



Subhash Chandra Mathur
Advocate

Office:
35 Avas Vikas Colony Pili Kothi,
Civil Lines Moradabad-244001
Phone : 0591-2412000
Mobile : 98371-65000

Land Tittle Search Report

25-02-2025

To

Dated :

The Authorised Authority,
RERA, Lucknow (U.P)


Dear Sir,

Sub:- Legal opinion in connection of land title search report of immovable property of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** (PAN-AAACL5169Q) Lakri Fajalpur Delhi Road, Moradabad through its Director Shri Vibhor Kumar Gupta S/O Late Shri Narain Kumar Gupta R/O H.No. 09, Rajan Enclave, P.A.C Crossing, Civil Lines, Moradabad. (For the Residential Project to be known as "**LOHIA ONE**" Moradabad-244001 (U.P.)"

I have gone through the papers of the party. The party has produced before me the following papers viz.

Part-I

- 1- A Copy of Sale Deed executed by M/s Lohia Infrastructure Pvt Ltd. 5A-114, First Floor, Tilak Nagar, New Delhi through its Director Mr. Vibhor Kumar Gupta on 11-11-2020 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** (Khasra No. 560) registered in book no. 1 Vol. No. 12967 on pages 301 to 314 at Sl. No. 8073 in the office of Sub Registrar II, Moradabad (U.P)
- 2- A Copy of Sale Deed executed by Mr. Vipul Gupta S/o Mr. Vipin Kumar Gupta R/o 10, Rajan Enclave, Civil Lines, Moradabad and M/s Lohia Infrastructure Pvt Ltd. 5A-114, First Floor, Tilak Nagar, New Delhi through its Director Mr. Vibhor Kumar Gupta on 17-09-2021 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** (Khasra No. 560) registered in book no. 1 Vol. No. 13453 on pages 365 to 378 at Sl. No. 9473 in the office of Sub Registrar II, Moradabad (U.P)
- 3- A Copy of Sale Deed executed by Mr. Ram Swaroop S/o Mr. Buddha R/o Village Pakbara, Tehsil & District Moradabad on 07-10-2005 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** (Khasra No. 561, 562) registered in book no. 1 Vol. No. 4937 on pages 85 to 126 at Sl. No. 4531 in the office of Sub Registrar II, Moradabad (U.P)


SUBHASH CHANDRA MATHUR
(ADVOCATE)

Chamber: Opposite District Judge Court, Court Compound, Moradabad
Email: subhashmathuradvocate@gmail.com
Reg. No. UP02904/99
Opp. District Judge Court Near Registry
Office Moradabad - 9837165000

नोट : गरीबों को कानूनी सलाह मुफ्त दी जाती है।

- 4- A Copy of Sale Deed executed by Mr. Amar Nath Kapoor & Mr. Surendra Nath Kapoor & Shimbhu Nath Kapoor & Rama Shankar Kapoor All S/o Mr. Vishan Nardin Kapoor R/o Jawahar bagh, Tehsil & District Moradabad on 26-08-2006 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** (Khasra No. 609) registered in book no.1 Vol. No. 5169 on pages 13 to 38 at Sl. No. 3972 in the office of Sub Registrar II, Moradabad (U.P)
- 5- A Copy of Sale Deed executed by Mr.Kallu Singh S/o Mr.Rajendra Singh R/o Village Pakbara, Tehsil & District Moradabad on 22-05-2006 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** (1/3 share Khasra No. 610mi, 612a, 612va) registered in book no. 1 Vol. No. 5099 on pages 209 to 230 at Sl. No. 2539 in the office of Sub Registrar II, Moradabad (U.P)
- 6- A Copy of Sale Deed executed by Mr. Jitendra Singh S/o Mr. Rajendra Singh R/o Village Pakbara, Tehsil & District Moradabad on 22-05-2006 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** (1/3 share in Khasra No. 610mi, 612a, 612va) registered in book no. 1 Vol. No. 5099 on pages 231 to 252 at Sl. No. 2540 in the office of Sub Registrar II, Moradabad (U.P)
- 7- A Copy of Sale Deed executed by Mr. Vikram Singh Urf Vikki S/o Mr. Rajendra Singh R/o Village Pakbara, Tehsil & District Moradabad on 22-05-2006 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** (1/3 share in Khasra No. 610mi, 612a, 612va) registered in book no. 1 Vol. No. 5099 on pages 253 to 274 at Sl. No. 2541 in the office of Sub Registrar II, Moradabad (U.P)
- 8- A Copy of Sale Deed executed by Mr. Ram Prasad S/o Mr. Chidda R/o Village Pakbara, Tehsil & District Moradabad on 06-11-2007 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** (KhasraNo.613) registered in book'no. 1 Vol. No. 5564 on pages 243 to 272 at Sl. No. 6660 in the office of Sub Registrar II, Moradabad (U.P)
- 9- Copies of Khatauni village Pakbara Tehsil and Distt. Moradabad.
- 10- A Copy of approved map by Moradabad Development Authority, Moradabad vide application no. MBDA/LD/21-22/0633 Dated 15-03-2024 Parmit No Plotted Resi Development/Plotted Housing/02379/MBDA/LD/21-22/0633/25112023



