.

AS PER YOUR INSTRUCTION AND SUBSEQUENT SEARCH CONDUCTED IN THE OFFICE OF SUB-REGISTRAR-IVA, HAUS SHAHDARA, NEW DELHI, I HEREBY SUBMIT THE LEGAL SCRUTINY REPORT AS MENTIONED BELOW :

S. No.	ASPECT TO BE CONSIDERED	COUNSEL'S STATEMENT
A.	PARTICULARS	
1.	Name of the Owner(s) with address	<p>1. M/s RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9th Floor, Paras Down Town Centre, Sector Road, Sector-53, Gurugram, Haryana– 122002.</p> <p>2. M/s DIAMOND FINANCE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.</p> <p>3. M/s ELIXIR EXPORTS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.</p> <p>4. M/s UPVAN PROMOTERS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi –</p>


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		110034. 5. M/s WONDERFUL REALTORS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.
2.	Details of Property: <u>As per Title Deed</u>	A Property bearing Khasra No. 1733, 1734, 1784, 1806, 1803/1, 1805, 1807, 1813, 1799, 1814, 1735, 1733, 1803/2, 1798Min and 1812 Total area 10.6480 Hect. or 26.311 Acres situated at Village Maliyana Pargana and Tehsil and District Meerut.
	<u>As per Present</u>	
B	INVESTIGATION	
1.	Details of the title deeds/documents (including Link Deeds/Parent deeds) full particulars regarding the nature of the document, date of execution and details of registration.	1. Certified Copy with Original Sale Deed dated 31.01.2023 executed by M/S ELIXIR EXPORTS PRIVATE LIMITED having its registered office at 1/1, Nai Basti, Kishanganj, New Delhi Present registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Shri Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53-Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 11675 at Pages 361 to 402 at Serial No. 1468 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1733 area 1.6517 Hect. and Khasra No. 1734 area 0.0510 Hect. total area 1.7027 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut). 2. Certified Copy with Original Sale Deed dated 31.01.2023 executed by M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered office at 09, Kastoomba Gandhi Marg, New Delhi Present Registered Office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized


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Signatory Mr. Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53-Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been registered on dated 01.02.2023 at Bhai No. I Zild 7476 at Pages 17 to 56 at Serial No. 1188 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1799 area 0.4430 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).

3. Certified Copy with Original Sale Deed dated 31.01.2023 executed by M/S WONDERFUL REALTORS PRIVATE LIMITED having its registered office at Shop No. 01, Ground Floor B1/8, Apsara Arced Poosa Road, new Delhi Present Registered Office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Shri Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been registered on dated 01.02.2023 at Bhai No. I Zild 11675 at Pages 321 to 360 at Serial No. 1467 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1814 area 0.6490 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).

4. Certified Copy with Original Sale Deed dated 31.01.2023 executed by M/S ELIXIR EXPORTS PRIVATE LIMITED having its registered office at 1/1, Nai Basti, Kishanganj, New Delhi Present registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Shri Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53-


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		<p>Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been registered on dated 01.02.2023 at Bhai No. I Zild 7476 at Pages 57 to 96 at Serial No. 1189 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1784 are 0.5060 Hect. and Khasra No. 1806 area 0.1140 Hect. total area 0.6200 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).</p> <p>5. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00520 of Khasra No. 1735 in the name of M/s DIAMOND FINANCE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1414.</p> <p>6. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00516 of Khasra No. 1733 in the name of M/s ELIXIR EXPORTS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.</p> <p>7. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1798M in the name of M/s UPVAN PROMOTERS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.</p> <p>8. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1803/2 in the name of M/s UPVAN PROMOTERS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.</p> <p>9. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00526 of Khasra No. 1812 in the name of M/s WONDERFUL REALTORS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1423.</p>
2.	Whether certified copies have been obtained from the Registrar's	YES (Sale Deed dated 01.02.2023 has obtained


