Gurdeep Singh
Advocate

26 Avas Vikas, Rudrapur
Distt. Udham Singh Nagar
Mob. No.: 98971-22888 & 9758730007
gurdeepsingh0123@gmail.com

Date: 26-11-2018

Annexure-B: of Investigation of Title in respect of immovable Property.
(All Columns/items are to be completed/commented by the panel advocate)

1.	(a) Name of Branch/Business Unit/Office seeking option.	**State Bank of India, Neelam Bata Chowk, Faridabad (Haryana)**
	(b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	**NIL**
	(c) Name of the Borrower.	**M/s East West Product Ltd., Khatima, Tehsil Khatima, Distt. U.S. Nagar through by Director Shri Sudhakar Chaudhary S/o Shri Amarnath Chaudhary**
2.	(a) Name of the unit/concern/company/person offering the property/ (ies) as security.	**M/s East West Product Ltd., Khatima, Tehsil Khatima, Distt. U.S. Nagar through by Director Shri Sudhakar Chaudhary S/o Shri Amarnath Chaudhary**
	(b) Constitution of unit/concern/person/body/authority offering the property for creation of charge.	**Director of company can mortgaged the property in the favour of the Bank.**
	(c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor. etc.)	**Borrower**
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	**Khet No. 203 A min, measuring 0.373 Hectare. Situated at Vill. Jhankaeya, Teh. Khatima, Distt. U.S. Nagar**
	(a) Survey No.	**Khet No. 203 A Min, measuring 0.373 Hectare**
	(b) Door/House no. (incase of house property)	**Khet No. 203 A min, measuring 0.373 Hectare**
	(c) Extent/ area including plinth / built up area in case of house property	**0.373 Hectare**
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	**Vill. Jhankaeya, Teh. Khatima, Distt. U.S. Nagar, bounded by: East- Propety of Shri Nitesh Rastogi, West-Property of Shri Ramsawroop, Shri Shivlal & Other's, North-Khatima Fibers Ltd., South- Property of Shri Badam Singh.**
4.	(a) Particulars of the documents scrutinized-serially and chronologically. (b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. **Note** : Only originals or certified extracts from the registering/land/revenue/ other authorities be examined.	**Sale Deed No. 1581 Dated 13-03-2014.** **Original sale deed & certified copy of the Khatauni**

Sl.No.	Date	Name/ Nature of the document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the Original was scrutinized by the Advocate
1.	**13-03-2014**	**Sale Deed**	**Original**	**No**

5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	**No**

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(भाग–1) क्रम संख्या 68 / 40

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

ख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 03-Aug-2018

स्तुतकर्ता या प्रार्थी का नाम गुरदीप सिंह,एड

लेख का प्रकार मुआयना 31 वर्ष

(1,988 - 2,018)

प्रतिफल की धनराशि	0.00
1 रजिस्ट्रीकरण शुल्क	0.00
2 प्रतिलिपि करण शुल्क	0.00
3 इलैक्ट्रानिक शुल्क	0.00
4 निरीक्षण या तलाश शुल्क	100.00
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
1 योग	105.00

Application No 4,053

शुल्क वसूल करने की दिनांक 03-Aug-2018

सबरजिस्ट्रार
सितारगंज (ऊधमसिंहनगर)

जिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, सितारगंज

Shri Ram Prasad S/o Shri Chhota
Vill. Jhankaeya, Tehsil Khatima, Di
Udham Singh Nagar was the owner of
property and his share was executed s
deed on 13-03-2014 in respect of Khet
203 A min, measuring 0.373 Hect
situated at, Vill. Jhankaeya, Te
Khatima, Distt. U.S. Nagar, in the fav
of M/s East West Product Ltd. Khati
through by Shri Sudhakar Chaudhari
Shri Amarnath Chaudhari Which

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	(a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes
	(b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	Documents are verified from concerned offices
	(c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	N/A
7.	(a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar office Sitarganj, Distt. U.S. Nagar
	(b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ registrar general. If so, please name all such offices?	No
	(c) Whether search has been made at all the offices named at (b) above?	The search has made in the office of Sub-Registrar, Sitarganj, District U.S.Nagar. Search Receipt No. 68/40, enclosed
	(d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	N/A
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. **In case of property offered as security for loans of Rs. one crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.**	Since crop year 1384 i.e. calendar year 1977 Smt. Pachiya Devi W/o Shri Ramcharan, Shri Badam Singh S/o Shri Ramcharan & Shri Ram Prasad S/o Shri Chhota R/o Vill. Jhankaeya, Tehsil Khatima, Distt. Udham Singh Nagar was the owner of the property. Shri Ram Prasad S/o Shri Chhota R/o Vill. Jhankaeya, Tehsil Khatima, Distt. Udham Singh Nagar was the owner of the property and his share was executed sale deed on 13-03-2014 in respect of Khet no. 203 A min, measuring 0.373 Hectare, situated at, Vill. Jhankaeya, Tehsil Khatima, Distt. U.S. Nagar, in the favour of M/s East West Product Ltd. Khatima, through by Shri Sudhakar Chaudhari S/o Shri Amarnath Chaudhari. Which was registered in the Office of Sub Registered Sitarganj Distt. U.S. Nagar in Bahi No. 1, Zild No. 684 Pages 375-384, Sl.No. 1581 on 13-03-2014.
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.	No
10.	If leasehold, whether,	No
	(a) Lease Deed is duly stamped and registered	N/A
	(b) lessee is permitted to mortgage the Leasehold right,	N/A

