

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, 1802, 1804, 1737, 1780, 1785, 1736, 1735, 1733, 1803/2, 1798Min, 1736, 1812, 1736, 1801, 1815, 1797 and 1785 Total area 11.1571 Hect. or 27.569 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, 1802, 1804, 1737, 1780, 1785, 1736, 1735, 1733, 1803/2, 1798Min, 1736, 1812, 1736, 1801, 1815, 1797 and 1785 Total area 11.1571 Hect. or 27.569 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 RAPIDBUILDTECHPRIVATELIMITED.
2.	1734	0.0510	0.126	
3.	1784	0.5060	1.250	
4.	1806	0.1140	0.282	
5.	1803/1	0.4420	1.092	
6.	1805	0.3040	0.751	
7.	1807	0.7938	1.961	
8.	1813	0.1010	0.250	
9.	1799	0.4430	1.095	
10.	1814	0.6356	1.571	
11.	1802	0.0740	0.183	
12.	1804	0.0630	0.156	
13.	1737	0.0310	0.077	
14.	1780	0.0380	0.094	
15.	1785	0.0728	0.180	
16.	1736	0.0147	0.036	
17.	1735	0.4170	1.030	
18.	1733	0.4430	1.095	M/s ELIXIR EXPORTSPRIVATE LIMITED
19.	1803/2	3.4520	8.530	M/s UPVAN PROMOTERSPRIVATE LIMITED
20.	1798Min	1.0380	2.565	

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8.	1813	0.1010	0.250	
9.	1799	0.4430	1.095	
10.	1814	0.6356	1.571	
11.	1802	0.0740	0.183	
12.	1804	0.0630	0.156	
13.	1737	0.0310	0.077	
14.	1780	0.0380	0.094	
15.	1785	0.0728	0.180	
16.	1736	0.0147	0.036	
17.	1735	0.4170	1.030	
18.	1733	0.4430	1.095	M/s ELIXIR EXPORTSPRIVATE LIMITED
19.	1803/2	3.4520	8.530	M/s UPVAN PROMOTERSPRIVATE LIMITED
20.	1798Min	1.0380	2.565	

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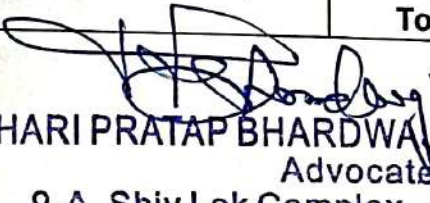
21.	1736	0.0146	0.036	
22.	1812	0.2070	0.511	M/s WONDERFUL REALTORS PRIVATE LIMITED
23.	1736	0.0147	0.036	
24.	1801	0.1010	0.250	M/s SYNDICATE BUILDWELL PRIVATE LIMITED
25.	1815	0.0102	0.025	
26.	1797	0.0065	0.016	
27.	1785	0.1172	0.290	

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.
6. M/s SYNDICATE BUILDWELL 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 :

<u>S. No.</u>	<u>ASPECT TO BE CONSIDERED</u>	<u>COUNSEL'S STATEMENT</u>
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</p>


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22.	1812	0.2070	0.511	
23.	1736	0.0147	0.036	
24.	1801	0.1010	0.250	M/s SYNDICATE BUILDWELL PRIVATE LIMITED
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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.
6. M/s SYNDICATE BUILDWELL PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034.

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S. No.	ASPECT TO BE CONSIDERED	COUNSEL'S STATEMENT
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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</p>


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		<p>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 – 110034.</p> <p>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.</p> <p>6. M/s SYNDICATE BUILDWELL PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034.</p>
2.	<p>Details of Property:</p> <p><u>As per Title Deed</u></p>	<p>A Property bearing Khasra No. 1733, 1734, 1784, 1806, 1803/1, 1805, 1807, 1813, 1799, 1814, 1802, 1804, 1737, 1780, 1785, 1736, 1735, 1733, 1803/2, 1798Min, 1736, 1812, 1736, 1801, 1815, 1797 and 1785 Total area 11.1571 Hect. or 27.569 Acres situated at Village Maliyana Pargana and Tehsil and District Meerut.</p>
	<u>As per Present</u>	
B	INVESTIGATION	
1.	<p>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.</p>	<p>1. Certified Copy with Original Sale Deed dated 15.09.2005 executed by Shri Braham Singh son of Shri Ram Chandra and Shi Bisan Singh and Shri Kamal Singh and Shri Khoob Singh all are sons of Shri Ram Chandra in the favour of M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has</p>


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been is registered on dated 15.09.2005 at Bhai No. 1 Zild 3011 at Pages 01 to 230 at Serial No. 7706 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1803/2 area 3.452 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).