SUBHASH CHANDRA MATHUR
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- 11- A copy of NOC issued by Nagar Panchayat, Moradabad dated 25/01/2021
- 12- A copy of NOC issued by Arjan MDA, Moradabad dated 10/12/2020
- 13- A copy of NOC issued by Urban Land Ceiling Department dated 04/02/2021
- 14- A copy of NOC issued by MDA, Moradabad regarding Land use dated 17/02/2021

Part-II

THE PROPERTIES AND THEIR DETAILS

The property/ies which is the subject matter of this legal opinion, is an agricultural land now in abadi having total area of project **3.9778 Hect = 39778.98sq.meters** pertaining to Khasra no. 560, 561, 562, 609, 610mi, 612a, 612va, 613 of village Pakbara Tehsil and District Moradabad detailed as below :-

SNo.	Khasra No.	Khata No.	Total	Taken In Project
			(In hect.)	InSqm.
1	560	00110	0.3700	39778.98
2	561	00527	1.0320	
3	562	00527	0.1340	
4	609	00525	0.5100	
5	610mi	00526	0.5060	
6	612a	00526	0.3440	
7	612va	00526	1.1740	
8	613	00213	0.3035	

Total Boundaries of the aforesaid Property

The property/ies which is the subject matter of this legal opinion, is an agricultural land now in abadi having total area of project **3.9778 Hect = 39778.98sq.meters** pertaining to Khasra no. 560, 561, 562, 609, 610mi, 612a, 612va, 613 of village Pakbara Tehsil and District Moradabad detailed as below :-


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East	West	North	South
Sector 5&6	Others land	Others land	Others land

Part-III

FLOW OF TITLE

The said property is formally owned by **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED 3.9778 Hect = 39778.98sq.meters** property. It was their self-acquired property through registered sale deed Detail Given Below :-