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	(c) duration of the Lease/unexpired period of lease,	N/A
	(d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by sub-Lessee also	N/A
	(e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N/A
	(f) Right to get renewal of the leasehold rights and nature thereof.	N/A
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether;	No
	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	N/A
	the mortgagor is competent to create charge on such property,	N/A
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N/A
12.	If occupancy right, whether;	
	(a) Such right is heritable and transferable,	No
	(b) Mortgage can be created	N/A
13.	Nature of Minor's Interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	N/A No
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No
	(a) The Gift/Settlement Deed is duly stamped and registered;	N/A
	(b) The Gift/Settlement Deed has been attested by two witnesses;	N/A
	(c) The Gift/Settlement Deed transfers the property to Donee;	N/A
	(d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	N/A
	(e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	N/A
	(f) Whether the Donee is in possession of the gifted property;	N/A
	(g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N/A
	(h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N/A
15.	(a) In case of partition/family settlement deed, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	No
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N/A
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N/A
	(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N/A
	(e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N/A
16.	Whether the tile documents include any testamentary documents/wills?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	N/A
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N/A

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	(c) Whether the property is mutated on the basis of will?	N/A
	(d) Whether the original will is available?	N/A
	(e) Whether the original death certificate of the testator is available?	N/A
	(f) What are the circumstances and/or documents to establish the will in question the last and final will of the testator?	N/A
	(Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained)	N/A
17.	(a) Whether the property is subject to any wakf rights?	No
	(b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	N/A
	(c) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	N/A
18.	(a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N/A
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N/A
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	N/A
	(d) Requirements, if any for creation of mortgage as per the central/stage laws applicable to the trust in the matter.	N/A
20.	(a) If the property is Agricultural land, whether the local laws mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	No
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the validity of the title and right to enforce the mortgage?	N/A
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	The land is declared non agriculture on 28.02.2014 case no. 22/195 (2013-14) in the name of Shri Ram Prasad S/o Shri Chhota
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	N/A
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	N/A
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N/A
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	N/A
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N/A
	(c) Whether title documents have any court seal/marking which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	N/A
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	N/A

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	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N/A
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm	N/A
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc.	N/A
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws	N/A
27.	(a) Whether any POA is involved in the chain of title?	No
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarity whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	N/A
	(c) In case of the title document is executed by the POA holder, please clarity whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/Employees/ Authorized ? /Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA)	N/A
	(d) In case of Builder's POA, weather a certified copy of POA is available and the same has been verified/compared with the original POA.	N/A
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N/A
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of the title document in question?	N/A N/A N/A N/A
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N/A
	(g) Please comment on the genuineness of POA?	N/A
	(h) The unequivocal opinion on the enforceability and validity of the POA?	N/A
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where its is executed.	No
29.	It the property is a flat/apartment or residential./commercial complex, check and comment on the following: a. Promoter's/Land owner's title to the land/building; b. Development Agreement/Power of Attorney; c. Extent of authority of the Developer/Attorney; d. Independent title verification of the Land and/or building in question; e. Agreement for sale (duly registered); f. Payment of proper stamp duty; g. Requirement of registration of sale agreement, development agreement, POA, etc. h. Approval of building plan, permission of appropriate/local authority, etc., i. Conveyance in favour of Society/ Condominium concerned;	No N/A N/A N/A N/A N/A N/A N/A

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	j. Occupancy Certificate/allotment letter/letter of possession; k. Membership details in the Society etc.; l. Share Certificate; m. No Objection Letter from the Society; n. All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations Development Control Regulations, Co-operative Societies' Laws etc.; o. Requirements for noting the Bank charges on the records of the Housing Society, if any; p. If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. q. Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	N/A N/A N/A N/A N/A N/A N/A N/A N/A
30.	**Encumbrances**, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	**The land is free from all registered encumbrances.**
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	**The search has made for 30 years in the office of Sub-Registrar Sitarganj, District-U.S.Nagar**
32.	Details regarding property tax or land revenue of other statutory dues paid/payable as on date and if not paid, what remedy?	**NA**
33.	a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/obtained.	**NA** **NA**
34.	Detail of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	**Mutation of revenue extracts has obtained**
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	**Yes in revenue record of Teh. Khatima, Distt. U.S. Nagar**
36.	a. Whether the property offered as security is clearly demarcated? b. Whether the demarkation/partition of the property is legally valid? c. Whether the property clear access as per documents?	**Yes** **Yes** **Yes**
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? a. Document in relation to electricity connection; b. Document in relation to water connection; c. Document in relation to Sale Tax Registration, if any applicable; d. Other utility bills, if any.	 **N/A** **N/A** **N/A** **N/A**
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/comment on the same.	**No**
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plant are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	**No**

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	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registrationof documents, payment of proper stamp duty etc.	**No**
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	**Yes**
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	**N/A**
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	**No**
44.	Additional aspects relevant for investigation of title as per local laws.	**N/A**
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	**An affidavit should be obtained from the party that the party is still owner & in possession over the said property and no any dispute pending before any Court. The Deposited title deed is original sale deed and not fake. The deponent will be liable for any wrong information submitted by him.**
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	**M/s East West Product Ltd., Khatima, Tehsil Khatima, Distt. U.S. Nagar through by Director Shri Sudhakar Chaudhary S/o Shri Amarnath Chaudhary**

Date: **03-08-2018**
Place: Rudrapur
Distt. U.S. Nagar

(Gurdeep Singh)
Advocate

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Annexure – C: Certificate of Title

