



Date: 13-10-2021

To,

THE DIRECTORS/PARTNERS

A-to-Z Builders and Developers,

Registered office at:-

K-6, Pallav Puram Phase-II, Tehsil Sardhana & Distt. Meerut

through its Director/Partner **SHRI JITENDER KUMAR**

S/o Shri Raghbeer Singh &

SHRI VINOD KUMAR

S/o Shri Balbeer Singh

both R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khera, Meerut.

Introduction:-

I, **SATISH CHAND TYAGI Advocate**, Meerut is practicing in District & Session court, Meerut, since October 1977 & working as penal Advocate in Bank, since 1999.

Dear Sir,

I am submitting my Legal Opinion on the property on which is **M/S A-TO-Z BUILDERS AND DEVELOPERS** are developing the colony: -

SCHEDULE

A LAND, area **0.7688 Hect.**, Pertaining to **Khasra No. 1389, 1390, 1391, 1392Min., 1428, 1429, 1430, 1420 & others**, Situated at **Village SIWAYA JAMAULLAPUR**, Pargana Daurala, Tehsil Sardhana, Distt. Meerut.

Taking all the facts and circumstances into consideration and going through the documents produced before me, the opinion is as follows:

(1) **DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:-**

- a- **Original Sale Deed dated 02-11-2019 for Land area 0.1245 Hect.**, executed by **SHRI TEJVEER SINGH S/o Late Shri Veer Singh R/o Q-38, Pallav puram, Phase-II, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & SHRI ABHISHEK SINGH S/o Late Shri Krishanveer Singh R/o 130, Gretar Pallav Puram, Modipuram, Meerut, in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut through its Directors/Partners SHRI DEEPAK VIHAN S/o Shri Ompal Singh R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & SHRI JITENDRA KUMAR S/o Shri Raghubeer Singh R/o K-6, Pallav Puram, Phase-II, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at Bahi No L Zild 9067 at Pages 179 to 228 at Sr.No. 19354 on 02-11-2019. Certified copy of which is also annexed herewith.**
- b- **Original Sale Deed dated 26-07-2014 for Land area 0.6443 Hect.**, executed by **SHRI BEER SINGH S/o Shri Dariyao Singh R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut through its Directors/Partners SHRI JITENDRA KUMAR S/o Shri Raghubeer Singh R/o K-6, Pallav Puram, Phase-II, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & SHRI VINOD KUMAR S/o Shri Balbeer Singh R/o 159-Shastri Colony, Near Arya Nagar, Kanker Khera, Meerut, Tehsil & Distt. Meerut, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at Bahi No L Zild 5912 at Pages 393 to 410 at Sr.No. 10522 on 26-07-2014. Certified copy of which is also annexed herewith.**
- c- **Original Extension of time for Agreement to Sale dated 22-05-2014 for Land area 0.6443 Hect.**, executed by **SHRI BEER SINGH S/o Shri Dariyao Singh R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut through its Directors/Partners SHRI JITENDRA KUMAR S/o Shri**

Handwritten signature



Raghubeer Singh R/o K-6, Pallav Puram, Phase-II, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & SHRI VINOD KUMAR S/o Shri Balbeer Singh R/o 159-Shastri Colony, Near Arya Nagar, Kanker Khera, Meerut, Tehsil & Distt. Meerut, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at Bahi No L Zild 5790 at Pages 339 to 350 at Sr.No. 7006 on 22-05-2014. Certified copy of which is also annexed herewith.

- d- Original Agreement to Sale dated 25-04-2013 for Land area 0.6443 Hect., executed by SHRI BEER SINGH S/o Shri Dariyao Singh R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut through its Directors/Partners SHRI JITENDRA KUMAR S/o Shri Raghubeer Singh R/o K-6, Pallav Puram, Phase-II, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & SHRI VINOD KUMAR S/o Shri Balbeer Singh R/o 159-Shastri Colony, Near Arya Nagar, Kanker Khera, Meerut, Tehsil & Distt. Meerut, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at Bahi No L Zild 5053 at Pages 329 to 406 at Sr.No. 6550 on 25-04-2013. Certified copy of which is also annexed herewith.
- e- Copy of Sanction Layout Plan No. MDA/LD/20-21/0181 dated 23-10-2020 sanctioned by MEERUT DEVELOPMENT AUTHORITY, MEERUT in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS.
- f- Copy of Khatauni of Khasra No. 1389, 1390, 1391 & 1392Min., Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI JITENDRA KUMAR & SHRI VINOD KUMAR, are entered in Khatauni.
- g- Copy of Khatauni of Khasra No. 1428, 1429 & 1430, Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI VINOD KUMAR & SHRI ABHISHEK SINGH, are entered in Khatauni.
- h- Copy of Khatauni of Khasra No. 1420 & others, Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI VINOD KUMAR & SHRI ABHISHEK SINGH, are entered in Khatauni.
- i- Copy of Khatauni of Khasra No. 1389, 1390, 1391, 1392Min., 1428, 1429, 1430, 1420 & others, Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the names of SHRI BEER SINGH S/o Shri Dariyao Singh, is entered in Khatauni Since 1363 Fasli i.e. year 1955.

(2) **DESCRIPTION OF THE PROPERTY:-**

The property, mentioned in Schedule is A LAND, situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut. To ascertain the physical possession of the mortgagor measurements and boundaries of the property mentioned in Schedule, spot inspection be made by any responsible official of the Bank before disbursement of the present financial facilities.

(3) **DERIVATION OF TITLE:-**

- Originally the Property mentioned in schedule belonged to sqid SHRI BEER SINGH S/o Shri Dariyao Singh, and his name is entered in Khatauni, Since 1363 Fasli i.e. year 1955, the details of which are mentioned above.
- Said SHRI BEER SINGH S/o Shri Dariyao Singh executed a Agreement to Sale dated 25-04-2013 for Land area 0.6443 Hect., in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Reg. Meerut through its Directors/Partners SHRI JITENDRA KUMAR S/o Shri Raghubeer Singh & SHRI VINOD KUMAR S/o Shri Balbeer Singh, the details of which are mentioned above.

SATISH CHAND TYAGI

Advocate

Chamber

R.No-37, Law Chamber's Building,

Civil Court, Meerut.



Off. Regi.

20/6, Nai Sarak, Near Shiv Mandir,

Shastri Nagar, Meerut.