01. A Copy of Sale Deed executed by M/s Lohia Infrastructure Pvt Ltd. 5A- 114, First Floor, Tilak Nagar, New Delhi through its Director Mr. Vibhor Kumar Gupta on 11-11-2020 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED (KhasraNo.560)** registered in book no. 1 Vol. No. 12967 on pages 301 to 314 at Sl. No. 8073 in the office of Sub Registrar II, Moradabad (U.P)
02. A Copy of Sale Deed executed by Mr. Vipul Gupta S/o Mr. Vipin Kumar Gupta R/o 10, Rajan Enclave, Civil Lines, Moradabad and M/s Lohia Infrastructure Pvt Ltd. 5A-114, First Floor, Tilak Nagar, New Delhi through its Director Mr. Vibhor Kumar Gupta on 17-09-2021 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED (Khasra No.560)** registered in book no.1 Vol. No. 13453 on pages 365 to 378 at Sl. No. 9473 in the office of Sub Registrar II, Moradabad (U.P)
03. A Copy of Sale Deed executed by Mr. Ram Swaroop S/o Mr. Buddha R/o Village Pakbara, Tehsil & District Moradabad on 07-10-2005 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED (Khasra No. 561, 562)** registered in book no. 1 Vol.No. 4937 on pages 85 to 126 at Sl. No. 4531 in the office of Sub Registrar II, Moradabad (U.P)
04. A Copy of Sale Deed executed by Mr. Amar Nath Kapoor & Mr. Surendra Nath Kapoor & Shimbhu Nath Kapoor & Rama Shankar Kapoor All S/o Mr. Vishan Narain Kapoor R/o Jawahar bagh, Tehsil & District Moradabad on 26-08-2006 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED (Khasra No. 609)** registered in book no.1 Vol. No. 5169 on pages 13 to 38 at Sl. No. 3972 in the office of Sub Registrar II, Moradabad (U.P)
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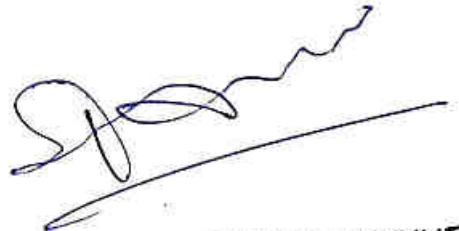
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06. A Copy of Sale Deed executed by Mr. Jitendra Singh S/o Mr. Rajendra Singh R/o Village Pakbara, Tehsil & District Moradabad on 22-05-2006 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** (1/3 share in Khasra No. 610mi, 612a, 612va) registered in book no. 1 Vol. No. 5099 on pages 231 to 252 at Sl. No. 2540 in the office of Sub Registrar II, Moradabad (U.P)
07. A Copy of Sale Deed executed by Mr. Vikram Singh Urf Vikki S/o Mr. Rajendra Singh R/o Village Pakbara, Tehsil & District Moradabad on 22-05-2006 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** (1/3 share in Khasra No. 610mi, 612a, 612va) registered in book no. 1 Vol. No. 5099 on pages 253 to 274 at Sl. No. 2541 in the office of Sub Registrar II, Moradabad (U.P)
08. A Copy of Sale Deed executed by Mr. Ram Prasad S/o Mr. Chidda R/o Village Pakbara, Tehsil & District Moradabad on 06-11-2007 in favour of **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** (Khasra No. 613) registered in book no.1 Vol.No.5564 on pages 243 to 272 at Sl. No. 6660 in the office of Sub Registrar II, Moradabad (U.P)

As per Khatauni **M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED** is recorded as bhumidhar in Khasra no. 560, 561, 562, 609, 610mi, 612a, 612va, 613 of village Pakbara Tehsil and District Moradabad since sale deed.

The said property is Khasra nos 560, 561, 562, 609, 610mi, 612a, 612va, 613 of village Pakbara Tehsil and District Moradabad but abadi is on spot. No agriculture work is there. Provision of SARFAESI Act, 2002 are applicable in the present Matter.

M/s LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED had the Legal right to transfer the said property in favour of party. The sale deed has been executed for valid consideration.



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CONCLUSION

In my opinion the above named party is having quite, clear, perfect and marketable title over the property.

The party had obtained NOC from Nagar Panchayat, Arjan MDA, Landuse NOC MDA and Urban Land Ceiling Department regarding the said project.

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

Encumbrance

The area of 3348.47 sqmt in the above mentioned property (area 39024.98 sqmtr) is Mortgage in favour of Moradabad Development Authority, Moradabad in the office of Sub Registrar-II, Moradabad at S No. 1428, dated 30/01/2024.

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

Yours Faithfully

SUBHASH CHANDRA MATHUR
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Subhash Chandra mathur
Advocate

Declaration

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

कार्यालय उपनिबंधक सदर द्वितीय मुरादाबाद जनपद मुरादाबाद

आवेदन संख्या :2202526500073

प्रमाण संख्या :22025265000091

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

श्री- लोहिया डवलपर्स इण्डिया प्रा०लि० द्वारा विपिन कुमार गुप्ता पुत्र- नारायन कुमार गुप्ता तहसील मुरादाबाद जिला मुरादाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण :	ग्राम/मोहल्ला - पाकबड़ा, वार्ड/परगना- मुरादाबाद, कृषि- लोहिया डवलपर्स इण्डिया प्रा०लि० नि० लॉकड़ी फाजलपुर दिल्ली रोड मुरादाबाद , ख०सं० 612व रक० 1.1740 है० व ख०सं० 561 रक० 1.0320 है० ख०सं० 562 रक० 0.1340 है० ख०सं० 610मि० रक० 0.5060 है० स्थित ग्राम पाकबड़ा तहसील व जिला मुरादाबाद भूमिधर मालिक , 612व,561,562,612मि०
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मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 07/01/2013 से दिनांक 07/01/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