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	Office?	by me and the rest was obtained by the previous Advocate)
3.	Whether documents in hand are compared with the Certified copies And whether the documents given raise any doubt or suspicion?	YES NO
4.	Whether the registration particulars number and date & pages particulars as given in the title deeds shown to the counsel tally with the particulars as stated in the records of the Registrar's office?	YES
5.	Whether the registration particulars Number and Date and Page particulars as given in the Title Deeds tally with the particulars as stated in the certified copy as obtained from the Registrar's Office?	YES
6.	Whether the Photographs of parties as affixed in the Conveyance Deed/Title Deed tally with the Photograph Seen in the certified copy as obtained from the Registrar's Office?	YES
7.	Whether contents as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the Registrar's Office? If not, variations be specified, what is its effect.	YES
8.	Whether the property has been mutated in the name of person offering the mortgage?	YES Not applicable
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	YES The same has already been created.
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some states, there are legal restrictions on creation of the mortgage of agriculture property for Non-Agriculture purpose.)	NO


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11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some states, there are restrictions for sale of property to residents outside the state.)	NO
12.	Whether all approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Not applicable
13.	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property? If so, its effect thereof?	Not applicable
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	Not applicable
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Not applicable
16.	In case of Leasehold property, whether permission/NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	Not applicable
17.	What is the rate of sharing of unearned income with the lessor, in the event of sale of the property?	Not applicable
18.	Whether copy of title deed favoring lessor (other than Govt.) is made available to examine the validity of the lease?	Not applicable
19.	Whether terms and conditions given in the lease deed have been complied with? If any condition is violated effect thereof.	Not applicable
20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certified is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	Not applicable
21.	In respect of agriculture land, whether land is declared surplus or	Not applicable


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	under consolidation of holdings?	
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	Not applicable
23.	Whether the mortgaged property is enforceable under SARFAESI Act-2002.	NO

Place: Meerut.
Date : 11.09.2024



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Date : 11.09.2024

SEARCH REPORT RELATES TO SEARCHES MADE IN

Reg: Legal opinion in respect of Property bearing Khasra No. 1733, 1734, 1784, 1806, 1803/1, 1805, 1807, 1813, 1799, 1814, 1735, 1733, 1803/2, 1798Min and 1812 Total area 10.6480 Hect. or 26.311 Acres situated at Village Maliyana Pargana and Tehsil and District Meerut Property/land above mentioned bearing in the Name of " **M/s RAPID BUILDTECH PRIVATE LIMITED** having its registered office at 9th Floor, Paras Down Town Centre, Sector Road, Sector - 53, Gurugram, Haryana – 122002 and **M/s DIAMOND FINANCE LIMITED** having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034 and **M/s ELIXIR EXPORTS PRIVATE LIMITED** having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034 and **M/s UPVAN PROMOTERS PRIVATE LIMITED** having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034 and **M/s WONDERFUL REALTORS PRIVATE LIMITED** having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034".

Belonging To:

1. **M/s RAPID BUILDTECH PRIVATE LIMITED** having its registered office at 9th Floor, Paras Down Town Centre, Sector Road, Sector - 53, Gurugram, Haryana – 122002.
2. **M/s DIAMOND FINANCE LIMITED** having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.
3. **M/s ELIXIR EXPORTS PRIVATE LIMITED** having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.
4. **M/s UPVAN PROMOTERS PRIVATE LIMITED** having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.
M/s WONDERFUL REALTORS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.

(a) Sub Registrar Office. Sub-Registrar Office Meerut.

(b) Registrar of Companies : N/A

(c) Courts : N/A

(d) Other offices : N/A


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- (a) Office of the Co-operative Society. N/A
 (b) _____ Development Authority : N/A
 (e) Any other documents :
 (i) Receipt for payment of Municipal Taxes Etc : Yes
 1. Sub-Registrar/Registrar of assurance Office

The Encumbrance certificate was obtained from the 2011 for the period from 11.09.2024 and the same disclosed following encumbrances (Certificate Enclosed) : N/A

2. Besides obtaining encumbrance certificate from the Sub-Registrar, personal search was carried out by me for the purpose. Inspection was made on 11.09.2024 for the period from 2011 to 11.09.2024 at the following Sub-Registrar/offices:-
 (a) Sub-Registrar Office-Meerut
 In the said offices no encumbrances were found.
 3. Inspection of Court records disclosed :
 (This may detail Suit pending, Decrees, Attachment before Judgement, injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order
N.A.	N.A.	N.A.