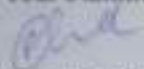
Phone : 0121-2764181

Mob : 9837292880

3

- Thereafter said **SHRI BEER SINGH S/o Shri Dariyao Singh** executed a **Extension of time for Agreement to Sale dated 22-05-2014 for Land area 0.6443 Hect.**, in favour of **M/S A-TO-Z BUILDERS AND DEVELOPERS Reg. Meerut through its Directors/Partners SHRI JITENDRA KUMAR S/o Shri Raghubeer Singh & SHRI VINOD KUMAR S/o Shri Balbeer Singh**, the details of which are mentioned above.
 - After that said **SHRI BEER SINGH S/o Shri Dariyao Singh** executed a **Sale Deed dated 26-07-2014 for Land area 0.6443 Hect.**, in favour of **M/S A-TO-Z BUILDERS AND DEVELOPERS Reg. Meerut through its Directors/Partners SHRI JITENDRA KUMAR S/o Shri Raghubeer Singh & SHRI VINOD KUMAR S/o Shri Balbeer Singh**, the details of which are mentioned above.
 - Said **SHRI TEJVEER SINGH S/o Late Shri Veer Singh & SHRI ABHISHEK SINGH S/o Late Shri Krishanveer Singh** executed a **Sale Deed dated 02-11-2019 for Land area 0.1245 Hect.**, in favour of **M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI DEEPAK VIHAN S/o Shri Ompal Singh & SHRI JITENDRA KUMAR S/o Shri Raghubeer Singh**, the details of which are mentioned above.
 - After purchased said **M/S A-TO-Z BUILDERS AND DEVELOPERS**, is the absolute owner of total area **0.7688 Hect.**, and the names of **M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI DEEPAK VIHAN & SHRI AMIT CHAUDHARY** is entered in Khatauni, the details of which are mentioned above.
 - Thereafter **MEERUT DEVELOPMENT AUTHORITY, MEERUT** Sanction Layout Plan No. **MDA/LD/20-21/0181** dated **23-10-2020** in the name of **M/S A-TO-Z BUILDERS AND DEVELOPERS**, the details of which are mentioned above.
 - Now said **M/S A-TO-Z BUILDERS AND DEVELOPERS through its Directors/Partners**, is absolute owner of the said property which is mentioned in Schedule.
 - Flow of title of the Property in question is traceable said **SHRI BEER SINGH S/o Shri Dariyao Singh**, Since **1363 Fasli i.e. year 1955**.
- (4) **OPINION:-**
- The Chain of title is complete and clear and free from encumbrances and a valid mortgage would be created.
 - **Plots Mortgaged Against External Development with MEERUT DEVELOPMENT AUTHORITY, MEERUT-Plot No. 48, 77, Sector Shopping & Convenient Shop**, which is mentioned in **Index No.-1** in Sanction Map.
 - **Plots Mortgaged Against Internal Development with MEERUT DEVELOPMENT AUTHORITY, MEERUT-Plot No. 46, 47, 78, 79, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91 & 92**, which is mentioned in **Index No.-2** in Sanction Map.
 - The Original Sale Deeds dated **02-11-2019** at Sr.No. **19354**, dated **26-07-2014** at Sr.No. **10522** Extension of time for Agreement to Sale dated **22-05-2014** at Sr.No. **7006** & Agreement to Sale dated **25-04-2013** at Sr.No. **6550** are in the custody of the director's of **M/S A-TO-Z BUILDERS AND DEVELOPERS** and I have seen the above Sale Deeds/Agreement to Sale Deeds in the office of **M/S A-TO-Z BUILDERS AND DEVELOPERS**. In my opinion the said Property is not mortgaged with any Bank or financial Institution.

Your's faithfully,


(SATISH CHAND TYAGI)
Advocate, Meerut.

SATISH CHAND TYAGI

Advocate

Chamber

R. No-37, Law Chamber's Building,
Civil Court, Meerut.



Off. Resi.

20/6, Nai Sarak, Near Shiv Mandir,
Shastri Nagar, Meerut.
Phone: 0121-2764181
Mob. 9837292880

Date: 13-10-2021

To,

THE DIRECTORS/PARTNERS

A-to-Z Builders and Developers,

Registered office at:-

K-6, Pallav Puram Phase-II, Tehsil Sardhana & Distt. Meerut

through its Director/Partner **SHRI JITENDER KUMAR**

S/o Shri Raghbeer Singh &

SHRI VINOD KUMAR

S/o Shri Balbeer Singh

both R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khera, Meerut.

Introduction:-

I, **SATISH CHAND TYAGI Advocate**, Meerut is practicing in District & Session court, Meerut, since October 1977 & working as penal Advocate in Bank, since 1999.

Dear Sir,

I am submitting my Legal Opinion on the property on which is **M/S A-TO-Z BUILDERS AND DEVELOPERS** are developing the colony:-

SCHEDULE

A LAND, area 0.1270 Hect., Pertaining to **Khasra No. 1392Min.**, Situated at Village **SIWAYA JAMAULLAPUR**, Pargana Daurala, Tehsil Sardhana, Distt. Meerut.

Taking all the facts and circumstances into consideration and going through the documents produced before me, the opinion is as follows:

(1) DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:-

- a- Original Sale Deed dated 26-02-2013 for Land area 0.1270 Hect., executed by **SHRI JAI PRAKASH S/o Shri Peetam R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut through its Directors/Partners SHRI DEEPAK VIHAN S/o Shri Ompal Singh R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & SHRI VINOD KUMAR S/o Shri Balbeer Singh R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khera, Meerut, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at Bahi No I, Zild 4923 at Pages 309 to 342 at Sr.No. 3035 on 26-02-2013. Certified copy of which is also annexed herewith.**
- b- Copy of Sanction Layout Plan No. MDA/LD/20-21/0181 dated 23-10-2020 sanctioned by **MEERUT DEVELOPMENT AUTHORITY, MEERUT** in the name of **M/S A-TO-Z BUILDERS AND DEVELOPERS.**
- c- Copy of Khatauni of **Khasra No. 1392Min.**, Situated at Village **SIWAYA JAMAULLAPUR**, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the name of **M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI DEEPAK VIHAN & SHRI VINOD KUMAR**, are entered in Khatauni.

(2) DESCRIPTION OF THE PROPERTY:-

The property, mentioned in Schedule is A LAND, situated at Village **SIWAYA JAMAULLAPUR**, Pargana Daurala, Tehsil Sardhana, Distt. Meerut. To ascertain the physical possession of the mortgagor measurements and boundaries of the property

SATISH CHAND TYAGI

Advocate

Chamber:

R.No-37, Law Chamber's Building,
Civil Court, Meerut.



Off Res:

20/B, Nai Sarak, Near Shiv Mandir,
Shastri Nagar, Meerut.
Phone : 0121-2764181
Mob. : 9837292880

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mentioned in Schedule, spot inspection be made by any responsible official of the Bank before disbursement of the present financial facilities.

