

P. KAKKAR
Advocate

17, S.B.M. Shoping Complex
Haridwar Road, Rishikesh-249201
Cell : 9412046849

Date : 11 -03-2019

Ref:.....

ENTRY SERIAL NO...19 /REGISTER NO...01 .OF YEAR 2019

(Counsel to given serial No. to the certificate as entered in register of searches maintained by him)

TO,

The Asstt. General Manager,
Punjab National Bank
Branch L.J. Road, Rishikesh D.Dun.

Suppl. SEARCH REPORT & CERTIFICATE

Reg: Opinion on investigation of title and obtaining of search report in respect of **Property**, area 828 Sq.mt., Covered area Ground floor, 303.213 Sqmt. First floor, 303.213 Sq.mt. and second floor 254.69 Sqmt. Total covered area 861.11 Sq.mt. situated at Ganga Vatika Muni Ki Reti, Tehsil Narender Nagar Distt. Tehri Garhwal, **Belonging to : M/s Uttarakhand Construction Company Pvt. Ltd. R/o Kailash Gate Muni-Ki-Reti, Distt. Tehri Garhwal,** through Managing Director Shri Bachan Singh Pokhriyal S/o Late Natha Singh Pokhriyal R/o Kailash Gate Muni-Ki-Reti, Distt. Tehri Garhwal.

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars- number, date and page particulars etc., as shown in the original title deed/ Photocopy of title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar / Registrar of assurances as well as with certified copy of the title deed, which was obtained and is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed / seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete / Not available as given Annexure hereto.

I have verified, tallied and compared these documents from the records of the office of Sub- Registrar **Dev paryag/** Registrar of assurances and also from the records of other appropriate authorities.

- 1 **Certified Copy of Sale deed No 150 dated 24-03-2003.**
- 1 **Latest Copy of municipal Assesment and tax receipt**

I Shall be liable/ responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANK ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Bank/Financial Institutions.

The search report of which is annexed hereto conducted by me, for the period from 2005 to July 2018 does not disclose any recorded encumbrance.
Bank officials informed that the property is already mortgaged with P. N. B. L. J. Road Rishikesh. I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder:-

- a) Name of the lender: N.A.
- b) Date of opinion & reference No. (if any)
- c) Remarks

I find no defects / following defect in the title of the person offering mortgage:

Brief history of the property is -That the present owner M/s Uttarakhand Construction Company Pvt. Ltd. R/o Kailash Gate Muni-Ki-Reti, Distt. Tehri Garhwal, through Managing Director Shri Bachan Singh Pokhriyal S/o Late Natha Singh Pokhriyal R/o Kailash Gate Muni-Ki-Reti, Distt. Tehri Garhwal, purchased the said Property from M/s Aradhana Builders Pvt. Ltd R/o Gole Market Rishikesh Distt. Dehradun Through its M.D. Shri Ashok Aggarwal S/o Late Shiv Charan Aggarwal R/o 72, Adarsh Nagar Rishikesh, Distt Dehradun, through reg. Sale deed, dated 24-03-2003, regd in the office of S.R. Dev Paryag at Bahi No 1, Zild 164, Pg. 93-102, at No 150, on dated 24-03-2003. Presently an Hotel in the name of Great Ganga is running on this property and the property is mutated in municipal record of Muni Ki Reti and SARFAESI Act is applicable.

I have certify that owner M/s Uttarakhand Construction Company Pvt. Ltd., has a clear, valid and marketable right over the above said property. Previous NEC, search report and certificate have been already submitted by Shri N.S. Tiwari Advocate

The valid mortgage can be created by deposit of the original title deed, and chain of deeds . The said sale deed, is original and genuine and are not duplicate or fake as no objection is created and as observed by me:-

(Give hereunder details of title deeds which are required to be deposited to create mortgage)

- 2 Original and Certified Copy of Sale deed No 150 dated 24-03-2003.
- 3 Latest Copy of municipal Assesment and tax receipt

I have returned the original Certified Copy of title deeds and other documents shown to me to the branch official against receipt.

S.P.Kakkar, Advocate

S.P. KAKKAR
Advocate

17 S.B.M. Complex,

- Encl.
1. Special report.
 2. Search report.
 3. Sub Registrar office Receipt NO 5/ 32 dated 08.03.2019.

AKKAR
Advocate

17, S.B.M. Shopping Complex
Haridwar Road, Rishikesh-249201
Cell : 9412046849
Dated: 11.03.2019

ANNEXURE - V A

Account M/s Uttarakhand Construction Company Pvt. Ltd.