1. I have examined the Certified copy of Title Deed of which the original title deed is intended to be deposited relating to the schedule property and offered as security by ways of **Equitable Mortgage** and that the documents of title referred to in the Opinion is valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements, of creation of Equitable Mortgage is created, it will satisfy the requirements of Registered/ Equitable Mortgage and I further certify that:
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar Office, Revenue Records of **Tehsil Khatima** Office, Land Acquisition Office, (Wherever applicable). I do not find anything adverse which would prevent the Title Holder from creating a valid Mortgage. I am liable/ responsible, if any loss of is cause to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
5. There is prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **01-01-1988 to 03-08-2018** pertaining to the immovable Property covered by above said Title Deed. **The land was free from all registered encumbrances.**
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.
7. Minor(s) and his/their interest in the property is the extent of **NIL** (Specify the share of the Minor with Name).
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower **M/s East West Product Ltd., Khatima, Tehsil Khatima,**
9. I certify that **M/s East West Product Ltd., Khatima** has an absolute, clear and Marketable title over the Scheduled property. I further certify that the above title deed is genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deed, I certify that the deposit of following title deed/ documents would create a valid and enforceable Mortgage:

    a. **Original sale Deed No. 1581 Dated 13-03-2014**
    b. **Certify copy of sale Deed No. 1581 Dated 13-03-2014**
    c. **Latest revenue record of the property in the name of Borrower.**
    d. **Order declared non agricultural.**
    e. **Site Plan.**

There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

SCHEDULE OF THE PROPERTY

Khet No. 203 A Min, measuring 0.373 Hectare. Situated at Vill. Jhankaeya, Teh. Khatima, Distt. U.S. Nagar, bounded by: East- Propety of Shri Nitesh Rastogi, **West-**Property of Shri Ramsawroop, Shri Shivlal & Other's, **North-**Khatima Fibers Ltd., **South-**Property of Shri Badam Singh.

Date: **03-08-2018**
Place: Rudrapur Distt. U.S. Nagar

(Gurdeep Singh)
Advocate

GURDEEP SINGH
Advocate
H.No.-26, Awas Vikas
Rudrapur-263153

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मूल दस्तावेज सं. 1581/ को लौटाया गया 2014

SURESH Singh
Stamp Vendor & Typist
Ramnagar Tehsil (U.S.N.)

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-UK479354504248O3Q
Certificate Issued Date	:	05-Jan-2018 01:34 PM
Account Reference	:	NONACC (SV)/ uk1208504/ UDHAM SINGH NAGAR/ UK-UN
Unique Doc. Reference	:	SUBIN-UKUK120850496197636241771Q
Purchased by	:	GURDEEP SINGH ADVOCATE
Description of Document	:	Article 24 Copy or Extract
Property Description	:	N A
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	GURDEEP SINGH ADVOCATE
Second Party	:	N A
Stamp Duty Paid By	:	GURDEEP SINGH ADVOCATE
Stamp Duty Amount(Rs.)	:	10 (Ten only)

.....Please write or type below this line.....

Statutory Alert:
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

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1581/2014

375

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-UK003372262821M
Certificate Issued Date	:	12-Mar-2014 05:20 PM
Account Reference	:	NONACC (BK)/ ukpnbbk02/ KHATIMA/ UK-UN
Unique Doc. Reference	:	SUBIN-UKUKPNBBK02005129442090 29M
Purchased by	:	RAM PRASAD SO CHHOTA
Description of Document	:	Article 23 Conveyance
Property Description	:	VILL JHANKIYA TEHSIL KHATIMA
Consideration Price (Rs.)	:	19,00,000 (Ninteen Lakh only)
First Party	:	RAM PRASAD SO CHHOTA
Second Party	:	EAST WEST PRODUCTS LIMITED
Stamp Duty Paid By	:	EAST WEST PRODUCTS LIMITED
Stamp Duty Amount(Rs.)	:	95,000 (Ninety Five Thousand only)

[redacted]

Please write or type below this line

0001526868

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

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(2)

विक्रयपत्र (कृषिक) / ~~औद्योगिक~~

धनराशि - 82000/

बा०मू० - 1900000/

ई रजमा - 95000/

रकबा - 0.373० ~~हेक्टेयर~~

~~जमीन की दर - 50 लाख रुपये प्रति हे० औद्योगिक~~

मैं कि रामप्रसाद उम्र बालिग पुत्र छोटा साकिन ग्राम भानकुईयां तहसील रहटीआ जिला उधमसिंहनगर का हूं मैं इस बैनामा के द्वारा अपनी कृषिक जमीन ग्राम भानकुईयां तहसील रहटीआ जिला उधमसिंहनगर के खेत नम्बर 203 मु नं० रकबा 0.373० हेक्टेयर जमीन तथा सीमांकन के लिये पुनियाद भरी हैं को बबालिग 82000/ बयासी हजार रुपये में बदस्त ईस्ट वेस्ट प्रो० लि० रहटीआ जरीये डायरेक्टर सुधाकर चौधरी पुत्र श्री उमरनाथ चौधरी के हक में बरोबर कर दिया मैंने दाम बैनामा पा लिया हैं कुल

Ramprasad

(3)

कोई पेशतर वाद्स्त पाई है जब कुछ पाना बाकी नहीं है जमीन पर कैसा का कब्जा करा दिया है कैसा मालिक हो गये इस आराजी हर तरह से बरी पाक व साफ है इस आराजी को न्यायालय डी० कलेक्टर उपखण्ड श्रेणी रवीमा के राजस्व वाद सं० 22/195 वर्ष 2013-2014 अन्तर्गत धारा - 143 ज० कि० एवं भू०सु० अधि० आदेश दि० 28/2/2014 के अधिकृत घोषित है।

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बही संख्या 1 रजिस्ट्रीकरण संख्या 1581 वर्ष 2014