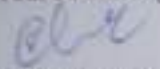
(3) **DERIVATION OF TITLE:-**

- Originally the Property mentioned in schedule belonged to said SHRI JAI PRAKASH S/o Shri Peetam, and her name is entered in Khatauni. **Since Long**, the details of which are mentioned above.
- Said SHRI JAI PRAKASH S/o Shri Peetam executed a Sale Deed dated 26-02-2013 for Land area 0.1270 Hect., in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI DEEPAK VIHAN S/o Shri Ompal Singh & SHRI AMIT CHAUDHARY S/o Shri Veer Boss Singh, the details of which are mentioned above.
- After purchased said M/S A-TO-Z BUILDERS AND DEVELOPERS, is the absolute owner of total area 0.1270 Hect., and the name of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI DEEPAK VIHAN & SHRI VINOD KUMAR is entered in Khatauni, the details of which are mentioned above.
- Thereafter MEERUT DEVELOPMENT AUTHORITY, MEERUT Sanction Layout Plan No. MDA/LD/20-21/0181 dated 23-10-2020 in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS, the details of which are mentioned above.
- Now said M/S A-TO-Z BUILDERS AND DEVELOPERS through its Directors/Partners, is absolute owner of the said property which is mentioned in Schedule.
- Flow of title of the Property in question is traceable said SHRI JAI PRAKASH S/o Shri Peetam, **Since Long**.

(4) **OPINION:-**

- The Chain of title is complete and clear and free from encumbrances and a valid mortgage would be created.
- Plots Mortgaged Against External Development with MEERUT DEVELOPMENT AUTHORITY, MEERUT-Plot No. 48, 77, Sector Shopping & Convenient Shop, which is mentioned in Index No.-1 in Sanction Map.
- Plots Mortgaged Against Internal Development with MEERUT DEVELOPMENT AUTHORITY, MEERUT-Plot No. 46, 47, 78, 79, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91 & 92, which is mentioned in Index No.-2 in Sanction Map.
- The Original Sale Deeds dated 26-02-2013 at Sr.No. 3035 is in the custody of the director's of M/S A-TO-Z BUILDERS AND DEVELOPERS and I have seen the above Sale Deed in the office of M/S A-TO-Z BUILDERS AND DEVELOPERS. In my opinion the said Property is not mortgaged with any Bank or financial Institution.

Your's faithfully,


(SATISH CHAND TYAGI)
Advocate, Meerut.

SATISH CHAND TYAGI

Advocate

Chamber:

R.No-37, Law Chamber's Building,
Civil Court, Meerut.



Off. Resi.:

20/6, Nai Sarak, Near Shiv Mandir,
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Date: 13-10-2021

To,

THE DIRECTORS/PARTNERS

A-to-Z Builders and Developers,

Registered office at:-

K-6, Pallav Puram Phase-II, Tehsil Sardhana & Distt. Meerut

through its Director/Partner **SHRI JITENDER KUMAR**

S/o Shri Raghbeer Singh &

SHRI VINOD KUMAR

S/o Shri Balbeer Singh

both R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khara, Meerut.

Introduction:-

I, **SATISH CHAND TYAGI Advocate**, Meerut is practicing in District & Session court, Meerut, since October 1977 & working as penal Advocate in Bank, since 1999.

Dear Sir,

I am submitting my Legal Opinion on the property on which is **M/S A-TO-Z BUILDERS AND DEVELOPERS** are developing the colony: -

SCHEDULE

A LAND, area 0.2020 Hect., Pertaining to Khasra No. 1392F, Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut.

Taking all the facts and circumstances into consideration and going through the documents produced before me, the opinion is as follows:

(1) DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:-

- a- Original Sale Deed dated 02-07-2015 for Land area 0.2020 Hect., executed by SMT. **OMBEERI** W/o Shri Sahansar Pal R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, in favour of **M/S A-TO-Z BUILDERS AND DEVELOPERS** Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut through its Directors/Partners **SHRI NAVNEET GOYAL** S/o Shri Rajendra Goyal R/o 153, Shiv Nagar, Modipuram, Meerut & **SHRI VINOD KUMAR** S/o Shri Balbeer Singh R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khara, Meerut, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at Bahi No L Zild 6530 at Pages 277 to 318 at Sr.No. 9568 on 02-07-2015. Certified copy of which is also annexed herewith.
- b- Copy of Sanction Layout Plan No. MDA/LD/20-21/0181 dated 23-10-2020 sanctioned by **MEERUT DEVELOPMENT AUTHORITY, MEERUT** in the name of **M/S A-TO-Z BUILDERS AND DEVELOPERS**.
- c- Copy of Khatauni of Khasra No. 1392F, Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the name of **M/S A-TO-Z BUILDERS AND DEVELOPERS** Meerut through its Directors/Partners **SHRI NAVNEET GOYAL & SHRI VINOD KUMAR**, are entered in Khatauni.
- d- Copy of Khatauni of Khasra No. 1392F, Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the names of SMT. **OMBEERI** W/o Shri Sahansar Pal, is entered in Khatauni Since 1393 Fasli i.e. year 1985.

SATISH CHAND TYAGI

Advocate

Chamber:

R.No-37, Law Chamber's Building,
Civil Court, Meerut.



Off.Resi:

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2

(2) **DESCRIPTION OF THE PROPERTY:-**

The property, mentioned in Schedule is A LAND, situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut. **To ascertain the physical possession of the mortgagor measurements and boundaries of the property mentioned in Schedule, spot inspection be made by any responsible official of the Bank before disbursement of the present financial facilities.**

(3) **DERIVATION OF TITLE:-**

- Originally the Property mentioned in schedule belonged to said SMT. OMBEERI W/o Shri Sahansar Pal, and her name is entered in Khatauni, Since 1393 Fasli i.e. year 1985, the details of which are mentioned above.
- Said SMT. OMBEERI W/o Shri Sahansar Pal executed a Sale Deed dated 02-07-2015 for Land area 0.2020 Hect., in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI DEEPAK VIHAN S/o Shri Ompal Singh & SHRI AMIT CHAUDHARY S/o Shri Veer Boss Singh, the details of which are mentioned above.
- After purchased said M/S A-TO-Z BUILDERS AND DEVELOPERS, is the absolute owner of total area 0.2020 Hect., and the name of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI NAVNEET GOYAL & SHRI VINOD KUMAR is entered in Khatauni, the details of which are mentioned above.
- Thereafter MEERUT DEVELOPMENT AUTHORITY, MEERUT Sanction Layout Plan No. MDA/LD/20-21/0181 dated 23-10-2020 in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS, the details of which are mentioned above.
- Now said M/S A-TO-Z BUILDERS AND DEVELOPERS through its Directors/Partners, is absolute owner of the said property which is mentioned in Schedule.
- Flow of title of the Property in question is traceable said SMT. OMBEERI W/o Shri Sahansar Pal, Since 1393 Fasli i.e. year 1985.