क्रम सं०	सम्पत्ति का विवरण	लेखपत्र के पंजीकरण की तिथि	लेखपत्र का प्रकार/ लेखपत्र का मूल्यांकन	पक्षकारों के नाम	लेखपत्र का क्रमांक/वर्ष
1	आराजी रक 39024.98 वर्ग मी० गाटा सं० 560,561 आदि	30/01/2024	बंधक पत्र (बिना कब्जा)/87404249	विक्रेता-श्री लोहिया डवलपर्स इंडिया प्रा० लि० के द्वारा श्री विभोर कुमार गुप्ता/क्रेता- श्री मुरादाबाद विकास प्राधिकरण के द्वारा श्री सागर गुप्ता	1428/2024

दिनांक :08-01-2025

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

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **अपूर्व सकसेना।**
मिलान करने वाले निबन्धन लिपिक : **श्वेता शर्मा।**

Digitally signed by
RAM DULARE RAM

उपनिबन्धक सदर द्वितीय
मुरादाबाद

कार्यालय उपनिबंधक सदर द्वितीय मुरादाबाद जनपद मुरादाबाद

आवेदन संख्या :2202526500276

प्रमाण संख्या :22025265000272

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

श्री- लोहिया डवलपर्स इण्डिया प्रा०लि० द्वारा विपिन कुमार गुप्ता पुत्र- नारायण कुमार गुप्ता तहसील मुरादाबाद जिला मुरादाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - पाकबड़ा, वार्ड/परगना- मुरादाबाद, कृषि- लोहिया डवलपर्स इण्डिया प्रा०लि० निवासी लॉकड़ी सम्पत्ति का फाजलपुर दिल्ली रोड मुरादाबाद , ख०सं० 612अ रक० 0.3440 है० ख०सं० 560 रक० 0.9790 है० ख०सं० 613 रक० विवरण : 0.6070 है० ख०सं० 609 रक० 0.5100 है० स्थित ग्राम पाकबड़ा तहसील व जिला मुरादाबाद भूमिधर मालिक , 612अ, 560, 613, 609

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 23/01/2013 से दिनांक 23/01/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

क्रम सं०	सम्पत्ति का विवरण	लेखपत्र के पंजीकरण की तिथि	लेखपत्र का प्रकार/ लेखपत्र का मूल्यांकन	पक्षकारों के नाम	लेखपत्र का क्रमांक/वर्ष
1	आराजी रक 39024.98 वर्ग मी० बावत गाटा सं० 560,561	30/01/2024	बंधक पत्र (बिना कब्जा)/87404249	विक्रेता-श्री लोहिया डवलपर्स इंडिया प्रा० लि० के द्वारा श्री विभोर कुमार गुप्ता/क्रेता- श्री मुरादाबाद विकास प्राधिकरण के द्वारा श्री सागर गुप्ता	1428/2024

दिनांक :24-01-2025

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

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **अपूर्व सक्सेना।**
मिलान करने वाले निबन्धन लिपिक: **श्वेता शर्मा।**

Digitally signed by
RAM DULARE RAM
उपनिबन्धक सदर द्वितीय
मुरादाबाद



INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP48712703861088W

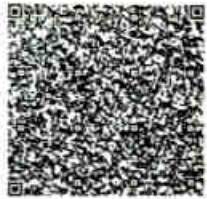


e-Stamp

1428/24

● Certificate No. : IN-UP48712703861088W
 Certificate Issued Date : 30-Jan-2024 01:39 PM
 Account Reference : NEWIMPACC (SV)/ up14162404/ MURADABAD SADAR/ UP-MRD
 Unique Doc. Reference : SUBIN-UPUP1416240492683591934829W
 Purchased by : LOHIA DEVELOPERS INDIA PVT LTD
 Description of Document : Article 40 Mortgage Deed
 Property Description : PROPERTY SITUATED AT- VILLAGE PAKBARA TEH AND DISTT MORADABAD
 Consideration Price (Rs.) :
 First Party : LOHIA DEVELOPERS INDIA PVT LTD
 Second Party : MORADABAD DEVELOPMENT AUTHORITY
 Stamp Duty Paid By : LOHIA DEVELOPERS INDIA PVT LTD
 Stamp Duty Amount(Rs.) : 5,00,000
 (Five Lakh only)