2. Certified Copy with Original Sale Deed dated 19.10.2005 executed by Smt. Omwati daughter of Shri Kadam Singh in the favour of M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered officat 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 19.10.2005 at Bhai No. 1 Zild 3046 at Pages 167 to 270 at Serial No. 8731 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1798 and 1799 area 1.505 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).
3. Certified Copy with Original Sale Deed dated 22.12.2005 executed by Shri Sanjay Saini and Shri Sanjeev Saini and Shri Rajeev Saini all are sons of Shri Om Prakash in the favour of M/S ELIXIR EXPORTS PRIVATE LIMITED having its registered officat 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 22.12.2005 at Bhai No. 1 Zild 3123 at Pages 17 to 178 at Serial No. 10539 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1733, 1734, 1784 and 1783 area 2.671 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).
4. Certified Copy with Original Sale Deed dated 23.03.2006 executed by Shri Rohtash son of Shri Baburam in the favour of M/S DIAMOND FINANCE LIMITED having its registered officat 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 23.03.2006 at Bhai No. 1 Zild 3254 at Pages 01 to 74 at Serial No. 3284 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1812 and 1814 area 0.576 Hect. situated at village


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Mallyana Pargana and Tehsil and District Meerut).

5. Certified Copy with Original Sale Deed dated 27.06.2006 executed by Shri Ram Singh son of Shri Deewan Singh and Smt. Munni wife of Ram Singh in the favour of M/S DIAMOND FINANCE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 27.06.2006 at Bhai No. 1 Zild 3435 at Pages 77 to 148 at Serial No. 7784 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1735, 1740A, 1740B and 1742 area 0.873 Hect. situated at village Mallyana Pargana and Tehsil and District Meerut).
6. Certified Copy with Original Sale Deed dated 08.12.2015 executed by M/S NATIONWIDE PROMOTERS PRIVATE LIMITED having its registered office at 09, Kasturba Gandhi Marg, New Delhi through its authorized representative Shri Sandeep Kumar Lo son of Late Shri Kuldeep Kumar Lo in the favour of M/S WONDERFUL REALTORS PRIVATE LIMITED having its registered office at Shop No. 01, Ground Floor B-1/8, Apsara Arced, Puca Road, New Delhi-110005 which has been is registered on dated 08.12.2015 at Bhai No. 1 Zild 10921 at Pages 255 to 276 at Serial No. 13981 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1252, 1381, 1388, 1812, 1814, 1738, 1763, 1255/2M, 1256, 1258 area 2.4922 Hect. situated at village Mallyana Pargana and Tehsil and District Meerut).
7. 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


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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).

- B. Certified Copy with Original Sale Deed dated 31.01.2023 executed by M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered office at 09, Kastooba 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 Singhin 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).
9. 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 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,


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Meerut. (This sale deed is regarding Khasra No. 1814 area 0.6490 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).

10. 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).
11. Certified Copy with Original Sale Deed dated 20.03.2025 executed by M/S SYNDICATE BUILDWELL 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 Mr. Vikas Yadav son of Shri Kartar 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 20.03.2025 at Bhai No. I Zild 8781 at Pages 389 to 430 at Serial No. 3385 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1737 area 0.0310 Hect. and Khasra No. 1780 Area 0.0380 Hect. and land Saleble area 0.0728 Hect. Part of Khasra No. 1785 total area 0.1900 Hect. and Khasra No. 1802 area 0.0740 Hect. and Khasra No.


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1804 area 0.0630 Hect. Total Khasra Nos. 05 Total Saleble area 0.2788 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).