(4) **OPINION:-**

- The Chain of title is complete and clear and free from encumbrances and a valid mortgage would be created.
- Plots Mortgaged Against External Development with MEERUT DEVELOPMENT AUTHORITY, MEERUT-Plot No. 48, 77, Sector Shopping & Convenient Shop, which is mentioned in Index No.-1 in Sanction Map.
- Plots Mortgaged Against Internal Development with MEERUT DEVELOPMENT AUTHORITY, MEERUT-Plot No. 46, 47, 78, 79, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91 & 92, which is mentioned in Index No.-2 in Sanction Map.
- The Original Sale Deeds dated 02-07-2015 at Sr.No. 9568 is in the custody of the director's of M/S A-TO-Z BUILDERS AND DEVELOPERS and I have seen the above Sale Deed in the office of M/S A-TO-Z BUILDERS AND DEVELOPERS. In my opinion the said Property is not mortgaged with any Bank or financial Institution.

Your's faithfully,

(SATISH CHAND TYAGI)
Advocate, Meerut.

SATISH CHAND TYAGI

Advocate

Chamber:

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To,

THE DIRECTORS/PARTNERS

A-to-Z Builders and Developers,

Registered office at:

K-6, Pallav Puram Phase-II, Tehsil Sardhana & Distt. Meerut

through its Director/Partner **SHRI JITENDER KUMAR**

S/o Shri Raghbeer Singh &

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both R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khara, Meerut.

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Dear Sir,

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SCHEDULE

A LAND, area 0.2030 Hect., Pertaining to Khasra No. 1393Min., Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut.

Taking all the facts and circumstances into consideration and going through the documents produced before me, the opinion is as follows:

(1) DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:-

- a- Original Sale Deed dated 07-04-2016 for Land area 0.2030 Hect., executed by **SHRI JITENDRA** S/o Shri Jai Prakash R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, in favour of **M/S A-TO-Z BUILDERS AND DEVELOPERS** Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut through its Directors/Partners **SHRI DEEPAK VIHAN** S/o Shri Ompal Singh R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & **SHRI AMIT CHAUDHARY** S/o Shri Veer Boss Singh R/o 237, Pushp Vihar Colony, Modipuram, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at Bahi No 1, Zild 6969 at Pages 65 to 126 at Sr.No. 4721 on 07-04-2016. Certified copy of which is also annexed herewith.
- b- Original Sale Deed dated 25-08-2012 for Land area 0.2030 Hect., executed by **SHRI JAI PRAKASH** S/o Shri Peetam R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, in favour of **SHRI JITENDRA** S/o Shri Jai Prakash R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at Bahi No 1, Zild 4556 at Pages 265 to 318 at Sr.No. 12783 on 25-08-2012. Certified copy of which is also annexed herewith.
- c- Copy of Sanction Layout Plan No. MDA/LD/20-21/0181 dated 23-10-2020 sanctioned by **MEERUT DEVELOPMENT AUTHORITY, MEERUT** in the name of **M/S A-TO-Z BUILDERS AND DEVELOPERS.**

SATISH CHAND TYAGI

Advocate

Chamber:

R.No-37, Law Chamber's Building,
Civil Court, Meerut.



Off.Resi.:

20/6, Nai Sarak, Near Shiv Mandir,
Shastri Nagar, Meerut.
Phone : 0121-2764181
Mob. : 9837292880

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- d- Copy of Khatauni of Khasra No. 1393Min., Situated at Village SIWAYA JMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI DEEPAK VIHAN & SHRI AMIT CHAUDHARY, are entered in Khatauni.
- e- Copy of Khatauni of Khasra No. 1393Min. & others, Situated at Village SIWAYA JMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the names of SHRI JAI PRAKASH S/o Shri Peetam, is entered in Khatauni Since 1393 Fasli i.e. year 1985.

(2) **DESCRIPTION OF THE PROPERTY:-**

The property, mentioned in Schedule is A LAND, situated at Village SIWAYA JMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut. To ascertain the physical possession of the mortgagor measurements and boundaries of the property mentioned in Schedule, spot inspection be made by any responsible official of the Bank before disbursement of the present financial facilities.

(3) **DERIVATION OF TITLE:-**

- Originally the Property mentioned in schedule belonged to said SHRI JAI PRAKASH S/o Shri Peetam, and his name is entered in Khatauni, Since 1363 Fasli i.e. year 1955, the details of which are mentioned above.
- Said SHRI JAI PRAKASH S/o Shri Peetam executed a Sale Deed dated 25-08-2012 for Land area 0.2030 Hect., in favour of SHRI JITENDRA S/o Shri Jai Prakash, the details of which are mentioned above.
- Said SHRI JITENDRA S/o Shri Jai Prakash executed a Sale Deed dated 07-04-2016 for Land area 0.2030 Hect., in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI DEEPAK VIHAN S/o Shri Ompal Singh & SHRI AMIT CHAUDHARY S/o Shri Veer Boss Singh, the details of which are mentioned above.
- After purchased said M/S A-TO-Z BUILDERS AND DEVELOPERS, is the absolute owner of total area 0.2030 Hect., and the name of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI DEEPAK VIHAN & SHRI AMIT CHAUDHARY is entered in Khatauni, the details of which are mentioned above.
- Thereafter MEERUT DEVELOPMENT AUTHORITY, MEERUT Sanction Layout Plan No. MDA/LD/20-21/0181 dated 23-10-2020 in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS, the details of which are mentioned above.
- Now said M/S A-TO-Z BUILDERS AND DEVELOPERS through its Directors/Partners, is absolute owner of the said property which is mentioned in Schedule.
- Flow of title of the Property in question is traceable said SHRI JAI PRAKASH S/o Shri Peetam, Since 1363 Fasli i.e. year 1955.

(4) **OPINION:-**

- The Chain of title is complete and clear and free from encumbrances and a valid mortgage would be created.
- Plots Mortgaged Against External Development with MEERUT DEVELOPMENT AUTHORITY, MEERUT-Plot No. 48, 77, Sector Shopping & Convenient Shop, which is mentioned in Index No.-1 in Sanction Map.
- Plots Mortgaged Against Internal Development with MEERUT DEVELOPMENT AUTHORITY, MEERUT-Plot No. 46, 47, 78, 79, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91 & 92, which is mentioned in Index No.-2 in Sanction Map.