Sale (Immovable)
Sale(Industrial)

प्रतिफल रु0 : 820,000.00
मालियत रु0 : 1,900,000.00

रजिस्ट्रेशन शुल्क	प्रतिलिपि शुल्क	इलेक्ट्रानिक प्रोसेसिंग शुल्क	कुल योग	अक्षर लगायत
रु0 10,000.00	रु0 10.00	रु0 100.00	रु0 10,110.00	1,000

श्री सुधाकर चौधरी पुत्र श्री अमरनाथ चौधरी निवासी डायरेक्टर वहै.प्रति. ईस्ट वेस्ट प्रो.लि.खटीमा ने आज दिनांक 13 Mar 2014 समय गरय 1PM व 2PM को कार्यालय उपनिबन्धक सितारगंज मे प्रस्तुत किया।

सुधाकर चौधरी

13/03/2014
उपनिबन्धक
सितारगंज
13-Mar-2014

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्री राम प्रसाद पुत्र श्री छोटा निवासी झनकईयां तह.खटीमा \ ने विक्रय धन मुबलिग रु0 820,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री सुधाकर चौधरी पुत्र श्री अमरनाथ चौधरी निवासी डायरेक्टर वहै.प्रति. ईस्ट वेस्ट प्रो.लि.खटीमा \ ने भी स्वीकार किया।

जिनकी पहचान श्री अचल शर्मा पुत्र श्री ओम प्रकाश शर्मा निवासी खटीमा तह.खटीमा तथा श्री रोहितास कुमार पुत्र श्री जंगीलाल निवासी खेलडिया तह.खटीमा ने की।

13/03/2014
उपनिबन्धक
सितारगंज
13-Mar-2014

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बही संख्या 1 रजिस्ट्रीकरण संख्या 1581 वर्ष 2014

राम प्रसाद | सुधाकर चौधरी | अक्षय शर्मा | रोहिदास कुमार

प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये है।

13/03/2014

रजिस्ट्रीकर्ता अधिकारी।
उप-निबंधक,सितारगंज
13 Mar 2014

Scanned with CamScanner

विक्रय पत्र (कृषिक) / औद्योगिक

मूल्य 82000/- बाजार 190000/- स्टाम्प की दर 5% स्टाम्प 9500/-

विक्रेता - रामप्रसाद उर्फ बालिराम पुत्र श्री छोटा साकिन ग्राम मनकड़ैया तहसील रुद्रपुरा जिला ऊधमसिंहनगर

यह कि मैं/हम नीचे लिखे प्लाट के मालिक व काबिज हैं/हूँ। मुझे/हमको इस कृषि भूमि को बेचने का पूर्ण अधिकार प्राप्त है। यह इस समय सब प्रकार के बंधक, रहन, भार आदि से मुक्त है। मेरे/हमारे अतिरिक्त इस कृषि भूमि का अन्य कोई स्वामी नहीं है। इस कृषि भूमि में मेरे/हमारे कोई साझेदार नहीं है। यह कि मैंने/हमने स्वस्थ्य मन एवं चित्त से और स्वेच्छा से निम्नलिखित कृषि भूमि को जो संक्रमणीय अधिकार वाली है को मुबलिग (अक्षर में) रु. 190000/- (रुपये में) उन्नीस हजार रुपये होते हैं के बदले में ईस्ट वैस्ट प्रो० लिं० रुद्रपुरा जरिये डायरेक्टर सुधाकर चौधरी पुत्र श्री सुभरनाथ चौधरी जिला ऊधमसिंहनगर के हक बेच दिया है।

1. यह कि मैंने/हमने समस्त विक्रय धन क्रेता से पेशतर वसूल पाया है।

यह कि मैंने/हमने विक्रय अपने समस्त अधिकार स्वत्व व हित का तथा बिना कोई विघ्न सुरक्षित रखते हुए किया है और कब्जा हस्तान्तरित कर दिया है। अब मेरा/हमारा या मेरे/हमारे उत्तराधिकारियों का नीचे लिखी कृषि भूमि में कोई अधिकार नहीं रह गया है। यह कि भविष्य में क्रेता अपना अधिकार विक्रेतागण के अधिकार और स्वत्व में किसी दोष के कारण नीचे लिखी कृषि भूमि पर कब्जा न पावे तो विक्रय धन मय हर्जा-खर्चा लागत आयन्दा व उस समय की बाजारी कीमत हर्जा-खर्चा सहित लौटाने तथा उसकी समस्त कानूनी जिम्मेदारी मुझ/हम विक्रेता पर होगी। मुझको/हमको व मेरे/हमारे वारीसान कायम मुकामान का कोई उज्र व ऐतराज न होगा तथा क्रेता अपने नाम दाखिल खारिज करा लें/कर दिया जाये, हमें कोई आपत्ति नहीं होगी। यह लेखपत्र लिपिबद्ध कर दिया, जिससे कि प्रमाण रहे। स्टाम्प पत्र कीमती 9500/-

उपरा जो 1 पन्नों का नत्थी है एवं कुल 5 पृष्ठ शामिल है।

विवरण प्लाट ग्राम मनकड़ैया तहसील रुद्रपुरा जिला ऊधम सिंह नगर

के खसरा नम्बर 20 के खेतनम्बर 203 का रकबा 0.373 हेक्टेयर जमीन उक्त तहसील के सीमांकन के लिये खतौनी भरी है जिसकी अधिकतम कीमत 35000/- रुपये हो सकती है।

पश्चिम रामस्वरूप शिवलाल की जमीन
पूरब नितेश रस्तोगी की जमीन
उत्तर रुद्रपुरा फार्म० लि०
दक्षिण बादलसिंह की जमीन

