

NISHANT CHATURVEDI
Advocate

Res: Cum Office: 216, Bell Road
Clementown Town, Dehradun-248002
Mob. No. : 9627288300

Date: 5-12-2017

To,

The Senior/Chief Manager
Bank of Baroda
Branch Ballupur
District: Dehradun

Dear Sir/Madam,

REG: Title Opinion Report certifying Non Encumbrance of the property detailed in sale deed being document no. 4685 Property bearing Khasra No. 950 area 153.34 sq. meters situated at Mauza Niranjanpur Pargana Central Doon District Dehradun (morefully described in Schedule) and belonging to Shri Naimuddin son of Late Ajijuddin resident of 1097 Lohiya Nagar, Niranjanpur, Brahmpuri, Dehradun

Refer to your letter No. _____ dated _____ requesting me to furnish non encumbrance and certify and submit the Title Cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility's granted/proposal to be granted to Shri Naimuddin son of Late Ajijuddin resident of 1097 Lohiya Nagar, Niranjanpur, Brahmpuri, Dehradun (Proposed borrower)

1. Description and Area of the property proposed to be mortgaged. Specific number(s) and address of property alongwith boundaries and measurements.	All that property bearing Khasra No. 950 area 153.34 sq. meters situated at Mauza Niranjanpur Pargana Central Doon District Dehradun bounded and butted as under:- EAST: Land of Seller. Side measuring 33 feet WEST: 20 feet wide road. Side measuring 33 feet NORTH: Land of Seller. Side measuring 50 feet SOUTH: Land of Seller. Side measuring 50 feet
2. Nature of Property (Whether Agricultureal Non-Agricultural, Commercial, Residential or Industrial.	Residential
3. Name of the Mortgagor/Owner And status in the Account i.e. borrower (s) or guarantor and whether individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner/ Director/ Trustee who is mortgaging the property on behalf of	Shri Naimuddin (Absolute owner)




Partnership/ Company/ Company/ Trust, Whether he/she has the authority, Copy of the Resolution/ Memorandum & Articles of Association / Trust Deeds etc. whether examined and verified.	
4. Whether any minor lunatic or undischarged insolvent is contacting Precautionary steps to be taken.	N.A.
5. Whether the property is Free Hold or Lease Hold. If Lease hold then period of lease and if free hold whether Urban Land Ceiling Act applies and permission to be obtained.	Free Hold
6. Source of Property i.e. Self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/ Probate is available.	Self Acquired
7. Whether the Mortgagor is Co-Owner/Joint Owner and / or any partition of the property is made between the members of the family through Partition Deeds. If yes, , Whether Original Registered Partition Deeds is available or it is only a family settlement.	-No- Absolute Owner
8. Whether the Mortgagor is in exclusive possession of the property. Or it is leased/rented out to third party.	- Yes-
9. Whether the property is mutated in Municipal/ Revenue records and Mortgagor's name is reflecting and if not the reason thereof.	Mutation – Yes
10. Whether any restriction for creation of mortgage is imposed under Central/ State Local Laws. If yes then specify whose consent or permission would be required for creation of mortgage.	N.A.
11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available, Please give detailed list.	-Yes- 1- Sale Deed dated 31-8-2009 in favour of Shri Naimuddin being document no. 4685 2- Sale Deed 28-1-2005 in favour of Smt. Shailbala being document no. 580 3- Khatauni (fasli year 1410 to 1415) in the names of Shri Darshan Lal and Shri Manohar Lal since the fasli year 1360 i.e. 1953
12. Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office	-Yes-