4. Searches made/Inspections carried out in the following offices disclosed:


Office	Date Search/Inspection	Information
Office of Sub-Registrar Meerut	11.09.2024	As already detailed above

5. A Study of the following documents disclosed :

Details of documents perused	Information
i. Original Sale Deed dated 31.01.2023 executed by M/S ELIXIR EXPORTS PRIVATE LIMITED having its registered office at 1/1, Nai Basti, Kishanganj, New Delhi Present registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Shri Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-	All the documents are in proper order and necessary information has been given in relevant paras.



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<p>122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 11675 at Pages 361 to 402 at Serial No. 1468 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1733 area 1.6517 Hect. and Khasra No. 1734 area 0.0510 Hect. total area 1.7027 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)</p>	
<p>ii. Original Sale Deed dated 31.01.2023 executed by M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered office at 09, Kastoorba Gandhi Marg, New Delhi Present Registered Office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Mr. Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53-Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 7476 at Pages 17 to 56 at Serial No. 1188 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1799 area 0.4430 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).</p>	
<p>iii. Original Sale Deed dated 31.01.2023 executed by M/S WONDERFUL REALTORS PRIVATE LIMITED having its registered office at Shop No. 01, Ground Floor B1/8, Apsara Arced Poosa Road, new Delhi Present Registered Office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Shri Amar Deep Singh</p>	


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son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53-Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 11675 at Pages 321 to 360 at Serial No. 1467 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1814 area 0.6490 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).

iv. Original Sale Deed dated 31.01.2023 executed by M/S ELIXIR EXPORTS PRIVATE LIMITED having its registered office at 1/1, Nai Basti, Kishanganj, New Delhi Present registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Shri Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 7476 at Pages 57 to 96 at Serial No. 1189 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1784 are 0.5060 Hect. and Khasra No. 1806 area 0.1140 Hect. total area 0.6200 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).


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<p>v. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00520 of Khasra No. 1735 in the name of M/s DIAMOND FINANCE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1414.</p>	
<p>vi. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00516 of Khasra No. 1733 in the name of M/s ELIXIR EXPORTS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.</p>	
<p>vii. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1798M in the name of M/s UPVAN PROMOTERS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.</p>	
<p>viii. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1803/2 in the name of M/s UPVAN PROMOTERS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.</p>	
<p>ix. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00526 of Khasra No. 1812 in the name of M/s WONDERFUL REALTORS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1423.</p>	

Defects noticed are indicated in the certificate given by me.

(Hari Pratap Bhardwaj)

Advocate
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CHAIN OF TITLE

Date : 11.09.2024

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5. M/s WONDERFUL REALTORS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.

On perusal of the documents, as shown to me, it come to my notice that

1. Original Sale Deed dated 31.01.2023 executed by M/S ELIXIR EXPORTS PRIVATE LIMITED having its registered office at 1/1, Nai Basti, Kishanganj, New Delhi Present registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Shri Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its


HARI PRATAP BHARDWAJ
Advocate

9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675

authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 11675 at Pages 361 to 402 at Serial No. 1468 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1733 area 1.6517 Hect. and Khasra No. 1734 area 0.0510 Hect. total area 1.7027 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).

2. Original Sale Deed dated 31.01.2023 executed by M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered office at 09, Kastoomba Gandhi Marg, New Delhi Present Registered Office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Mr. Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 7476 at Pages 17 to 56 at Serial No. 1188 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1799 area 0.4430 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).
3. Original Sale Deed dated 31.01.2023 executed by M/S WONDERFUL REALTORS PRIVATE LIMITED having its registered office at Shop No. 01, Ground Floor B1/8, Apsara Arced Poosa Road, new Delhi Present Registered Office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Shri Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 11675 at Pages 321 to 360 at Serial No. 1467 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1814 area 0.6490 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).
4. Original Sale Deed dated 31.01.2023 executed by M/S ELIXIR EXPORTS PRIVATE LIMITED having its registered office at 1/1, Nai Basti, Kishanganj, New Delhi Present registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Shri Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 7476 at Pages 57 to 96 at Serial No. 1189 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1784 are 0.5060 Hect. and Khasra No. 1806 area 0.1140 Hect. total area 0.6200 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).
5. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00520 of Khasra No. 1735 in the name of M/s DIAMOND FINANCE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1414.
6. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00516 of Khasra No. 1733 in the name of M/s ELIXIR EXPORTS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.


