

Court Near Main gate,
Compound, Dehradun,
Uttarakhand, India.

CERTIFICATE

Dated 24.02.2021

The Chief Manager,
Punjab National Bank,
MCC, Haridwar, U.K.

SUPPLEMENTARY TITLE/ VERIFICATION REPORT

Opinion all that property khata No. 00106 and khata 00219 (Old Khata No. 127 and 74) bearing khasra No. 1991 Min area 0.0374 Hect., khasra No. 1994 Min area 0.0420 Hect., and khasra No. 1993 Min area 0.0118 Hect., (Old Khasra No. 589/1) remaining area / total mortgage area measuring 627.62 Sq. Mtrs., out of total area 0.0912 Hect., situated at Mauza Jolly Grant, Pargana Parwadoon, Tehsil Rishikesh, District Dehradun.

Dear Sir,

This Supplementary N.E.C is being issued in continuance to the main N.E.C issued by Sh. Manish Sachdev, Advocate on dated 12.06.2018 and supplementary NEC issued by Sh. Rajesh Kumar Verma on dated 05.07.2019 regarding the verification of title, one account of below mentioned property. I have inspected the concerned records in the office of the Sub Registrar, Rishikesh, Dehradun for further period from 06.07.2019 to till date.

Wherein has acquired good and absolute ownership and title over the aforesaid property and **Sh. Sushil Kumar son of Late Sh. Sumer Chand** have a clear, valid and marketable title over the above said property and transferable right and title over aforesaid property.

No recorded encumbrances have been found in respect of the property mentioned hereinafter except already mortgage in **P.N.B, Sector 4, BHEL Ranipur, Haridwar.**

Wherein the aforesaid land is situated under the Mussoorie Dehradun Development Authority, Dehradun, hence SARFAESI ACT 2002 is applicable on the Property.

DESCRIPTION OF THE PROPERTY

All that property khata No. 00106 and khata 00219 (Old Khata No. 127 and 74) bearing khasra No. 1991 Min area 0.0374 Hect., khasra No. 1994 Min area 0.0420 Hect., and khasra No. 1993 Min area 0.0118 Hect., (Old Khasra No. 589/1) remaining area / total mortgage area measuring 627.62 Sq. Mtrs., out of total area 0.0912 Hect., situated at Mauza Jolly Grant, Pargana Parwadoon, Tehsil Rishikesh, District Dehradun, bounded and butted as under:-

East : Land of others

West : Water Gool

North : Land of Smt. Chandra Prabha Dhasmana that after Land of Bharti Sharma and others

South : Land of Smt. Malti Naithani that after 20 Ft., wide Road

Address of the Owner:

Sumer son of Late Sh. Sumer Chand resident of Village Jolly Grant, Tehsil Rishikesh, District Uttarakhand.

Address of the Borrower:

Grifood Ventures Pvt. Ltd. through partners and Directors Sh. Sushil Kumar son of Late Sh. Chand resident of Village Jolly Grant, Tehsil Rishikesh, District Dehradun, Uttarakhand and Sh. Singh Bohra son of Sh. Darwan Singh Bohra resident of Nangal, Tehsil Doiwala, District Dehradun.

Verification:

That property was purchased by present owner **Sh. Sushil Kumar son of Late Sh. Sumer Chand** vide deed dated 31.03.2012 from Sh. Sandeep Naithani son of Sh. M.P. Naithani and which is duly registered in the office of the Sub-Registrar, Rishikesh, Dehradun in book No. 1 volume 1846 at page 301 to 326 serial No. dated 05.07.2012.

Wherein **Sh. Sushil Kumar son of Late Sh. Sumer Chand** has acquired good and absolute ownership over the aforesaid property and **Sh. Sushil Kumar son of Late Sh. Sumer Chand** have a clear, valid and marketable title over the above said property and transferable right and title over aforesaid property.

Regarding Encumbrance:-

I have personally and carefully inspected the index register as made available to me in the office of Sub Registrar, Rishikesh, Dehradun up to date and on inspection of Registrar no adverse entry has been found regarding the property under verification.

Documents required for the creation of Equitable Mortgage:

1. Other relevant documents described in the main N.E.C issued by Sh. Manish Sachdev, Advocate dated 12.06.2018 and supplementary NEC issued by Sh. Rajesh Kumar Verma on dated 05.07.2019.
2. Copy of Khatauni khata No. 00160.
3. Copy of Khatauni khata No. 00219.
4. Affidavit executed by Sh. Sushil Kumar son of Late Sh. Sumer Chand.

Enclosed:-

1. Receipt of inspection issued by office of the Sub Registrar, Rishikesh, Dehradun.

Your's Sincerely


(Deepak Mengwal)
Advocate

Deponent assured to the Bank that he has personally verified and checked the title chain of the land, which is found to be clear, but if in future any type of defect is found regarding the Deponent's land mentioned in schedule of declaration in that circumstances the whole liability would be of Deponent and Deponent would not have a right to file any type of claim/compensation against the bank, its employees, workers or panel advocates. Besides it, in that circumstances the Deponent would be under obligation to repay the total principal loan amount along-with interest and other incidental charges to the bank.

DESCRIPTION OF THE PROPERTY

All that property khata No. 00106 and khata 00219 (Old Khata No. 127 and 74) bearing khasra No. 1991 Min area 0.0374 Hect., khasra No. 1994 Min area 0.0420 Hect., and khasra No. 1993 Min area 0.0118 Hect., (Old Khasra No. 589/1) remaining area / total mortgage area measuring 627.62 Sq. Mtrs., out of total area 0.0912 Hect., situated at Mauza Jolly Grant, Pargana Parwadoon, Tehsil Rishikesh, District Dehradun, bounded and butted as under:-

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.....Deponent



VERIFICATION
I, the above named deponent do hereby verify that the contents of the above affidavit from para No. 1 to 12 and schedule of property true of my personal knowledge and belief.
Verified on this the 24th day of February 2021 at Dehradun.

.....Deponent

This affidavit is
Shri.....
who is identified by Shri.....
at Dehradun on

(Rajendra)