22



Verified By

Locked By

Please write or type below this line



सागर गुप्ता
सहायक अभियन्ता (वि०/या०)

IRID 0027338436

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shreestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



MORTGAGE DEED

(Without Possession)

Stamp Duty-Rs. 5,00,000/-

e-Stamp Certificate No-IN-UP48712703861088W

Date- 30/01/2024

THIS MORTGAGE DEED is being executed to secure due performance of contract and for due discharge of liability.

THIS INDENTURE IS MADE At Moradabad on 30th day of January 2024.

BETWEEN

LOHIA DEVELOPERS (INDIA) PVT. LTD (PAN-AAACL5169Q)
through Director Shri Vibhor Kumar Gupta S/O Late Shri Narain
Kumar Gupta R/O H.No. 09, 10 Rajan Enclave, P.A.C Crossing, Civil
Lines, Moradabad (vide Meeting of Board of Directors Resolution




सागर गुप्ता
सहायक अधिकारी (वि/या०)

Date 20.01.2024) Owner of Land Area 39024.98 sq.mtr. of Khasra no. 560, 561, 562, 609, 610, 612 and 613 Village PAKBARA, Tehsil and District Moradabad. Hereinafter called the First Party' of the first part, which expression shall, unless repugnant to the context or inconsistent with the subject, include his heirs executors assignees and administrators etc.

AND

MORADABAD DEVELOPMENT AUTHORITY, MORADABAD, hereinafter called 'MDA/Second party' of the other part, which expression shall, unless repugnant to the context or in consistent with the subject shall include its successors in interest assigns, transferees in interest etc. Through Shri Sagar Gupta S/o Shri Dharmendrakumar R/o AE-05 MDA Staff Colony Ashiyana phase-1, Moradabad.

WHEREAS the first party are full and absolute owner of the Land admeasuring 39024.98Sq.Mt. located at Khasra no. 560, 561, 562, 609, 610, 612 and 613 Village PAKBARA, Tehsil and District Moradabad.

WHEREAS MDA has agreed to approve a Layout plan of the said Land and the first party has agreed to discharge all the liability to develop the said Land together with all required amenities and for due discharge of the liability in respect of above plot, the MDA had asked to furnish surety of 20% of Saleable Area of the Land for Internal Development work of the aforesaid colony





सागर गुप्ता
सहायक अभियन्ता (वि०/या०)

for a sum of Rs. 8,74,04,248.81/- (Eight Crore Seventy Four Lacs Four Thousand Two Hundred Fourty Eight Rupees And Eighty one Paisa) as per terms and conditions of Uttar Pradesh Shasan Awas evam Shahri Niyojan Anubhag-3 Notification No. 1811/Eight-3-14-211 VIVIDH/13, Lucknow Dated-17 November 2014. which will be redeemed after the completion of internal Development work in terms and conditions and bye-laws of MDA. The Second party i.e. MDA has issued a direction to the first party for file no **MBDA/LD/21-22/0633 dated 15/12/2022.**

WHEREAS the first party in consideration of approval of Layout plan by the MDA has agreed to give Security of 20% of Saleable Area 3348.48 Sq. Mtr. for assuring internal development in the manner hereinafter mentioned.

NOW THIS DEED WITNESSES-

- 1) That to secure the due performance of the contract and for due discharge of the liability to complete the internal Development work on the Land measuring 39024.98Sq.Mt. located at Khasra no. 560, 561, 562, 609, 610, 612 and 613 Village PAKBARA, Tehsil and District Moradabad. The first party hereby undertakes not to create any interest on the plot nos B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45,




 सहायक अभियन्ता (उप-निरीक्षक)

B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, D-01, D-02, D-03, D-04, D-05, D-06, D-07, D-08, D-09, D-10 and D-11 total measuring 3348.41Sq.Mtr carved out from the above 39024.98 Sq. Mtr. land covered under Khasra no. 560, 561, 562, 609, 610, 612 and 613 Village PAKBARA, Tehsil and Distt. Moradabad and details whereof has been given in the Schedule hereto. The First party also undertakes that the aforesaid plot nos. B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, D-01, D-02, D-03, D-04, D-05, D-06, D-07, D-08, D-09, D-10 and D-11 total measuring 3348.41 Sq. mt. will remain mortgaged and will be in lien of MDA. MDA will have first right to sell the mortgaged plots until internal development work completes and mortgaged plots released by MDA. The layout plan is part of this deed.