HARI PRATAP BHARDWAJ

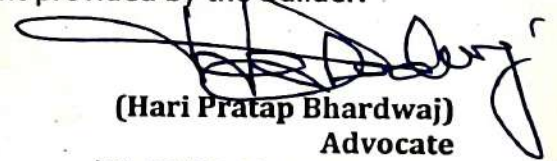
Advocate

9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675

7. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1798M in the name of M/s UPVAN PROMOTERS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.
8. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1803/2 in the name of M/s UPVAN PROMOTERS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.
9. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00526 of Khasra No. 1812 in the name of M/s WONDERFUL REALTORS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1423.

Hence, M/s RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9th Floor, Paras Down Town Centre, Sector Road, Sector - 53, Gurugram, Haryana-122002 and M/s DIAMOND FINANCE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi - 110034 and M/s ELIXIR EXPORTS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi - 110034 and M/s UPVAN PROMOTERS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi - 110034 and M/s WONDERFUL REALTORS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi - 110034 are the lawful owner of the said property.

Note : I have neither any interest in respect to the above said property nor any association, connection with the borrower directly or indirectly which may cause any doubt and I have given this legal opinion as a legal adviser to the best of my knowledge. I, submit my report as per document provided by the Builder.



(Hari Pratap Bhardwaj)
Advocate

HARI PRATAP BHARDWAJ
Advocate
9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
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Hari Pratap Bhardwaj

(Advocate)

E-mail : bhardwajhp28@gmail.com
Mobile: 9837333675, 9456483248
Ph No. : 0121-4300675



Office : 9-A Shiv Lok Complex,
Opp. Zila Sehkarl Bank,
Western Kutchery Road,
Meerut City (U.P.)
Chamber : New Teen Shade, Near
Alexander Club, Registry
Compound, Meerut.

CERTIFICATE

Date : 11.09.2024

Reg: Legal opinion in respect of Property bearing Khasra No. 1733, 1734, 1784, 1806, 1803/1, 1805, 1807, 1813, 1799, 1814, 1735, 1733, 1803/2, 1798Min and 1812 Total area 10.6480 Hect. or 26.311 Acres situated at Village Maliyana Pargana and Tehsil and District Meerut.

Belonging To:

1. M/s RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9th Floor, Paras Down Town Centre, Sector Road, Sector - 53, Gurugram, Haryana – 122002.
2. M/s DIAMOND FINANCE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.
3. M/s ELIXIR EXPORTS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.
4. M/s UPVAN PROMOTERS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.
5. M/s WONDERFUL REALTORS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.

AS PER YOUR INSTRUCTION AND SUBSEQUENT SEARCH CONDUCTED IN THE OFFICE OF SUB-REGISTRAR-Meerut,

Sir,

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed. I hereby certify that the registration particulars – number, date and page particulars etc., as shown in the Original Title Deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deed.

HARI PRATAP BHARDWAJ
Advocate
9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675

(भाग 1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखे जाने वाला)

क्रम संख्या : 67

लेख्य या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

प्रस्तुतकर्ता या प्रार्थी का नाम 11/8/24

लेख्य का प्रकार 5A पतापत्रा (5A) 5

प्रतिफल की धनराशि

1-रजिस्ट्रीकरण शुल्क

2-प्रतिलिपिकरण शुल्क 100

3-निरीक्षण या तलाश शुल्क

4-मुख्तारनामा के अधिप्रमाणीकरण के लिये शुल्क

5-कमीशन शुल्क 2016/2024

6-विविध

7-यात्रिक भत्ता 100

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 11/8/24

दिनांक, जब लेख्य प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिये तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अभिलेखपाल
उपनिबन्धक सदर
मेरठ

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

1. Office of Sub-Registrar Meerut.

If any loss is caused to the Bank due to negligence of my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS ASSOCIATION OR RESERVE BANK OF INDIA OR ANYOTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed hereto, conducted by me, for the period from 2011 to 11.09.2024, does not disclose any encumbrance as stated therein.


I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder:

- (a) Name of Lender : N.A.
(b) Date of Opinion : 11.09.2024
(c) Remarks :

I hereby certify that M/s RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9th Floor, Paras Down Town Centre, Sector Road, Sector - 53, Gurugram, Haryana – 122002 and M/s DIAMOND FINANCE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034 and M/s ELIXIR EXPORTS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034 and M/s UPVAN PROMOTERS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034 and M/s WONDERFUL REALTORS PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034 have a clear, valid and marketable title over the said property.