12. 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.
13. 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.
14. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1798M in the name of M/s UPVAN PROMOTERSPRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.
15. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1803/2 in the name of M/s UPVAN PROMOTERSPRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.
16. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00526 of Khasra No. 1812 in the name of M/s WONDERFUL REALTORSPRIVATELIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1423.
17. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00967 of Khasra No. 1785 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.
18. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00968 of Khasra No. 1801 in the name of M/s SYNDICATE


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		<p>BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.</p> <p>19. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00972 of Khasra No. 1815 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.</p> <p>20. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00971 of Khasra No. 1797 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.</p> <p>21. An Order dated 19.12.2024 in Case No. T202411520118187 in the Court of Up-Ziladhikari Meerut in the name of M/s Rapid Buildtech Pvt. Ltd. Etc. V/s U.P. State Etc. (According this order M/s Syndicate Buildwell Private Limited is made owner and have possession of Khasra No. 1737, 1780, 1785, 1801, 1815, 1736, 1797 total Rakba- 0.4207 Hectare after exchange of LMC Land as per UP Government Policysituated at village Maliyana Pargana and Tehsil and District Meerut).</p> <p>22. An Order dated 05.12.2024 in Case No. T202411520112687 in the Court of Up-Ziladhikari Meerut in the name of M/s Rapid Buildtech Pvt. Ltd. Etc. V/s Nagar Nigam Meerut. (According this order M/s Syndicate Buildwell Private Limited is made owner and have possession of Khasra No. 1802 and 1804 as per the UP Government LMC Land exchange Policy , situated at village Maliyana Pargana and Tehsil and District Meerut).</p>
2.	Whether certified copies have been obtained from the Registrar's Office?	YES (Latest Sale Deed has obtained by me and the rest was obtained by the previous Advocate)
3.	Whether documents in hand are compared with the Certified copies	YES


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		<p>BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.</p> <p>19. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00972 of Khasra No. 1815 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.</p> <p>20. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00971 of Khasra No. 1797 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.</p> <p>21. An Order dated 19.12.2024 in Case No. T202411520118187 in the Court of Up-Ziladhikari Meerut in the name of M/s Rapid Buildtech Pvt. Ltd. Etc. V/s U.P. State Etc. (According this order M/s Syndicate Buildwell Private Limited is made owner and have possession of Khasra No. 1737, 1780, 1785, 1801, 1815, 1736, 1797 total Rakba- 0.4207 Hectare after exchange of LMC Land as per UP Government Policy situated at village Maliyana Pargana and Tehsil and District Meerut).</p> <p>22. An Order dated 05.12.2024 in Case No. T202411520112687 in the Court of Up-Ziladhikari Meerut in the name of M/s Rapid Buildtech Pvt. Ltd. Etc. V/s Nagar Nigam Meerut. (According this order M/s Syndicate Buildwell Private Limited is made owner and have possession of Khasra No. 1802 and 1804 as per the UP Government LMC Land exchange Policy, situated at village Maliyana Pargana and Tehsil and District Meerut).</p>
2.	Whether certified copies have been obtained from the Registrar's Office?	YES (Latest Sale Deed has obtained by me and the rest was obtained by the previous Advocate)
3.	Whether documents in hand are compared with the Certified copies	YES


HARI PRATAP BHARDWAJ

Advocate

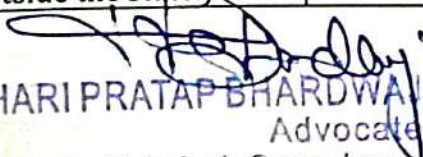
9-A, Shiv Lok Complex

W.K. Road, MEERUT

Reg. No. 597/96

M.9837333675

	Andwhether the documents given raise any doubt or suspicion?	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
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	YES Till now no mortgage has 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
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


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 Advocate
 9-A, Shiv Lok Complex
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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 under consolidation of holdings?	Not applicable
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of	Not applicable


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	revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	
23.	Whether the mortgaged property is enforceable under SARFAESI Act-2002.	NO

Place: Meerut.
Date :24-03-2025


(Hari Pratap Bhardwaj)
Advocate

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Hari Pratap Bhardwaj

(Advocate)

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

CERTIFICATE

Date : 24-03-2024

Reg: Legal opinion in respect of Property bearing Khasra No. 1733, 1734, 1724, 1206, 1803/1, 1805, 1807, 1813, 1799, 1814, 1802, 1804, 1737, 1720, 1725, 1736, 1735, 1733, 1803/2, 1798Min, 1736, 1812, 1736, 1801, 1815, 1797 and 1725 Total area 11.1571 Hect. or 27.569 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.
6. M/s SYNDICATE BUILDWELL PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034.