B.O. : PNB Branch L.J. Road, Rishikesh, Dehradun .

Search report related to searches made in :

- 1 a) Sub Registrar Office
 - b) Registrar of Companies
 - c) Courts
 - d) Other offices
 - a) Office Of the Co-operative society
 - b)----- Development Authority
(DDA/HUDA/and the like)
 - e) Any other documents
 - ii Receipt for payment of Municipal Taxes etc.

2 Sub Registrar/Registrar of Assurance Office

The encumbrance certificate was obtained from the Sub Registrar Dev paryag for the Period for the period from to. and the the same disclosed Following Encumbrances (Certificate enclosed).

- a) -Nil-
- b)
- c)

There is no system for issue of encumbrance certificate in the office of Sub-Registrar, Dev Paryag.

3 Besides obtaining encumbrance certificate from the sub Registrar(N.A.), personal search was Carried out by me for the purpose. Inspection was made on 08.03.2019 for the period from 2003 to 2004 at the following sub registrar/offices:

A) S.R. Dev paryag, Receipt No. 5/32 dated 08.03.2019.

The search report disclosed the followings encumbrance :- nil

Bank officials informed that the property is already mortgaged with P. N. B. L. J. Road Rishikesh.

4 . The Ownership of the property being of a company, search was conducted in the following Offices of the Registrar of Companies:

---2

S.P. KAKKAR

search made out in the office of Registrar of Companies disclosed :-

INFORMATION

5. Inspection of court records disclosed :
(This may detail suit pending, Decrees, Attachment before judgment Injunction, Appointment of receiver, Appointment of Liquidator).

Name of Court	Date of order	Nature of order
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- 6 Searches made/ inspection carried out in the following offices disclosed:-

Office	Date of search/inspection	information
S.R. Dev Paryag	08.03 .2019	Free from all encumbrances Bank officials informed that the property is already mortgaged with P. N. B. L. J. Road Rishikesh.

- 7 A study of the following documents disclosed :-

Details of documents perused	Information
Regd Sale deed regd in the office of S.R. Dev Paryag at Bahi No 1, Zild 164, Pg. 93-102, at No 150, on dated 24-03-2003.	Bank officials informed that the property is already mortgaged with P. N. B. L. J. Road Rishikesh.

Defects noticed are indicated in the Certificate given by me.

(S.P. Kakkar)

Advocate.
S.P. KAKKAR
Advocate
17, S.B.M. Complex,

Suppl. Special REPORT ON TITLE ANNEUXRE- V

Property, bearing area 828 Sq.mt., Covered area Ground floor, 303.213 Sqmt. First floor, 303.213 Sq.mt. and second floor 254.69 Sqmt. Total covered area 861.11 Sq.mt. situated at Ganga Vatika Muni Ki Reti, Tehsil Narender Nagar Distt. Tehri Garhwal, Belonging to : **M/s Uttarakhand Construction Company Pvt. Ltd. R/o Kailash Gate Muni-Ki Reti, Distt. Tehri Garhwal, through Managing Director Shri Bachan Singh Pokhriyal S/o Late Natha Singh Pokhriyal R/o Kailash Gate Muni-Ki-Reti, Distt. Tehri Garhwal.**

ASPECTS TO BE CONSIDERED		COUNSEL'S STATEMENT
A <u>PARTICULARS</u> 1 Name of the Borrower with address 2 Name of the person offering Mortgage with parentage / constitution and address: 3 Details of the Property to be mortgaged: As per title deed- As per present Position		M/s Uttarakhand Construction Company Pvt. Ltd. R/o Kailash Gate Muni-Ki-Reti, Distt. Tehri Garhwal, through Managing Director Shri Bachan Singh Pokhriyal S/o Late Natha Singh Pokhriyal R/o Kailash Gate Muni-Ki-Reti, Distt. Tehri Garhwal. Proposed Borrower M/s Uttarakhand Construction Company Pvt. Ltd. R/o Kailash Gate Muni-Ki-Reti, Distt. Tehri Garhwal, through Managing Director Shri Bachan Singh Pokhriyal S/o Late Natha Singh Pokhriyal R/o Kailash Gate Muni-Ki-Reti, Distt. Tehri Garhwal. Property, bearing area 828 Sq.mt., Covered area Ground floor, 303.213 Sqmt. First floor, 303.213 Sq.mt. and second floor 254.69 Sqmt. Total covered area 861.11 Sq.mt. situated at Ganga Vatika Muni Ki Reti, Tehsil Narender Nagar Distt. Tehri Garhwal. Presently here Hotel Great Ganga is running. Regd Sale deed regd in the office of S.R. Dev Paryag at Bahi No 1, Zild 164, Pg. 93-102, at No 150, on dated 24-03-2003. Already obtained . compared, no doubt or suspicion is created. Yes
B <u>INVESTIGATION</u> 1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration). 2 Whether certified copies have been obtained from the registrar's office. 3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion? 4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?		