The said title deeds are Original and genuine and are not duplicate or fake as observed by me-

- (i) Certified Copy with Original Sale Deed dated 31.01.2023 executed by M/S ELIXIR EXPORTS PRIVATE LIMITED having its registered office at 1/1, Nai Basti, Kishanganj, New Delhi Present registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Shri Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 11675 at Pages 361 to 402 at Serial No. 1468 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1733 area


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1.6517 Hect. and Khasra No. 1734 area 0.0510 Hect. total area 1.7027 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).

- (ii) Original Sale Deed dated 31.01.2023 executed by M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered office at 09, Kastoomba Gandhi Marg, New Delhi Present Registered Office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Mr. Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 7476 at Pages 17 to 56 at Serial No. 1188 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1799 area 0.4430 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).
- (iii) Original Sale Deed dated 31.01.2023 executed by M/S WONDERFUL REALTORS PRIVATE LIMITED having its registered office at Shop No. 01, Ground Floor B1/8, Apsara Arced Poosa Road, new Delhi Present Registered Office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Shri Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 11675 at Pages 321 to 360 at Serial No. 1467 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1814 area 0.6490 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).
- (iv) Certified Copy with Original Sale Deed dated 31.01.2023 executed by M/S ELIXIR EXPORTS PRIVATE LIMITED having its registered office at 1/1, Nai Basti, Kishanganj, New Delhi Present registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Shri Amar Deep Singh son of Shri Joginder Singh in the favour of M/S RAPID BUILDTECH PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Vijender Kumar son of Shri Satyanarayan Sharma which has been is registered on dated 01.02.2023 at Bhai No. I Zild 7476 at Pages 57 to 96 at Serial No. 1189 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1784 are 0.5060 Hect. and Khasra No. 1806 area 0.1140 Hect. total area 0.6200 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).
- (v) Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00520 of Khasra No. 1735 in the name of M/s DIAMOND FINANCE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1414.
- (vi) Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00516 of Khasra No. 1733 in the name of M/s ELIXIR EXPORTS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.


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- (vii) Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1798M in the name of M/s UPVAN PROMOTERS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.
- (viii) Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1803/2 in the name of M/s UPVAN PROMOTERS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.
- (ix) Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00526 of Khasra No. 1812 in the name of M/s WONDERFUL REALTORS PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1423.

Any other original document which the HREAR officials may deem necessary.



(Hari Pratap Bhardwaj)
Advocate

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Advocate
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Reg. No.597/96
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Encl:

1. Special Report
2. Chin of Title
3. Serch Report
4. Serch Receipt
5. Sale Deed No. 1468
6. Sale Deed No. 1188
7. Sale Deed No. 1467
8. Sale Deed No. 1189.
9. Certified copy of Khatuni of Khasra Numbers 1735, 1733, 1803/2, 1798Min and 1812 of Village Maliyana Pargana and Tehsil and District Meerut.

कार्यालय उपनिबंधक सदर तृतीय मेरठ जनपद मेरठ

आवेदन संख्या :2202425603478

प्रमाण संख्या :22024256003355

भार मुक्त प्रमाण-पत्र (रजि० मैनुअल के नियम 328)

श्री- हरि प्रतार भारद्वाज एडवोकेट पुत्र- तहसील मेरठ जिला मेरठ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण: ग्राम/मोहल्ला - मलियाना, वार्ड/परगना- मेरठ, कृषि- मै०रैपिड बिल्डटैक प्रा०लि० व मैसर्स डायमन्ड फाईनेन्स प्रा०लि० व मै० एलिक्सर एक्सपोर्ट प्रा०लि० व मै०उपवन प्रमोटर्स प्रा०लि० व मै० वन्दरफुल रियलटर्स प्रा०लि०, जोकि 1733,1734,1784,1806,1803/1,1805,1807,1813,1799,1814,1735,1733,1803/2,1798मि, व 1812 स्थित ग्राम मलियाना तहसील व जिला मेरठ, 1733 आदि

मै एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2013 से दिनांक 16/11/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :16-11-2024

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **अनिल कुमार।**
मिलान करने वाले निबन्धन लिपिक: **अनिल कुमार।**

ANIL
KUMAR

Digitally signed
by ANIL KUMAR
Date:
2024.11.16
17:02:33 +05'30'

उपनिबन्धक सदर तृतीय
मेरठ