1. विक्रीत कृषि भूमि सिंचित है तथा सिंचाई बोर से होती है।
2. विक्रीत कृषि भूमि दो फसली है तथा लगान 5.00 रुo वार्षिक है।
3. विक्रीत कृषि भूमि एकदेवारी क्षेत्र में पड़ती है, जिसका जिले के कलक्टर द्वारा न्यूनतम मूल्य 50 हजार प्रति हेक्टेयर है। भाग 2 प्रारूप 5 क्रम संख्या 5 है।
4. विक्रीत कृषि भूमि में कोई पेड़, बोरिंग व निर्माण है/नहीं है।
5. विक्रीत कृषि भूमि जो तल्लीताल हैड रोड 55' किसी चौड़ी से लगभग 1/2 कि०मी० दूरी पर स्थित है तथा राष्ट्रीय राजमार्ग/प्रान्तीय मार्ग/जनपदीय मार्ग पर स्थित नहीं है/है।
6. विक्रीत कृषि भूमि का पूर्व में बिक्री का कोई अनुबन्ध नहीं हुआ है/हुआ है।
7. विक्रेता अनुसूचित जाति/जनजाति का है/नहीं है। जमीन धारा 143 में शोधित है।
8. विक्रीत भूमि/कृषि/औद्योगिक प्रयोजन की है तथा धार्मिक संस्थान, ट्रस्ट, चर्च, कब्रिस्तान, वक्फ, शत्रु सम्पत्ति नहीं है।
9. विक्रीत कृषि भूमि निकटतम तहसील से लगभग 2 कि०मी० दूरी पर स्थित है।
10. विक्रीत कृषि भूमि नगर पालिका/नगर पंचायत सीमा से 1/2 कि०मी० दूरी पर स्थित है।
11. क्रेता अथवा उनके रिश्तेदार के नाम 12.09.2003 से पूर्व अचल सम्पत्ति का विवरण अथवा खरीदार का विवरण ईस्ट वैस्ट प्रो० लि० का रजि० नं० 53354 दि० 8-05-93 जिला रुद्र० नगर (रजिस्टर्ड) है।
12. विक्रीत सम्पत्ति वक्फ, सीलिंग, शत्रु सम्पत्ति और न ही किसी धार्मिक संस्थान, ट्रस्ट, चर्च अथवा कब्रिस्तान का है तथा सिलिंग से मुक्त है। हूँ/है।
13. विक्रेता तथा क्रेता भारतीय नागरिक है तथा एक-दूसरे के पते तथा पहचान की पुष्टि कर ली है।
14. मुख्तारकर्ता जीवित है तथा मुख्तारनामा आज की तिथि तक वैध तथा विद्यमान है और इसे खण्डित नहीं किया गया है।

हo विक्रेता

हo क्रेता

हo साक्षी 1. [illegible] पुत्र श्री [illegible] उम्र 63 साल पे० 26-3-04

हo साक्षी 2. रोहितास कुमार पुत्र जेसीलाल उम्र लगभग 36 साल SDC 21032354 पहचान पत्र सं० UP104/014 78600 जि० 63 साल 2018/06

आज दिनांक 13-3-2014 को य इकरार मुकिर/मुकिरान

व लिखावट दीवानसिंह रावत द्वारा लिपिबद्ध किया गया।

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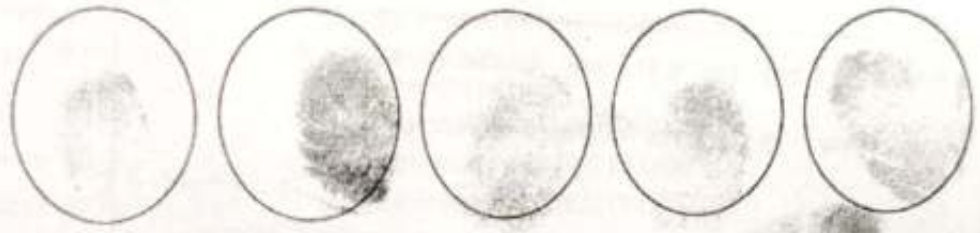
रजिस्ट्रेशन अधिनियम–1908 की धारा 32–ए के अनुपालन हेतु
फिंगर्स प्रिन्टस्

प्रस्तुतकर्ता/विक्रेता/क्रेता का नाम व पता :– रामप्रसाद पुत्र श्री [illegible]

निवासी [illegible] तहसील [illegible] परिचय पत्र सं. UP10AP0[illegible]/563113 दि० [illegible] रसीद सं० 1-8-15 पहले से पेश न नहीं की

बायें हाथ की अंगुलियों के चिन्ह :–

दायें हाथ की अंगुलियों के चिन्ह :–

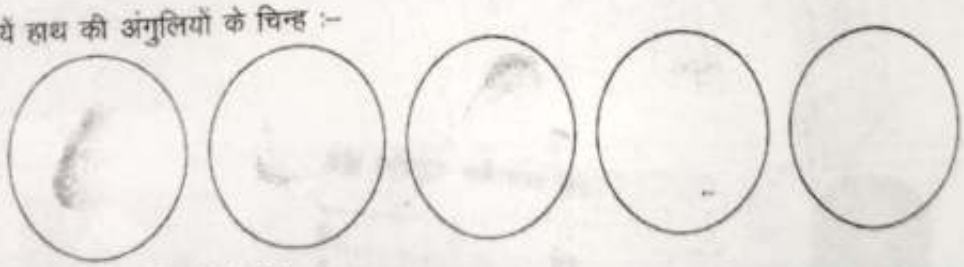


[illegible]