(Handwritten signature)

SATISH CHAND TYAGI

Advocate

Chamber

R No-37, Law Chamber's Building,
Civil Court, Meerut.



Off. Resi :

20/6, Nai Sarak, Near Shiv Mandir,

Shaastri Nagar, Meerut.

Phone : 0121-2764181

Mob. : 9837292880

3

- The Original Sale Deeds dated 07-04-2016 at Sr.No. 4721 & dated 25-08-2012 at Sr.No. 12783 are in the custody of the director's of M/S A-TO-Z BUILDERS AND DEVELOPERS and I have seen the above Sale Deeds in the office of M/S A-TO-Z BUILDERS AND DEVELOPERS. In my opinion the said Property is not mortgaged with any Bank or financial Institution.

Your's faithfully,

(SATISH CHAND TYAGI)

Advocate, Meerut.

SATISH CHAND TYAGI

Advocate

Chamber,

R. No-37, Law Chamber's Building,
Civil Court, Meerut.



Off. Resi.:

20/6, Nai Sarak, Near Shiv Mandir,

Shastri Nagar, Meerut.

Phone : 0121-2764181

Mob. : 9837292880

Date: 13-10-2021

To,

THE DIRECTORS/PARTNERS

A-to-Z Builders and Developers,

Registered office at:-

K-6, Pallav Puram Phase-II, Tehsil Sardhana & Distt. Meerut

through its Director/Partner **SHRI JITENDER KUMAR**

S/o Shri Raghbeer Singh &

SHRI VINOD KUMAR

S/o Shri Balbeer Singh

both R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khara, Meerut.

Introduction:-

I, **SATISH CHAND TYAGI** Advocate, Meerut is practicing in District & Session court, Meerut, since October 1977 & working as penal Advocate in Bank, since 1999.

Dear Sir,

I am submitting my Legal Opinion on the property on which is **M/S A-TO-Z BUILDERS AND DEVELOPERS** are developing the colony: -

SCHEDULE

A LAND, area **0.5815 Hect.**, Pertaining to **Khasra No. 1394, 1396, 1397**, Situated at **Village SIWAYA JAMAULLAPUR**, Pargana Daurala, Tehsil Sardhana, Distt. Meerut.

Taking all the facts and circumstances into consideration and going through the documents produced before me, the opinion is as follows:

(1) DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:-

- a- **Original Sale Deed dated 25-07-2013 for Land area 0.5815 Hect.**, executed by **SHRI ASHOK KUMAR** S/o Shri Om Prakash R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, **in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS** Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut **through its Directors/Partners SHRI VINOD KUMAR** S/o Shri Balbeer Singh R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khara, Meerut & **SHRI JITENDRA KUMAR** S/o Shri Raghubeer Singh R/o K-6, Pallav Puram Colony, Phase-II, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, which was registered in the office of the **Sub-Registrar, Sardhana, Meerut** at **Bahi No J, Zild 5262 at Pages 215 to 230 at Sr.No. 12149 on 25-07-2013. Certified copy of which is also annexed herewith.**
- b- **Original Agreement to Sale dated 05-09-2012 for Land area 0.5815 Hect.**, executed by **SHRI ASHOK KUMAR** S/o Shri Om Prakash R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, **in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS** Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut **through its Directors/Partners SHRI DEEPAK VIHAN** S/o Shri Ompal Singh R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & **SHRI VINOD KUMAR** S/o Shri Balbeer Singh R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khara, Meerut, which was registered in the office of the **Sub-Registrar, Sardhana, Meerut** at **Bahi No J, Zild 4579 at Pages 311 to 350 at Sr.No. 13348 on 25-07-2013. Certified copy of which is also annexed herewith.**

Pld

SATISH CHAND TYAGI

Advocate

Chamber

R.No-37, Law Chamber's Building,
Civil Court, Meerut.



Off Resi:

20/6, Nai Sarak, Near Shiv Mandir,
Shastri Nagar, Meerut.
Phone : 0121-2764181
Mob. : 9837292880

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- c- Copy of Sanction Layout Plan No. MDA/LD/20-21/0181 dated 23-10-2020 sanctioned by MEERUT DEVELOPMENT AUTHORITY, MEERUT in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS.
- d- Copy of Khatauni of Khasra No. 1394, 1396, 1397, Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI VINOD KUMAR & SHRI JITENDRA KUMAR, are entered in Khatauni.
- e- Copy of Khatauni of Khasra No. 1394, 1396, 1397 & others, Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the names of S/SHRI ASHOK KUMAR, MADAN PAL SINGH both S/o Shri Om Prakash, is entered in Khatauni Since 1375 Fasli i.e. year 1967.

(2) DESCRIPTION OF THE PROPERTY:-

The property, mentioned in Schedule is A LAND, situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut. To ascertain the physical possession of the mortgagor measurements and boundaries of the property mentioned in Schedule, spot inspection be made by any responsible official of the Bank before disbursement of the present financial facilities.

(3) DERIVATION OF TITLE:-

- Originally the Property mentioned in schedule belonged to said S/SHRI ASHOK KUMAR, MADAN PAL SINGH both S/o Shri Om Prakash, and their names are entered in Khatauni, Since 1393 Fasli i.e. year 1985, the details of which are mentioned above.
- Said SHRI ASHOK KUMAR S/o Shri Om Prakash executed a Agreement to Sale dated 05-09-2012 for Land area 0.5815 Hect., in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI DEEPAK VIHAN S/o Shri Ompal Singh & SHRI VINOD KUMAR S/o Shri Veer Boss Singh, the details of which are mentioned above.
- Thereafter said SHRI ASHOK KUMAR S/o Shri Om Prakash executed a Sale Deed dated 25-07-2013 for Land area 0.5815 Hect., in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI VINOD KUMAR S/o Shri Balbeer Singh & SHRI JITENDRA KUMAR, the details of which are mentioned above.
- After purchased said M/S A-TO-Z BUILDERS AND DEVELOPERS, is the absolute owner of total area 0.5815 Hect., and the name of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI VINOD KUMAR & SHRI JITENDRA KUMAR is entered in Khatauni, the details of which are mentioned above.
- Thereafter MEERUT DEVELOPMENT AUTHORITY, MEERUT Sanction Layout Plan No. MDA/LD/20-21/0181 dated 23-10-2020 in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS, the details of which are mentioned above.
- Now said M/S A-TO-Z BUILDERS AND DEVELOPERS through its Directors/Partners, is absolute owner of the said property which is mentioned in Schedule.
- Flow of title of the Property in question is traceable said S/SHRI ASHOK KUMAR, MADAN PAL SINGH both S/o Shri Om Prakash, Since 1393 Fasli i.e. year 1985.