2)- That first Party declare that:-

A. The first party is full and absolute owner of Land of Khasra no. 560, 561, 562, 609, 610, 612 and 613 Village PAKBARA, Tehsil and District Moradabad, which is free from all encumbrances.



Handwritten signature: *S.G.*

सागर गुप्ता
सहायक अभियन्ता (वि०/या०)

- B. That First Party is entitled to sell, transfer or alienate the said property.
- C. The First Party has not deposited, delivered the title deed of the property with anyone else and has not created any charge by way of mortgage or any other encumbrance on the property.
- 3)- The First Party undertake not to create charge or mortgage or transfer or part with possession of the said property without the consent of MDA in writing
- 4)- A performance guarantee against the internal development works by mortgaging 20% of the saleable land in favour of the Authority and the land so mortgaged shall be released in proportion to completion of internal Development works. In case of any default by the first party, the Authority may invoke the performance guarantee and carry out the internal Development Works either itself or through such agency as it deems fit.



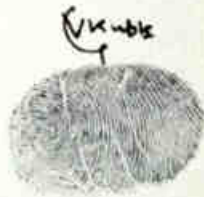
Handwritten signature: *S. G.*

सागर गुप्ता
सहायक अभियन्ता (वि०/या०)

NOW THIS CONDITIONS of this Mortgage Deed are such that if the first party fail to perform and fulfils the obligation and discharge all the liability regarding completion of Development works of the said land, the matter shall be adjudicated in accordance with the provision of law.

SCHEDULE OF PLOTS FOR MORTGAGE LOCATED AT VILLAGE PAKBARA, TEHSIL AND DISTRICT MORADABAD

SR. NO.	PLOT NO.	PLOT AREA
1	B-36	85.00 Sq. Mt
2	B-37	85.00 Sq. Mt
3	B-38	85.00 Sq. Mt
4	B-39	85.00 Sq. Mt
5	B-40	85.00 Sq. Mt
6	B-41	85.00 Sq. Mt
7	B-42	85.00 Sq. Mt
8	B-43	85.00 Sq. Mt
9	B-44	85.00 Sq. Mt
10	B-45	103.75 Sq. Mt
11	B-46	103.75 Sq. Mt
12	B-47	85.00 Sq. Mt
13	B-48	85.00 Sq. Mt
14	B-49	85.00 Sq. Mt
15	B-50	85.00 Sq. Mt




सागर गुप्ता
 सहायक अभियन्ता (वि०/या०)

16	B-51	85.00 Sq. Mt
17	B-52	85.00 Sq. Mt
18	B-53	85.00 Sq. Mt
19	B-54	85.00 Sq. Mt
20	B-55	85.00 Sq. Mt
21	B-56	85.00 Sq. Mt
22	D-01	171.23 Sq. Mt
23	D-02	299.83 Sq. Mt
24	D-03	109.95 Sq. Mt
25	D-04	104.46 Sq. Mt
26	D-05	113.45 Sq. Mt
27	D-06	117.85 Sq. Mt
28	D-07	120.08 Sq. Mt
29	D-08	122.30 Sq. Mt
30	D-09	124.52 Sq. Mt
31	D-10	126.75 Sq. Mt
32	D-11	115.55 Sq. Mt
Total		3348.47 Sq. Mt

V.K. mbh




सागर गुप्ता
सहायक अभियन्ता (वि०/या०)

NOTE - Since the possession of the land of the mortgaged property has not been given by first party to Second party, stamp duty amounting to Rs. 5,00,000/- has been paid in term of article 40 (b) of the Indian stamp Act 1899 on mortgage amount of Rs. 8,74,04,248.81/-

In Witnesses Whereof the above Mortgage Deed has signed these presents at Moradabad on 30th Day of January 2024.