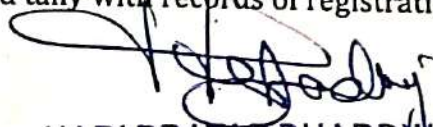
AS PER YOUR INSTRUCTION AND SUBSEQUENT SEARCH CONDUCTED IN THE OFFICE OF SUB-REGISTRAR-Meerut,

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

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Reg. No.597/96
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(भाग 1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखे जाने वाला)

क्रम संख्या : 02

लेख्य या प्रार्थना-पत्र प्रस्तुत करने का दिनांक _____

प्रस्तुतकर्ता या प्रार्थी का नाम _____ 22/3/25

लेख्य का प्रकार _____

प्रतिफल की धनराशि _____ 81500/-

1-रजिस्ट्रीकरण शुल्क _____

2-प्रतिलिपिकरण शुल्क _____ 148

3-निरीक्षण या तलाश शुल्क _____

4-मुख्तारनामा के अधिप्रेमाणीकरण के लिये शुल्क _____

5-कमीशन शुल्क _____ 2024/2025

6-विविध _____

7-यात्रिक भत्ता _____ 100

1 से 6 तक का योग _____ 101

शुल्क वसूल करने का दिनांक _____ 10/

दिनांक, जब लेख्य प्रतिलिपि या तलाश प्रमाण पत्र _____

वापस करने के लिये तैयार _____

जिस्ट्रीकरण अधिकारी के कार्यालय _____

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, Meerut and assurances and also from the records of other appropriate authorities.

The search report of which is annexed hereto, conducted by me, for the period from 2013 to 21.03.2025, does not disclose any encumbrance as stated therein.

I have given opinion earlier on investigation of title relating to the same property, some part of it as detailed hereunder:

- (a) Name of Lender :N.A.
- (b) Date of Opinion :24.03.2025
- (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 and M/s SYNDICATE BUILDWELL 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/ Certified Copy and genuine and are not duplicate or fake as observed by me-

- (i) Certified Copy with Original Sale Deed dated 15.09.2005 executed by Shri Braham Singh son of Shri Ram Chandra and Shi Bisan Singh and Shri Kamal Singh and Shri Khoob Singh all are sons of Shri Ram Chandra in the favour of M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 15.09.2005 at Bhai No. I Zild 3011 at Pages 01 to 230 at Serial No. 7706 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1803/2 area 3.452 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).
- (ii) Certified Copy with Original Sale Deed dated 19.10.2005 executed by Smt. Omwati daughter of Shri Kadam Singh in the favour of M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 19.10.2005 at Bhai No. I Zild 3046 at Pages 167 to 270 at Serial No. 8731 in the office of the Sub-Registrar, Meerut. (This sale


HARI PRATAP BHARDWAJ

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deed is regarding Khasra No. 1798 and 1799 area 1.505 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)