and examined the records.	
13. Whether the Search is being made for the period of 30 years. If no reason thereof.	-Yes- 30 years
14. Details of documents examined/scrutinized (which are in chronological order with serial numbers, type/ nature of document date of execution, parties, date of registration details including the details of revenue/ society records etc).	-Yes- 1- Copy of Sale Deed dated 31-8-2009 in favour of Shri Naimuddin being document no. 4685 2- Copy of Sale Deed 28-1-2005 in favour of Smt. Shailbala being document no. 580 3- Khatauni (fasli year 1410 to 1415) in the names of Shri Darshan Lal and Shri Manohar Lal since the fasli year 1360 i.e. 1953
15. Tracing of chain of title in favour of the Mortgagor/owner starting from the earliest document available. The nature of document/ Deed conveying the title should be mentioned with description of parties alongwith the type of right it creates.	<p>This is to certify that I have thoroughly searched and inspected the records available in the office of the Sub Registrar, Dehradun and revenue records from the year 1987 upto 4-12-2017 for last more than 30 years in respect of All that property bearing Khasra No. 950 area 153.34 sq. meters situated at Mauza Niranjanpur Pargana Central Doon District Dehradun (morefully described in Para No. 1 of title opinion report) and have found that the said property is standing in the name of Shri Naimuddin son of Late Ajijuddin resident of 1097 Lohiya Nagar, Niranjanpur, Brahmpuri, Dehradun</p> <p>Previously the Khasra No. 950 alongwith other khasra numbers situated at Mauza Niranjanpur Pargana Central Doon District Dehradun was recorded in the names of Shri Darshan Lal and Shri Manohar Lal since the fasli year 1360 i.e. 1953.</p> <p>Shri Darshan Lal Bahuguna sold an area 0.1384 Hect. of Khasra No. 950 to Smt. Shailbala Bahuguna wife of Shri Gajendra Prasad resident of Brahmanwala Dehradun vide sale deed dated 28-1-2005 duly registered in the office of the Sub Registrar, Dehradun in book no.1 volume 1440 on page 36 and in additional file book no. 1 volume 1447 on pages 55 to 62 at serial no. 580 dated 28-1-2005</p> <p>Smt. Shailbala Bahuguna sold an area 153.34 sq. meters of Khasra No. 950 to Shri Naimuddin son of Late Ajijuddin resident of 1037 Lohiya Nagar, Niranjanpur, Brahmpuri, Dehradun vide sale deed dated 31-8-2009 duly registered in the office of the Sub Registrar, Dehradun in book no.1 volume 2733 pages 395 to 414 at serial no. 4685 dated 31-8-2009.</p> <p>Afr purchase of the said property the name of Shri Naimuddin has been duly mutated in the revenue records.</p> <p>The said property is already mortgaged with BOB</p> <p>So on perusal of record and inspection made in the office of the Sub Registrar, Dehradun and revenue records do hereby certify that the said property is free</p>

PN

	from all sort of encumbrances etc. and Shri Naimuddin holding a clear and marketable title with absolute transferable rights over the said property. Provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 are applicable to the present property.
16. Whether there is any doubt/suspicious about the genuiness of the original documents. If yes, then specify.	-No-
17. The final Certificate of the Advocate confirming that title of the property's to be mortgaged is examined by him and the same is/are clear and marketable.	I have found that the said property is already mortgaged with B.O.B. Dehradun
18. List of documents to be deposited for creation of mortgage by mortgagor including any additional document required in addition to the documents available	1- Original Sale Deed dated 31-8-2009 in favour of Shri Naimuddin being document no. 4685 2- Copy of Sale Deed 28-1-2005 in favour of Smt. Shailbala being document no. 580 3- Khatauni (fasli year 1410 to 1415) in the names of Shri Darshan Lal and Shri Manohar Lal since the fasli year 1360 i.e. 1953
19. Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specifically in case of Flat(s) property(s) in Co-op Societies whether allotment letter, possession letter share certificate, affidavit, power of attorney etc. is required.	1- Search Receipt

Dated: 5-12-2017


Signature of the
Advocate

Encls:

- 1- Sale Deed dated 31-8-2009 in favour of **Shri Naimuddin** being document no. 4685
- 2- Sale Deed 28-1-2005 in favour of Smt. Shailbala being document no. 580
- 3- Khatauni (fasli year 1410 to 1415) in the names of **Shri Darshan Lal** and **Shri Manohar Lal** since the fasli year 1360 i.e. 1953



(भाग-1)

क्रम संख्या

314 / 86

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

प्रार्थना-पत्र प्रस्तुत करने का दिनांक

04-Dec-2017

प्रस्तुतकर्ता या प्रार्थी का नाम

NISHANT CHATURVEDI

प्रकार

मुआयना 31 वर्ष

(1,987 - 2,017)

प्रतिफल की धनराशि

0.00

1 रजिस्ट्रीकरण शुल्क

0.00

2 प्रतिलिपि करण शुल्क

0.00

3 इलैक्ट्रॉनिक शुल्क

0.00

4 निरीक्षण या तलाश शुल्क

100.00

Application No 17,397

5 मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क

0.00

6 कमीशन शुल्क

0.00

7 नकल शुल्क

0.00

8 विविध

5.00

9 यात्रिक भत्ता

0.00

10 कम रजिस्ट्रीकरण शुल्क

0.00

11 योग

105.00

शुल्क वसूल करने की दिनांक

04-Dec-2017

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, देहरादून, प्रथम

राव रजिस्ट्रार (प्रथम)
देहरादून ।