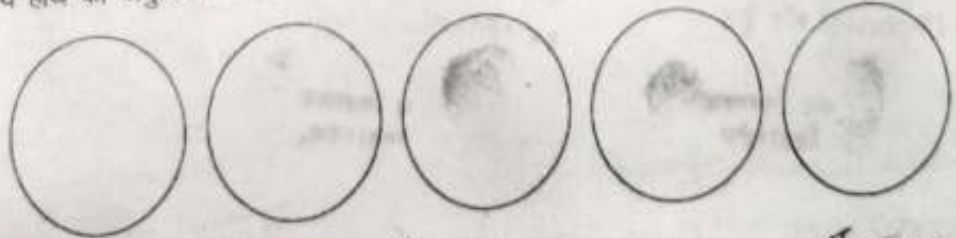
विक्रेता/क्रेता के हस्ताक्षर

विक्रेता/क्रेता का नाम व पता :– ईस्ट बैस्ट प्रोन० लि० रसीद जरिये डायरेक्टर सुधाकर चौधरी पुत्र श्री अमरनाथ चौधरी इन्कमटैक्स का पैन नं० AHACE6200D

बायें हाथ की अंगुलियों के चिन्ह :–



दायें हाथ की अंगुलियों के चिन्ह :–



विक्रेता/क्रेता के हस्ताक्षर

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बही संख्या 1 जिल्द 684 के पृष्ठ 375 से 384 पर क्रमांक 1581

पर आज दिनांक 13 Mar 2014 को रजिस्ट्रीकरण किया गया।

13 MAR 2014

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक,सितारगंज
13 Mar 2014

यह दस्तावेज पहचान में
... 1581 ...
वर्ष 2014 के
साथ एक कला गया है
ह० स्कैनकर्ता

उप निबंधक
सितारगंज

२ निबंधक
सितारगंज,

यह शिष्ट पाठ सम्बन्धित मेजबान
की छवि (Scanned) प्रति है।

उप निबंधक
सितारगंज

प्रतिलिपिकार

लेखाकार

सत्य प्रतिलिपि

6/10/17

सब रजिस्ट्रार
सितारगंज

Scanned with CamScanner

CV- 6.30
MV- 4.62
RV- 3.93

FORMAT OF VALUATION REPORT

(To be used for all properties of value upto 5 crores)

	Name & address of Branch	:	SBI SME BRANCH, NEELAM BATA ROAD, FARIDABAD
	Name of Customer(s) / Borrower Unit (for which Valuation report is sought)	:	M/s East West Product Limited

1	Customer Details	:	M/s East West Product Limited
	Name	:-	
	Apl No	:-	
2	Property Details		Khata No. 20 KE Khet No. 203 A Min, Khet no 202 Min, Village - Jhankaiya, Tehsil - Khatima, Distt - Udham Singh Nagar, Uttarakhand
	Address		Tehsil - Khatima, Distt - Udham Singh Nagar, Uttarakhand
	Nearby Landmark		Polyplex Industry, Lohia Head Road,
	Latitude	:-	28.55.17
	Longitude	:-	79.58.38

3	Document Details		Name of Approving authority	Details as per Approved drawing of the building	
	Layout plan		N.A	Approval no	
	Building plan		N.A	Approval no	
	Construction Permission		N.A	Approval no	
	Legal Documents		List of Documents		

4	Physical Details		
	Adjoining Properties		**As per Legal Documents**

East	Land of Shri Nitesh Rastogi	North	Khatima Fiber Ltd. D31
West	Land of Shri Ramswaroop, Shri Shivlal Etc	South	Land of Shri Badam Singh

As per Site

East	Land of Shri Nitesh Rastogi & Nala	North	Private Rasta , Owner Property & Khatima Fiber Ltd
West	Pvt. Rasta & Land of Shri Ramswaroop, Shri Shivlal Etc.	South	Pvt. Rasta & Land of Shri Badam Singh

	Plot Demarcated	Yes, from 3 Side only	Approved land use	Industrial	Type of Property	Industrial
	No. of Rooms	N.A				
	Living/ dinning	N.A	Industrial		Industrial	
	Toilets	N.A				
	Total no of Floors	:-	G			
	Approx age of the property		Under Cons.			
	Residual age of the property		Under Cons.			
	Type of Structure (RCC/ Framed/ Stone/ BB mansory)		RCC			

5	Tenure/ Occupancy Details	

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Off. Add.: 2nd Floor, Aashirwad Complex, Maa Vaishno Devi Dwar, Adarsh Colony, Rudrapur-263153, Uttarakhand

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	Status of Tenure (owned/ Rented)	Owned	No of Years of Occupancy	Under Cons.	Relationship of Tenant to owner)	N.A

6	Stage of Construction				
	Stage of construction (under construction/ Completed)	:-	Under Cons.	If under construciton, extent of completion	N.A

7	Violations if any observed		Approved MAP is not provided
	Nature and extent of violations	:-	N.A

8	Area details of the property					
	Plinth Area (in Sq. mt)	5908	Carpet Area (in Sq. Metre)		Saleable Area(in SqMts)	

9	**Valuation**		
a	Mention the Value as per Government Approved Rates also		
b	In case of variation of 20% or more in the valuation proposed by the Valuer and Guideline value provided in the State Govt. notification Income Tax Gazette justification on variation has to be given.		
	Summary of valuation		
a	Guideline Value of Land	:-	16836105
b	Market Value of Land	:-	25254157.5
c	Market Value of Building	:-	20998200
d	Fairmarket Value (Land + Building)	:-	46252357.5
e	**Realizable Value @ 85 %**	:-	**3,93,00,000**
f	**Forced/ Distress Sale Value @75%**	:-	**3,46,00,000**