- (iii) Certified Copy with Original Sale Deed dated 22.12.2005 executed by Shri Sanjay Saini and Shri Sanjeev Saini and Shri Rajeev Saini all are sons of Shri Om Prakash in the favour of M/S ELIXIR EXPORTS PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 22.12.2005 at Bhai No. I Zild 3123 at Pages 17 to 178 at Serial No. 10539 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1733, 1734, 1784 and 1783 area 2.671 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)
- (iv) Certified Copy with Original Sale Deed dated 23.03.2006 executed by Shri Rohtash son of Shri Baburam in the favour of M/S DIAMOND FINANCE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 23.03.2006 at Bhai No. I Zild 3254 at Pages 01 to 74 at Serial No. 3284 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1812 and 1814 area 0.576 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)
- (v) Certified Copy with Original Sale Deed dated 27.06.2006 executed by Shri Ram Singh son of Shri Deewan Singh and Smt. Munni wife of Ram Singh in the favour of M/S DIAMOND FINANCE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 27.06.2006 at Bhai No. I Zild 3435 at Pages 77 to 148 at Serial No. 7784 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1735, 1740A, 1740B and 1742 area 0.873 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)
- (vi) Certified Copy with Original Sale Deed dated 08.12.2015 executed by M/S NATIONWIDE PROMOTERS PRIVATE LIMITED having its registered office at 09, Kasturba Gandhi Marg, New Delhi through its authorized representative Shri Sandeep Kumar Lo son of Late Shri Kuldeep Kumar Lo in the favour of M/S WONDERFUL REALTORS PRIVATE LIMITED having its registered office at Shop No. 01, Ground Floor B-1/8, Apsara Arced, Puca Road, New Delhi-110005 which has been is registered on dated 08.12.2015 at Bhai No. I Zild 10921 at Pages 255 to 276 at Serial No. 13981 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1252, 1381, 1388, 1812, 1814, 1738, 1763, 1255/2M, 1256, 1258 area 2.4922 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)
- (vii) 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).

- (viii) 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).
- (ix) 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).
- (x) 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).
- (xi) Original Sale Deed dated 20.03.2025 executed by M/S SYNDICATE BUILDWELL 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 Mr. Vikas Yadav son of Shri Kartar 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 20.03.2025 at Bhai No. I Zild 8781 at Pages 389 to 430 at Serial No. 3385 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1737 area 0.0310 Hect. and Khasra No. 1780 Area 0.0380 Hect. and land Saleble area 0.0728 Hect. Part of Khasra No. 1785 total area


HARI PRATAN BHARDWAJ
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0.1900 Hect. and Khasra No. 1802 area 0.0740 Hect. and Khasra No. 1804 area 0.0630 Hect. Total Khasra Nos. 05 Total Saleble area 0.2788 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)

- (xii) 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.
- (xiii) 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.
- (xiv) Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1798M in the name of M/s UPVAN PROMOTERSPRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.
- (xv) Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1803/2 in the name of M/s UPVAN PROMOTERSPRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.
- (xvi) Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00526 of Khasra No. 1812 in the name of M/s WONDERFUL REALTORSPRIVATELIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1423.
- (xvii) Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00967 of Khasra No. 1785 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.
- (xviii) Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00968 of Khasra No. 1801 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.
- (xix) Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00972 of Khasra No. 1815 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.
- (xx) Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00971 of Khasra No. 1797 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.
- (xxi) Certified Copy of Order dated 19.12.2024 in Case No. T202411520118187 in the Court of Up-Ziladhikari Meerut in the name of M/s Rapid Buildtech Pvt. Ltd. Etc. V/s U.P. State Etc. (According this order M/s Syndicate Buildwell Private Limited is made owner and have possession of Khasra No. 1737, 1780, 1785, 1801, 1815,


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1736, 1797 total Rakba- 0.4207 Hectare after exchange of LMC Land as per UP Government Policy situated at village Maliyana Pargana and Tehsil and District Meerut).

(xxii) Certified Copy of Order dated 05.12.2024 in Case No. T202411520112687 in the Court of Up-Ziladhikari Meerut in the name of M/s Rapid Buildtech Pvt. Ltd. Etc. V/s Nagar Nigam Meerut. (According this order M/s Syndicate Buildwell Private Limited is made owner and have possession of Khasra No. 1802 and 1804 as per the UP Government LMC Land exchange Policy , situated at village Maliyana Pargana and Tehsil and District Meerut)

Any other original document which may deem necessary.