PARTY OF FIRST PART

PARTY OF SECOND PART



Witnesses-

Handwritten signature of a witness

- 1- Mr. Nazakat Husain
S/o Mr. Ali Husain
R/o Sabjipur Umri,
Teh- Bilari Distt. Moradabad

Handwritten signature of Shyam Sunder Pandey

- 2- Shyam Sunder Pandey
S/o Mr. Raghunandan Prasad Pandey
R/o 56,2, Azad Nagar, Railway
Harthala Colony, Moradabad.

Signature & Photo of the parties identified by Subhash Chandra Mathur Advocate and Typed By Shubham Bhatnagar

Handwritten signature of Subhash Chandra Mathur



SUBHASH CHANDRA MATHUR
(ADVOCATE)
Reg. No. UP02904/99
C.O.P. No.027875, D.J. Code S 88
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Registrey
Office Moradabad - 9837165000

आवेदन सं: 202400719004263

बही सं: 1

रजिस्ट्रेशन सं: 1428

वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त बंधकी: 1

श्री लोहिया डवलपर्स इंडिया प्रा० लि० के द्वारा विभोर कुमार गुप्ता, पुत्र श्री नारायण कुमार गुप्ता

निवासी: राजन एन्कलेव सिविल लाईन्स मुरादाबाद

व्यवसाय: व्यापार

बंधक कर्ता: 1

Signature



श्री मुरादाबाद विकास प्राधिकरण के द्वारा सागर गुप्ता, पुत्र श्री धर्मेन्द्र कुमार

निवासी: आई-05 एमडीए स्टाफ कालोनी आशियाना फेस। मुरादाबाद

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

Signature



श्री नजाकत हुसैन, पुत्र श्री अली हुसैन

निवासी: सब्जीपुर उमरी तह० बिलारी जिला मुरादाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2

Signature



श्री श्याम सुन्दर पाण्डेय, पुत्र श्री रघुनन्दन प्रसाद पाण्डेय

निवासी: 56/2, आजाद नगर रेलवे हरथला कालोनी मुरादाबाद

व्यवसाय: अन्य

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार लिए गए हैं। टिप्पणी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेन्द्र कुमार कठेरिया प्रभारी