10	Assumptions /Remarks		
a	Qualifications in TIR/ Mitigation suggested, if any	:-	N.A
b	Property is SARFAESI compliant	:-	N.A
c	Whether property belongs to social infrastructure like Hospital, School, Old age home etc	:-	N.A
d	Whether entire piece of land on which the unit is set up/ property is situated has been mortgaged or to be mortgaged	:-	N.A
e	Details of last two transactions in the locality/ area to be provided, if available	:-	N.A
f	Any other aspect which has relevance on the value or marketability of the property	:-	N.A

11	Declaration		
a	The property was inspected by our Representative Mr Abdul Jabbar on	:-	13/8/2018
b	The undersigned does not have any direct/ indirect interest in the above property		
c	The information furnished herein is true and correct to the best of our knowledge.		
d	I have submitted Valuation report directly to the Bank.		

12	Name, Address & signature of Valuer with wealth Tax registration no	CHANDOLA ARCHITECTS, 2nd Floor Ashirwad complex, Maa Vaishno Devi Dwar, Rudrapur, Udhamsinghnagar, Uttarakhand

Signature of Valuer

Date of Valuation:- 13/8/2018

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Technical Details (Building)

1	No. of Floors and height of each floor	:-	Ground
2	Plinth area floor wise		N.A
	As per Sale Deed		N.A
	Ground Floor (in Sq. Metre)(R.C.C)	:-	6316.72
	First Floor (in Sq. Metre)	:-	
3	Year of Construction	:-	Under Cons.
4	Estimated future life	:-	Under Cons.
5	Type of construction load bearing walls/ R.C.C frame/ steel frame	:-	R.C.C
6	Type of Foundation	:-	R.C.C
7	Walls	:-	N.A
8	Partitions	:-	N.A
9	Doors and windows	:-	N.A
10	Flooring	:-	Under Cons.
11	Finishing	:-	Average
12	Roofing and terracing	:-	R.C.C
13	Special architectural or decorative feature, if any	:-	N.A
14 (a)	Internal wiring surface or conduit	:-	N.A
(b)	Class of fittings, superior/ ordinary/ poor	:-	N.A
15	Sanitary installations	:-	N.A
16	Compound Wall	:-	yes
17	No of lifts and capacity	:-	No
18	Underground pump and type of construction	:-	N.A
19	Overhead Tank	:-	N.A
20	Pumps no of their horse power	:-	N.A
21	Roads an paving within the compound approximate.	:-	N.A

AR. NARESH CHANDOLA
CA/2006/38335
AIIV-20153
Architect, Approved Valuers

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Valuation(Guideline Value)

ITEM	AREA	RATE	AMOUNT (IN RS)
LAND			
1. Sale Deed in Khata No-20, Khasra No-203 A Min, Area	0.3730 Hec.		
2. Sale Deed in Khata No-20, Khasra No-203 A Min, Area	0.3730 Hec.		
3. Sale Deed in Khata No-20, Khasra No-202 A Min, Area	0.3760 Hec.		
	= 1.122 Hec.		
	= 120771.1 Sq. ft.		
Total Area of Land (in Sq.Metre)	11224.07		
Guideline rate of land in the Locality (in Sq. Metre)		1500	16836105
Value of Land			16836105
BUILDING			

GROUND FLOOR

Details	**(in Sq. Metre)**	**rates**	
Covered Area Building 1 with R.C.C Slab only	880	6000	5280000
Covered Area Building 2 with R.C.C Slab only	462	6000	2772000
Toe wall Upto plinth Building 3	2716	1000	2716000
Toe wall Upto plinth Building 4	1254	1000	1254000
R.C.C Slab building 5	112	6000	672000
Toe wall Upto plinth Building 6	420	1500	630000
Tin Shed (Guard Room)	64	6000	384000
8 No's RCC Square platforms (3.5 Metre X 3.5 Metre)	98	1500	147000
8 No's Round Tank Plateform of 4.7 Metre Dia	44.18	5000	220900
2 Round Tank Plateform of 5.5 Metre Dia	15.12	5000	75600
Chimney (Approx 4.5 Diameter)			500000
Boundary Wall (in running Metre)	470	2500	1175000
Circle Value of Built up Area			15826500

Net guideline value of the property (Land & building only) 32662605

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Valuation(Fair Market Value)

ITEM	AREA	RATE	AMOUNT (IN RS)
LAND			
1. Sale Deed in Khata No-20, Khasra No-203 A Min, Area	0.3730 Hec.		
2. Sale Deed in Khata No-20, Khasra No-203 A Min, Area	0.3730 Hec.		
3. Sale Deed in Khata No-20, Khasra No-202 A Min, Area	0.3760 Hec.		
	= 1.122 Hec.		
	= 120771.1 Sq. ft.		
Total Area of Land (in Sq.Metre)	11224.07		
Market rate of land in the Locality (in Sq. Metre)		2250	25254157.5
Value of Land			25254157.5
BUILDING			
GROUND FLOOR			
Details	**(in Sq. Metre)**	**rates**	
Covered Area Building 1 with R.C.C Slab only	880	6500	5720000
Covered Area Building 2 with R.C.C Slab only	462	6500	3003000
Toe wall Upto plinth Building 3	2716	1800	4888800
Toe wall Upto plinth Building 4	1254	1800	2257200
R.C.C Slab building 5	112	6500	728000
Toe wall Upto plinth Building 6	420	2000	840000
Tin Shed (Guard Room)	64	6000	384000
8 No's RCC Square platforms (3.5 Metre X 3.5 Metre)	98	1800	176400
8 No's Round Tank Plateform of 4.7 Metre Dia	44.18	6000	265080
2 Round Tank Plateform of 5.5 Metre Dia	15.12	6000	90720
Chimney (Approx 4.5 Diameter)			1000000
Boundary Wall (in running Metre)	470	3500	1645000
Fair Market Value of Built up Area			20998200
Fair Market value of the property (Land & building only)			**46252357.5**
Say Rs	4,62,00,000		
Value (in Words)	Four Crore Sixty Two lakh only		
Realizable value of the property (Land & building only)			**39314503.88**
Say Rs	3,93,00,000		
Value (in Words)	Three Crore Ninety Three lakh only		
Distress value of the property (Land & building only)			**34689268.23**
Say Rs	3,46,00,000		
Value (in Words)	Three Crore Forty Six lakh only		