(4) OPINION:-

- The Chain of title is complete and clear and free from encumbrances and a valid mortgage would be created.
- Plots Mortgaged Against External Development with MEERUT DEVELOPMENT AUTHORITY, MEERUT-Plot No. 48, 77, Sector Shopping & Convenient Shop, which is mentioned in Index No.-1 in Sanction Map.

Plotted

SATISH CHAND TYAGI

Advocate

Chamber

R.No-37, Law Chamber's Building,
Civil Court, Meerut.



Off. Resi.

20/6, Nai Sarak, Near Shiv Mandir,

Shastri Nagar, Meerut.

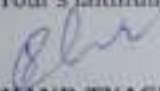
Phone : 0121-2764181

Mob. : 9837292880

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- Plots Mortgaged Against Internal Development with MEERUT DEVELOPMENT AUTHORITY, MEERUT-Plot No. 46, 47, 78, 79, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91 & 92, which is mentioned in Index No.-2 in Sanction Map.
- The Original Sale Deeds dated 25-07-2013 at Sr.No. 12149 & Agreement to Sale dated 05-09-2012 at Sr.No. 13348 are in the custody of the director's of M/S A-TO-Z BUILDERS AND DEVELOPERS and I have seen the above Sale Deed in the office of M/S A-TO-Z BUILDERS AND DEVELOPERS. In my opinion the said Property is not mortgaged with any Bank or financial Institution.

Your's faithfully,


(SATISH CHAND TYAGI)
Advocate, Meerut.



Date: 13-10-2021

To,

THE DIRECTORS/PARTNERS**A-to-Z Builders and Developers.**

Registered office at:-

K-6, Pallav Puram Phase-II, Tehsil Sardhana & Distt. Meerut

through its Director/Partner SHRI JITENDER KUMAR

S/o Shri Raghbeer Singh &

SHRI VINOD KUMAR

S/o Shri Balbeer Singh

both R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khera, Meerut.

Introduction:-

I, **SATISH CHAND TYAGI Advocate**, Meerut is practicing in District & Session court, Meerut, since October 1977 & working as penal Advocate in Bank, since 1999.

Dear Sir,

I am submitting my Legal Opinion on the property on which is **M/S A-TO-Z BUILDERS AND DEVELOPERS** are developing the colony: -

SCHEDULE

A LAND, area 0.1357, 7/8 Hect., Pertaining to Khasra No. 1409, 1415Min., 1416Min. & 1417Min., Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut.

Taking all the facts and circumstances into consideration and going through the documents produced before me, the opinion is as follows:

(1) DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:-

- a- **Original Sale Deed dated 11-10-2013 for Land area 0.1357, 7/8 Hect., executed by S/SHRI VIKAS, GULSHAN both S/o Shri Bijendra Singh & SMT. SUSHMA W/o Shri Bijendra all R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut through its Directors/Partners SHRI JITENDRA KUMAR S/o Shri Raghuvveer Singh R/o K-6, Pallav Puram Colony, Phase-II, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & SHRI VINOD KUMAR S/o Shri Balbeer Singh R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khera, Meerut, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at Bahi No J, Zild 5381 at Pages 347 to 418 at Sr.No. 15544 on 11-10-2013. Certified copy of which is also annexed herewith.**
- b- **Original Sale Deed dated 11-10-2013 for Land area 0.0167, 7/25 Hect., executed by SHRI ASHOK KUMAR S/o Shri Om Prakash R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut through its Directors/Partners SHRI JITENDRA KUMAR S/o Shri Raghuvveer Singh R/o K-6, Pallav Puram Colony, Phase-II, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & SHRI VINOD KUMAR S/o Shri Balbeer Singh R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khera, Meerut, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at Bahi No J, Zild 5381 at Pages 327 to 346 at Sr.No. 15543 on 11-10-2013. Certified copy of which is also annexed herewith.**



- c- Copy of Sanction Layout Plan No. MDA/LD/20-21/0181 dated 23-10-2020 sanctioned by MEERUT DEVELOPMENT AUTHORITY, MEERUT in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS.
- d- Copy of Khatauni of Khasra No. 1409, 1415Min., 1416Min. & 1417Min., Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI VINOD KUMAR & SHRI JITENDRA KUMAR, are entered in Khatauni.
- e- Copy of Khatauni of Khasra No. 1409, 1415Min., 1416Min. & 1417Min., Situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the names of S/SHRI VIKAS, GULSHAN both S/o Shri Bijendra Singh, SMT. SUSHMA W/o Shri Bijendra & SHRI ASHOK KUMAR S/o Shri Om Prakash, is entered in Khatauni Since 1381 Fasli i.e. year 1973.

(2) **DESCRIPTION OF THE PROPERTY:-**

The property, mentioned in Schedule is A LAND, situated at Village SIWAYA JAMAULLAPUR, Pargana Daurala, Tehsil Sardhana, Distt. Meerut. To ascertain the physical possession of the mortgagor measurements and boundaries of the property mentioned in Schedule, spot inspection be made by any responsible official of the Bank before disbursement of the present financial facilities,

(3) **DERIVATION OF TITLE:-**

- Originally the Property mentioned in schedule belonged to said S/SHRI VIKAS, GULSHAN both S/o Shri Bijendra Singh, SMT. SUSHMA W/o Shri Bijendra & SHRI ASHOK KUMAR S/o Shri Om Prakash, and their names are entered in Khatauni, Since 1381 Fasli i.e. year 1973, the details of which are mentioned above.
- Said SHRI ASHOK KUMAR S/o Shri Om Prakash executed a Sale Deed dated 11-10-2013 for Land area 0.0167, 7/25 Hect., in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI JITENDRA KUMAR S/o Shri Raghuveer Singh & SHRI VINOD KUMAR, the details of which are mentioned above.
- Said S/SHRI VIKAS, GULSHAN both S/o Shri Bijendra Singh & SMT. SUSHMA W/o Shri Bijendra executed a Sale Deed dated 11-10-2013 for Land area 0.1357, 7/8 Hect., in favour of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI JITENDRA KUMAR S/o Shri Raghuveer Singh & SHRI VINOD KUMAR, the details of which are mentioned above.
- After purchased said M/S A-TO-Z BUILDERS AND DEVELOPERS, is the absolute owner of total area which is mentioned in schedule, and the name of M/S A-TO-Z BUILDERS AND DEVELOPERS Meerut through its Directors/Partners SHRI VINOD KUMAR & SHRI JITENDRA KUMAR is entered in Khatauni, the details of which are mentioned above.
- Thereafter MEERUT DEVELOPMENT AUTHORITY, MEERUT Sanction Layout Plan No. MDA/LD/20-21/0181 dated 23-10-2020 in the name of M/S A-TO-Z BUILDERS AND DEVELOPERS, the details of which are mentioned above.
- Now said M/S A-TO-Z BUILDERS AND DEVELOPERS through its Directors/Partners, is absolute owner of the said property which is mentioned in Schedule.
- Flow of title of the Property in question is traceable said S/SHRI VIKAS, GULSHAN both S/o Shri Bijendra Singh, SMT. SUSHMA W/o Shri Bijendra & SHRI ASHOK KUMAR S/o Shri Om Prakash, Since 1381 Fasli i.e. year 1973.