(Hari Pratap Bhardwaj)
Advocate

Encl:

1. Special Report
2. Chain of Title
3. Search Report
4. Search Receipt
5. Sale Deed No. 7706
6. Sale Deed No. 78731
7. Sale Deed No. 10539
8. Sale Deed No. 3284
9. Sale Deed No. 7784
10. Sale Deed No. 13981
11. Sale Deed No. 1468
12. Sale Deed No. 1188
13. Sale Deed No. 1467
14. Sale Deed No. 1189.
15. Sale Deed No. 3385.
16. Certified copy of Khatuni of Khasra Numbers 1733, 1734, 1784, 1806, 1803/1, 1805, 1807, 1813, 1799, 1814, 1802, 1804, 1737, 1780, 1785, 1736, 1735, 1733, 1803/2, 1798Min, 1736, 1812, 1736, 1801, 1815, 1797 and 1785 of Village Maliyana Pargana and Tehsil and District Meerut.
17. Certified Copy of Order dated 05.12.2024 and 19.12.2024 issued by SDM Meerut.

HARI PRATAP BHARDWAJ
Advocate
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Hari Pratap Bhardwaj

(Advocate)

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

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

Date :24.03.2025

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, 1802, 1804, 1737, 1780, 1785, 1736, 1735, 1733, 1803/2, 1798Min, 1736, 1812, 1736, 1801, 1815, 1797 and 1785 Total area 11.1571 Hect. or 27.569 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 PROMOTERSPRIVATE 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 and M/s SYNDICATE BUILDWELL 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 PROMOTERSPRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi - 110034.
5. M/s WONDERFULREALTORSPRIVATELIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi - 110034.
6. M/s SYNDICATE BUILDWELL PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034.

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Advocate

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- (a) Sub Registrar Office. Sub-Registrar Office Meerut.
- (b) Registrar of Companies : N/A
- (c) Courts : N/A
- (d) Other offices : N/A

- (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 2013 for the period from 21.03.2025 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 24.03.2025 for the period from 2013 to 21.03.2025 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	24.03.2025	As already detailed above


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5. A Study of the following documents disclosed :


Details of documents perused	Information
<p>i. Original Sale Deed dated 15.09.2005 executed by Shri Braham Singh son of Shri Ram Chandra and Shi Bisan Singh and Shri Kamal Singh and Shri Khoob Singh all are sons of Shri Ram Chandra in the favour of M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 15.09.2005 at Bhai No. I Zild 3011 at Pages 01 to 230 at Serial No. 7706 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1803/2 area 3.452 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)</p> <p>ii. Original Sale Deed dated 19.10.2005 executed by Smt. Omwati daughter of Shri Kadam Singh in the favour of M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 19.10.2005 at Bhai No. I Zild 3046 at Pages 167 to 270 at Serial No. 8731 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1798 and 1799 area 1.505 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)</p> <p>iii. Original Sale Deed dated 22.12.2005 executed by Shri Sanjay Saini and Shri Sanjeev Saini and Shri Rajeev Saini all are sons of Shri Om Prakash in the favour of M/S ELIXIR EXPORTS PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri</p>	<p>All the documents are in proper order and necessary information has been given in relevant Paragraph.</p>


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Charanjeet son of Shri Roshanlal which has been is registered on dated 22.12.2005 at Bhai No. I Zild 3123 at Pages 17 to 178 at Serial No. 10539 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1733, 1734,1784 and 1783 area 2.671 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)

- iv. Original Sale Deed dated 23.03.2006 executed by Shri Rohtash son of Shri Baburam in the favour of M/S DIAMOND FINANCE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 23.03.2006 at Bhai No. I Zild 3254 at Pages 01 to 74 at Serial No. 3284 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1812 and 1814 area 0.576 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)
- v. Original Sale Deed dated 27.06.2006 executed by Shri Ram Singh son of Shri Deewan Singh and Smt. Munni wife of Ram Singh in the favour of M/S DIAMOND FINANCE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 27.06.2006 at Bhai No. I Zild 3435 at Pages 77 to 148 at Serial No. 7784 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1735, 1740A, 1740B and 1742 area 0.873 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)
- vi. Original Sale Deed dated 08.12.2015 executed by M/S NATIONWIDE PROMOTERS PRIVATE LIMITED having its registered office at 09, Kasturba Gandhi Marg, New Delhi through its authorized representative Shri Sandeep Kumar