SCRUTINIZED

(09950) Auth. Signatory
SBI, SME Branch, N.I.T. Faridabad

SCRUTINIZED

(09950) Auth. Signatory
SBI, SME Branch, N.I.T. Faridabad

Ar. N... GUPTA ... DOLA
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PHOTOGRAPHS OF VALUED SITE

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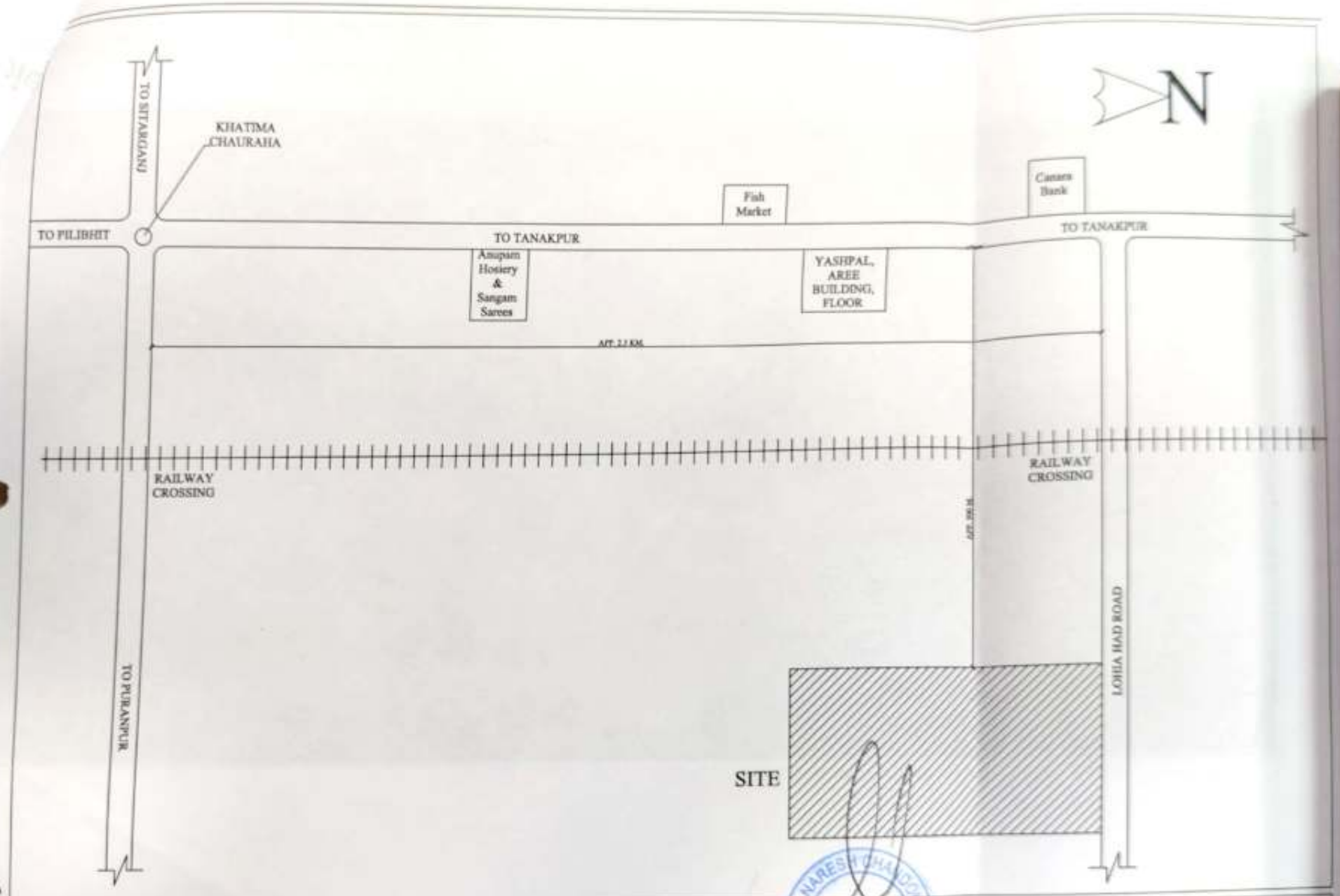

LOCATION PLAN FOR M/s East West Product Limited, AT Khata No. 20, Khet No. 202, Khet No. 203 A Min., Village - Jhankaiya, Tehsil - Khatima, Distt - Udham Singh Nagar, Uttarakhand

KEY PLAN

ARCHITECT SIGN. :

CHANDOLA ARCHITECTS
Office - 2ND FLOOR, ASHIRWAD COMPLEX, AADARSH COLONY, RUDRAPUR, U.S.NAGAR, UTTARAKHAND PH. 05944-245515

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