उप निबंधक: सदर द्वितीय

मुरादाबाद

30/01/2024

श्वेता शर्मा सदर द्वितीय

निबंधक लिपिक मुरादाबाद

30/01/2024

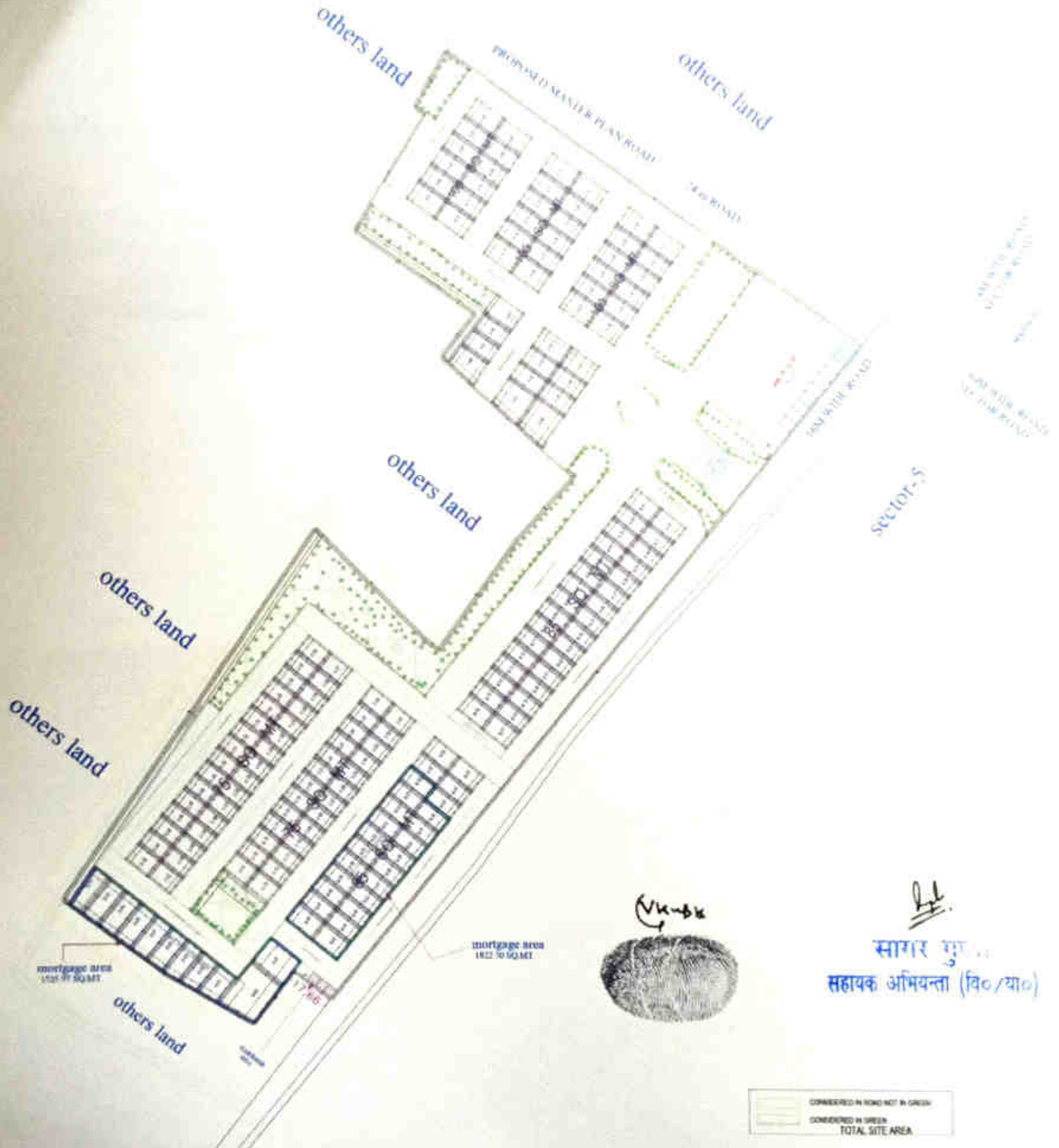
प्रिंट करें

its bearing nos-B-36
SS. B. 50, D. 01, D. 02, D. 03
at Village PAKBARA Tehsil and Dist
Party- Lohia Developers (India) Pvt. Ltd.
and Party- Moradabad Devs.

lots bearing nos-B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, D-01, D-02, D-03, D-04, D-05, D-06, D-07, D-08, D-09, D-10 and D-11 respectively, total admeasuring 3348.47 Sq. mt. owned by red colour which are the part of khasra no 560, 561, 562, 609, 610, 612 and 613, admeasuring 39024.98 Sq. mt. at Village PAKBARA Tehsil and District Moradabad.

Party-Lohia Developers (India) Pvt Ltd.

cond Party- Moradabad Development Authority.



MASTER PLAN

दिनांक 30/01/2024
पुस्तक पद प्रमाण क
पुस्तकों का पार्श्वी को नाम
पुस्तक
पुस्तक की भण्डारण

आवेदन सं०: 202400719004263

बही संख्या 1 जिल्द संख्या 14882 के पृष्ठ 205 से 224 तक क्रमांक 1428 पर दिनांक 30/01/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेन्द्र कुमार कठेरिया प्रभारी
उप निबंधक : सदर द्वितीय
मुरादाबाद
30/01/2024

प्रिंट करें



MASTER PLAN

प्रथम प्राप्ति द्वारा रखा जाने वाला

द्वितीय मुद्रावाचक क्रम 2024265002593

दिनांक 202400719004263

प्रमाण पत्र प्रस्तुत करने का दिनांक 2024-01-30 00:00:00

रत्नों या प्राप्ति का नाम विभोर कुमार गुप्ता

प्रकार वधक पत्र (विना बन्ना)

प्रतिफल की धरणाधि 87404249 / 0.00

1. रजिस्ट्रीकरण शुल्क 874050

2. प्रतिनिधित्व शुल्क 60

3. निरीक्षण या तलाश शुल्क

4. मुद्रा के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 में 6 तक का योग 874110

शुल्क वसूल करने का दिनांक 2024-01-30 00:00:00

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-01-30 00:00:00

राजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक द्वितीय
मुद्रावाचक

1428/24