S.P. KAKKAR
Advocate

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
Whether the registration particulars number & page particular as given in title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
Whether the photograph of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the Registrar's office?	Yes
7 Whether contents as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the Registrar's office? If not, variations be specified. What is its effect?	Yes,
8 Whether the property has been mutated in the name of the person offering the mortgage?	Yes , mutated in municilal records
9 Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Already mortgaged
10 Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purpose).	No
11 Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No
12 Whether all the approvals, clearance/ sanctions required for the creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearance yet to be obtained.	yes
13 Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	No
14 Whether the property to be mortgage has been acquired Under Land Acquisition Act, 1894?	No .


S.P. KAKKAR
 Advocate
 17 C.R.M. Complex,

SPECIAL REPORT ON TITLE

Reg : Property situated at : Property bearing area 828 sqm., covered area of G.F. 303.213 sqm., F.F. 303.213 sqm., S.F. 254.69 sqm., total covered area 861.11 sqm., situated at Ganga Vatika, Muni-ki-Reti, Distt. Tehri Garhwal.

belonging to M/s Uttarakhand Construction Co. Pvt. Ltd., R.O. Kailash Gate, Muni-ki-Reti, Distt. Tehri Garhwal through Managing Director Shri Bachan Singh Pokhriyal S/o Late Natha Singh Pokhriyal, R/o Kailash Gate, Muni-ki-Reti, Distt. Tehri Garhwal.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<p>A. <u>PARTICULARS</u></p> <p>1. Name of the Borrower with address :</p> <p>2. Name of the person offering Mortgage with parentage/ constitution and address:</p> <p>3. Details of the property to be mortgaged: As per title deed—</p> <p>As per present position</p> <p>B. <u>INVESTIGATIONS</u></p> <p>1. Details of the title deeds/ documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration).</p> <p>2. Whether certified copies have been obtained from the Registrar's office.</p> <p>3. Whether the documents in hand are compared with the certified copy and whether the documents given raise any doubt or suspicion?</p>	<p>M/s Uttarakhand Construction Co. Pvt. Ltd., R.O. Kailash Gate, Muni-ki-Reti, Distt. Tehri Garhwal through Managing Director Shri Bachan Singh Pokhriyal S/o Late Natha Singh Pokhriyal, R/o Kailash Gate, Muni-ki-Reti, Distt. Tehri Garhwal.</p> <p>M/s Uttarakhand Construction Co. Pvt. Ltd., R.O. Kailash Gate, Muni-ki-Reti, Distt. Tehri Garhwal through Managing Director Shri Bachan Singh Pokhriyal S/o Late Natha Singh Pokhriyal, R/o Kailash Gate, Muni-ki-Reti, Distt. Tehri Garhwal.</p> <p>Property bearing area 828 sqm., covered area of G.F. 303.213 sqm., F.F. 303.213 sqm., S.F. 254.69 sqm., total covered area 861.11 sqm., situated at Ganga Vatika, Muni-ki-Reti, Distt. Tehri Garhwal.</p> <p>East : Road, West : Other's Property, North : Property of Seller, South : Passage to Vithal Ashram</p> <p>Sale-Deed dt. 24.03.2003, regd. with S.R. Devprayag at Bk.No.1, zild 164, pg. 93-102 at No. 150 on 24.03.2003.</p> <p>Yes</p> <p>Yes, compared with certified and there is no doubt or suspicion.</p>

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
4. Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes
5. Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
6. Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes
7. Whether contents as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes
8. Whether the property has been mutated in the name of the person offering the mortgage?	No, mutated in Municipal record
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes
10. Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes).	No
11. Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No



ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
12. Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained.	Yes
13. Whether the property is ancestral/or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	N.A.
14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No
15. Whether Urban Land Ceiling Act is applicable in the State where the property is located?	No
16. In case of leasehold property, whether permission/NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	N.A.
17. What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	N.A.
18. Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	N.A.
19. Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	N.A.
20. Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	N.A.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
21. In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N.A.
22. Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation).	Yes

Date : 11.06.2018

Place : Rishikesh


(S.N. Tewari)
ADVOCATE