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Lo son of Late Shri Kuldeep Kumar Lo in the favour of M/S WONDERFUL REALTORS PRIVATE LIMITED having its registered office at Shop No. 01, Ground Floor B-1/8, Apsara Arced, Puca Road, New Delhi-110005 which has been is registered on dated 08.12.2015 at Bhai No. I Zild 10921 at Pages 255 to 276 at Serial No. 13981 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1252, 1381, 1388, 1812, 1814, 1738, 1763, 1255/2M, 1256, 1258 area 2.4922 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)

vii. 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)

viii. 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


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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)

- ix. 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)
- x. 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


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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 Bhal 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 area 0.5060 Hect. and Khasra No. 1806 area 0.1140 Hect. total area 0.6200 Hect. situated at village Mallyana Pargana and Tehsil and District Meerut)

- xi. Original Sale Deed dated 20.03.2025 executed by M/S SYNDICATE BUILDWELL 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 Mr. Vikas Yadav son of Shri Kartar 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 20.03.2025 at Bhal No. I Zild 8781 at Pages 389 to 430 at Serial No. 3385 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1737 area 0.0310 Hect. and Khasra No. 1780 Area 0.0380 Hect. and land Saleble area 0.0728 Hect. Part of Khasra No. 1785 total area 0.1900 Hect. and Khasra No. 1802 area 0.0740 Hect. and Khasra No. 1804 area 0.0630 Hect. Total


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- Khasra Nos. 05 Total Saleble area 0.2788 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)
- xii. 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
- xiii. 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
- xiv. 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
- xv. 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
- xvi. 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
- xvii. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00967


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of Khasra No. 1785 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432

- xviii. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00968 of Khasra No. 1801 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432
- xix. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00972 of Khasra No. 1815 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432
- xx. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00971 of Khasra No. 1797 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432
- xxi. Certified Copy of Order dated 19.12.2024 in Case No. T202411520118187 in the Court of Up-Ziladhikari Meerut in the name of M/s Rapid Buildtech Pvt. Ltd. Etc. V/s U.P. State Etc. (According this order M/s Syndicate Buildwell Private Limited is made owner and have possession of Khasra No. 1737, 1780, 1785, 1801, 1815, 1736, 1797 total Rakba- 0.4207 Hectare after exchange of LMC.Land as per UP Government Policiesituated at


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village Maliyana Pargana and
Tehsil and District Meerut)

xxii. Certified Copy of Order dated
05.12.2024 in Case No.
T202411520112687 in the Court of
Up-Ziladhikari Meerut in the name
of M/s Rapid Buildtech Pvt. Ltd.
Etc. V/s Nagar Nigam Meerut.
(According this order M/s
Syndicate Buildwell Private
Limited is made owner and have
possession of Khasra No. 1802 and
1804 as per the UP Government
LMC Land exchange Policy ,
situated at village Maliyana
Pargana and Tehsil and District
Meerut)

Defects noticed if any are indicated in the certificate given by me.


(Hari Pratap Bhardwaj)
Advocate

HARI PRATAP BHARDWAJ
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Hari Pratap Bhardwaj

(Advocate)

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 Opp. Zila Sehkari Bank,
 Western Kutchery Road,
 Meerut City (U.P.)
 Chamber : New Teen Shade, Near
 Alexander Club, Registry
 Compound, Meerut.


CHAIN OF TITLE

Date :24.03.2025

Reg: Legal opinion in respect of Property bearing Khasra No. 1733, 1734, 1784, 1806, 1803/1, 1805, 1807, 1813, 1799, 1814, 1802, 1804, 1737, 1780, 1785, 1736, 1735, 1733, 1803/2, 1798Min, 1736, 1812, 1736, 1801, 1815, 1797 and 1785 Total area 11.1571 Hect. or 27.569 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 PROMOTERSPRIVATE 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" and M/s SYNDICATE BUILDWELL PRIVATE LIMITED having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034.