[Handwritten signature]



(4) **OPINION:-**

- The Chain of title is complete and clear and free from encumbrances and a valid mortgage would be created.
- Plots Mortgaged Against External Development with MEERUT DEVELOPMENT AUTHORITY, MEERUT-Plot No. 48, 77, Sector Shopping & Convenient Shop, which is mentioned in Index No.-1 in Sanction Map.
- Plots Mortgaged Against Internal Development with MEERUT DEVELOPMENT AUTHORITY, MEERUT-Plot No. 46, 47, 78, 79, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91 & 92, which is mentioned in Index No.-2 in Sanction Map.
- The Original Sale Deeds dated 11-10-2013 at Sr.No. 15544 & Sale Deed dated 05-09-2012 at Sr.No. 15543 are in the custody of the director's of M/S A-TO-Z BUILDERS AND DEVELOPERS and I have seen the above Sale Deed in the office of M/S A-TO-Z BUILDERS AND DEVELOPERS. In my opinion the said Property is not mortgaged with any Bank or financial Institution.

Your's faithfully,

(SATISH CHAND TYAGI)
Advocate, Meerut.

SATISH CHAND TYAGI

Advocate

Chamber

R.No-37, Law Chamber's Building,
Civil Court, Meerut.



Off. Resi.

20/6, Nai Sarak, Near Shiv Mandir,
Shastri Nagar, Meerut.
Phone : 0121-2764181
Mob. : 9837292880

Date: 13-10-2021

To,

THE DIRECTORS/PARTNERS

A-to-Z Builders and Developers,

Registered office at:-

K-6, Pallav Puram Phase-II, Tehsil Sardhana & Distt. Meerut

through its Director/Partner **SHRI JITENDER KUMAR**

S/o Shri Raghbeer Singh &

SHRI VINOD KUMAR

S/o Shri Balbeer Singh

both R/o 159, Shastri Colony, Near Arya Nagar, Kanker Khara, Meerut.

Introduction:-

I, **SATISH CHAND TYAGI Advocate**, Meerut is practicing in District & Session court, Meerut, since October 1977 & working as penal Advocate in Bank, since 1999.

Dear Sir,

I am submitting my Legal Opinion on the property on which is **M/S A-TO-Z BUILDERS AND DEVELOPERS** are developing the colony:-

SCHEDULE

A LAND, area 1.0500 Hect., Pertaining to Khasra No. 1410, 1411, 1412, Situated at Village **SIWAYA JAMAULLAPUR**, Pargana Daurala, Tehsil Sardhana, Distt. Meerut.

Taking all the facts and circumstances into consideration and going through the documents produced before me, the opinion is as follows:

(1) DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:-

- a- Original Sale Deed dated 26-08-2015 for Land area 0.3500 Hect., executed by **SHRI AJAY KUMAR** S/o Shri Maharaj Singh R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, in favour of **M/S A-TO-Z BUILDERS AND DEVELOPERS** Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut through its Directors/Partners **SHRI JITENDER KUMAR** S/o Shri Raghveer Singh R/o K-6, Pallav Puram Colony, Phase-2, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & **SHRI VINOD KUMAR** S/o Shri Balbeer Singh R/o 159, Shastri Nagar Colony, near Arya Nagar, Kanker Khara, Meerut Tehsil & Distt. Meerut, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at Bahi No I, Zild 6624 at Pages 365 to 444 at Sr.No. 12285 on 26-08-2015. Certified copy of which is also annexed herewith.
- b- Original Sale Deed dated 21-10-2013 for Land area 0.5250 Hect., executed by **SHRI RAJU, DEEPAK** both S/o Shri Jagbeer Singh & **SMT. KARTARI** W/o Shri Jagbeer Singh both R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, in favour of **M/S A-TO-Z BUILDERS AND DEVELOPERS** Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut through its Directors/Partners **SHRI JITENDER KUMAR** S/o Shri Raghveer Singh R/o K-6, Pallav Puram Colony, Phase-2, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & **SHRI VINOD KUMAR** S/o Shri Balbeer Singh R/o 159, Shastri Nagar Colony, near Arya Nagar, Kanker Khara, Meerut Tehsil & Distt. Meerut, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at Bahi No I, Zild 5397 at Pages 237 to 258 at Sr.No. 15967 on 21-10-2013. Certified copy of which is also annexed herewith.
- c- Original Sale Deed dated 18-06-2013 for Land area 0.1750 Hect., executed by **SHRI AMIT** S/o Late Shri Jaibeer & **SMT. KAMLESH** W/o Late Shri Jaibeer both R/o Village



Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, in favour of **M/S A-TO-Z BUILDERS AND DEVELOPERS** Reg. Office K-6, Pallav Puram, Phase-II, Tehsil Sardhana, Distt. Meerut through its Directors/Partners **SHRI DEEPAK VIHAN S/o Shri Ompal Singh R/o Village Siwaya Jamaullapur, Pargana Daurala, Tehsil Sardhana, Distt. Meerut & SHRI VINOD KUMAR S/o Shri Balbeer Singh R/o 159, Shastri Nagar Colony, near Arya Nagar, Kanker Khara, Meerut Tehsil & Distt. Meerut**, which was registered in the office of the Sub-Registrar, Sardhana, Meerut at **Bahi No J, Zild 5170 at Pages 1 to 28 at Sr.No. 9693 on 18-06-2013. Certified copy of which is also annexed herewith.**

- d- Copy of Sanction Layout Plan No. **MDA/LD/20-21/0181 dated 23-10-2020** sanctioned by **MEERUT DEVELOPMENT AUTHORITY, MEERUT** in the name of **M/S A-TO-Z BUILDERS AND DEVELOPERS**.
- e- Copy of Khatauni of Khasra No. **1410, 1411, 1412**, Situated at Village **SIWAYA JAMAULLAPUR**, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the name of **M/S A-TO-Z BUILDERS AND DEVELOPERS** Meerut through its Directors/Partners **SHRI JITENDER KUMAR & SHRI VINOD KUMAR**, are entered in Khatauni.
- f- Copy of Khatauni of Khasra No. **1410, 1411, 1412 & others**, Situated at Village **SIWAYA JAMAULLAPUR**, Pargana Daurala, Tehsil Sardhana, Distt. Meerut in the names of **SHRI AJAY KUMAR S/o Shri Maharaj Singh, SHRI RAJU, DEEPAK** both S/o Shri Jagbeer Singh, **SMT. KARTARI W/o Shri Jagbeer Singh, SHRI AMIT S/o Late Shri Jaibeer & SMT. KAMLESH W/o Late Shri Jaibeer**, are entered in Khatauni Since **1363 Fasli** i.e. year **1955**.