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

1. Original Sale Deed dated 15.09.2005 executed by Shri Braham Singh son of Shri Ram Chandra and Shi Bisan Singh and Shri Kamal Singh and Shri Khoob Singh all are sons of Shri Ram Chandra in the favour of M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 15.09.2005 at Bhai No. I Zild 3011 at Pages 01 to 230 at Serial No. 7706 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1803/2 area 3.452 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut).
2. Original Sale Deed dated 19.10.2005 executed by Smt. Omwati daughter of Shri Kadam Singh in the favour of M/S UPVAN PROMOTERS PRIVATE LIMITED having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53- Gurgaon-122002, through its authorized representative Shri Charanjeet son of Shri Roshanlal which has been is registered on dated 19.10.2005 at Bhai No. I Zild 3046 at Pages 167 to 270 at Serial No. 8731 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1798 and 1799 area 1.505 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)
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6. Original Sale Deed dated 08.12.2015 executed by M/S NATIONWIDE PROMOTERS PRIVATE LIMITED having its registered office at 09, Kasturba Gandhi Marg, New Delhi through its authorized representative Shri Sandeep Kumar Lo son of Late Shri Kuldeep Kumar Lo in the favour of M/S WONDERFUL REALTORS PRIVATE LIMITED having its registered office at Shop No. 01, Ground Floor B-1/8, Apsara Arced, Puca Road, New Delhi-110005


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which has been is registered on dated 08.12.2015 at Bhai No. I Zild 10921 at Pages 255 to 276 at Serial No. 13981 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1252, 1381, 1388, 1812, 1814, 1738, 1763, 1255/2M, 1256, 1258 area 2.4922 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)

7. 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).
8. 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).
9. 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).
10. 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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Advocate
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W.K. Road, MEERUT
Reg. No.597/96
M.9837333675

11. Original Sale Deed dated 20.03.2025 executed by M/S SYNDICATE BUILDWELL 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 Mr. Vikas Yadav son of Shri Kartar 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 20.03.2025 at Bhai No. I Zild 8781 at Pages 389 to 430 at Serial No. 3385 in the office of the Sub-Registrar, Meerut. (This sale deed is regarding Khasra No. 1737 area 0.0310 Hect. and Khasra No. 1780 Area 0.0380 Hect. and land Saleble area 0.0728 Hect. Part of Khasra No. 1785 total area 0.1900 Hect. and Khasra No. 1802 area 0.0740 Hect. and Khasra No. 1804 area 0.0630 Hect. Total Khasra Nos. 05 Total Saleble area 0.2788 Hect. situated at village Maliyana Pargana and Tehsil and District Meerut)
12. 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.
13. 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.
14. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1798M in the name of M/s UPVAN PROMOTERSPRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.
15. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00531 of Khasra No. 1803/2 in the name of M/s UPVAN PROMOTERSPRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1413.
16. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00526 of Khasra No. 1812 in the name of M/s WONDERFUL REALTORSPRIVATELIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1423.
17. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00967 of Khasra No. 1785 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.
18. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00968 of Khasra No. 1801 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.
19. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00972 of Khasra No. 1815 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.


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20. Certified Copy of Khatuni of Fasli year 1427-1432 Khata No. 00971 of Khasra No. 1797 in the name of M/s SYNDICATE BUILDWELL PRIVATE LIMITED is recorded owner and bhumidhar with transferable rights since fasli year 1432.

21. Certified Copy of Order dated 19.12.2024 in Case No. T202411520118187 in the Court of Up-Ziladhikari Meerut in the name of M/s Rapid Buildtech Pvt. Ltd. Etc. V/s U.P. State Etc. (According this order M/s Syndicate Buildwell Private Limited is made owner and have possession of Khasra No. 1737, 1780, 1785, 1801, 1815, 1736, 1797 total Rakba- 0.4207 Hectare after exchange of LMC Land as per UP Government Policy situated at village Maliyana Pargana and Tehsil and District Meerut)

22. Certified Copy of Order dated 05.12.2024 in Case No. T202411520112687 in the Court of Up-Ziladhikari Meerut in the name of M/s Rapid Buildtech Pvt. Ltd. Etc. V/s Nagar Nigam Meerut. (According this order M/s Syndicate Buildwell Private Limited is made owner and have possession of Khasra No. 1802 and 1804 as per the UP Government LMC Land exchange Policy , situated at village Maliyana Pargana and Tehsil and District Meerut)

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 and M/s SYNDICATE BUILDWELL 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

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Advocate
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