(2) **DESCRIPTION OF THE PROPERTY:-**

The property, mentioned in Schedule is A LAND, situated at Village **SIWAYA JAMAULLAPUR**, Pargana Daurala, Tehsil Sardhana, Distt. Meerut. **To ascertain the physical possession of the mortgagor measurements and boundaries of the property mentioned in Schedule, spot inspection be made by any responsible official of the Bank before disbursement of the present financial facilities.**

(3) **DERIVATION OF TITLE:-**

- Originally the Property mentioned in schedule belonged to said **SHRI AJAY KUMAR S/o Shri Maharaj Singh, SHRI RAJU, DEEPAK** both S/o Shri Jagbeer Singh, **SMT. KARTARI W/o Shri Jagbeer Singh, SHRI AMIT S/o Late Shri Jaibeer & SMT. KAMLESH W/o Late Shri Jaibeer**, and theirs name are entered in Khatauni Since **1363 Fasli** i.e. year **1955**, the details of which are mentioned above.
- Said **SHRI AMIT S/o Late Shri Jaibeer & SMT. KAMLESH W/o Late Shri Jaibeer** executed a Sale Deed dated **18-06-2013** for Land area **0.1750 Hect.**, in favour of **M/S A-TO-Z BUILDERS AND DEVELOPERS**, Meerut through its Directors/Partners **SHRI DEEPAK VIHAN S/o Shri Ompal Singh & SHRI VINOD KUMAR S/o Shri Balbeer Singh**, the details of which are mentioned above.
- Said **SHRI RAJU, DEEPAK** both S/o Shri Jagbeer Singh & **SMT. KARTARI W/o Shri Jagbeer Singh** executed an Agreement to Sale dated **18-02-2013** for Land area **0.5250 Hect.**, in favour of **M/S A-TO-Z BUILDERS AND DEVELOPERS**, Meerut through its Directors/Partners **SHRI JITENDER KUMAR S/o Shri Raghuvveer Singh & SHRI VINOD KUMAR S/o Shri Balbeer Singh**, the details of which is mentioned in Sale Deed dated **21-10-2013**.
- Thereafter said **SHRI RAJU, DEEPAK** both S/o Shri Jagbeer Singh & **SMT. KARTARI W/o Shri Jagbeer Singh** executed a Sale Deed dated **21-10-2013** for Land area **0.5250 Hect.**, in favour of **M/S A-TO-Z BUILDERS AND DEVELOPERS**, Meerut through its Directors/Partners **SHRI JITENDER KUMAR S/o Shri Raghuvveer Singh & SHRI VINOD KUMAR S/o Shri Balbeer Singh**, the details of which are mentioned above.

(Handwritten signature)

SATISH CHAND TYAGI

Advocate
Chamber.

R.No-37, Law Chamber's Building,
Civil Court, Meerut.



Off. Resl.:

20/6, Nai Sarak, Near Shiv Mandir,
Shastri Nagar, Meerut.
Phone : 0121-2764181
Mob. : 9837292880

- 3
- Said **SHRI AJAY KUMAR** S/o Shri Maharaj Singh executed a **Sale Deed** dated **26-08-2015** for Land area **0.3500 Hect.**, in favour of **M/S A-TO-Z BUILDERS AND DEVELOPERS**, Meerut through its Directors/Partners **SHRI JITENDER KUMAR** S/o Shri Raghuvver Singh & **SHRI VINOD KUMAR** S/o Shri Balbeer Singh, the details of which are mentioned above.
 - After purchased said **M/S A-TO-Z BUILDERS AND DEVELOPERS**, is the absolute owner of total area **1.0500 Hect.**, and the name of **M/S A-TO-Z BUILDERS AND DEVELOPERS** Meerut through its Directors/Partners **SHRI JITENDER KUMAR & SHRI VINOD KUMAR** is entered in Khatauni, the details of which are mentioned above.
 - Thereafter **MEERUT DEVELOPMENT AUTHORITY, MEERUT** Sanction Layout Plan No. **MDA/LD/20-21/0181** dated **23-10-2020** in the name of **M/S A-TO-Z BUILDERS AND DEVELOPERS**, the details of which are mentioned above.
 - Now said **M/S A-TO-Z BUILDERS AND DEVELOPERS** through its Directors/Partners, is absolute owner of the said property which is mentioned in Schedule.
 - Flow of title of the Property in question is traceable said **SHRI AJAY KUMAR** S/o Shri Maharaj Singh, **SHRI RAJU, DEEPAK** both S/o Shri Jagbeer Singh, **SMT. KARTARI** W/o Shri Jagbeer Singh, **SHRI AMIT** S/o Late Shri Jaibeer & **SMT. KAMLESH** W/o Late Shri Jaibeer, and theirs name are entered in Khatauni Since **1363 Fasli** i.e. year **1955**.
- (4) **OPINION:-**
- The Chain of title is complete and clear and free from encumbrances and a valid mortgage would be created.
 - Plots Mortgaged Against External Development with **MEERUT DEVELOPMENT AUTHORITY, MEERUT**-Plot No. **48, 77, Sector Shopping & Convenient Shop**, which is mentioned in **Index No.-1** in Sanction Map.
 - Plots Mortgaged Against Internal Development with **MEERUT DEVELOPMENT AUTHORITY, MEERUT**-Plot No. **46, 47, 78, 79, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91 & 92**, which is mentioned in **Index No.-2** in Sanction Map.
 - The Original Sale Deed dated **26-08-2015** at Sr.No. **12285**, dated **21-10-2013** at Sr.No. **15967** & dated **18-06-2013** at Sr.No. **9623** are in the custody of the director's of **M/S A-TO-Z BUILDERS AND DEVELOPERS** and I have seen the above Sale Deeds in the office of **M/S A-TO-Z BUILDERS AND DEVELOPERS**. In my opinion the said Property is not mortgaged with any Bank or financial Institution.

Yours faithfully,

(SATISH CHAND TYAGI)
Advocate, Meerut.