

RAJESH GARG
ADVOCATE

Office : 126 Ram Vihar,
(Near O.N.G.C Hospital)
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: Mob. 9837258577

Chamber : 103, Jail Road,
Civil Court Compound, Dehradun

E-mail : rajeshgargadvocate@gmail.com

Dated 29-12-2020

The Senior Manager
Punjab National Bank
Branch Office - (i-RAM),
Dehradun

SUB: Supplementary Search Report

Reg:- All that plot of land bearing Khata Khatauni No. 860 (1420-1425 Fasli) forming part of Khasra No. 532 Ka, measuring 83.64 Sq.Mtr., situated in Mauza Kargi Grant, Pargana Central Doon, Distt. Dehradun

Belonging to : (1) Shri Abdul Ajij S/o Shri Abdul Rasheed R/o Saibaba Enclave, Dehrakhas, Dehradun (2) Shri Manmohan Singh S/o Shri Laxman Singh R/o Dhakpatti, Dehradun

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A. PARTICULARS	
1. Name of the Borrower with Address:	(1) Shri Abdul Ajij S/o Shri Abdul Rasheed R/o Saibaba Enclave, Dehrakhas, Dehradun (2) Shri Manmohan Singh S/o Shri Laxman Singh R/o Dhakpatti, Dehradun
2. Name of the person Mortgaged the property with parentage/ constitution and address:	(1) Shri Abdul Ajij S/o Shri Abdul Rasheed R/o Saibaba Enclave, Dehrakhas, Dehradun (2) Shri Manmohan Singh S/o Shri Laxman Singh R/o Dhakpatti, Dehradun
3. Details of the property mortgaged	All that plot of land bearing Khata Khatauni No. 860 (1420-1425 Fasli) forming part of Khasra No. 532 Ka, measuring 83.64 Sq.Mtr., situated in

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Mauza Kargi Grant, Pargana Central Doon, Distt. Dehradun , bounded and butted as under:-

East - Property of Smt. Meena Bansal, side measuring 18 Ft.

West - 20 Ft wide Road, side measuring 18 Ft.

North - Property of Others, side measuring 50 Ft.

South- Land of Sellers, side measuring 50 Ft.

Place :- Dehradun

Enclosures :

1. Search Report
2. Receipt


(Rajesh Garg)
Advocate

RAJESH GARG
Advocate
Chamber No. 103, Bad Road
Court Compound Dehradun
Mob. 9837258677

SEARCH REPORT

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Account:- : (1) Shri Abdul Ajj S/o Shri Abdul Rasheed R/o Saibaba Enclave, Dehrakhas, Dehradun (2) Shri Manmohan Singh S/o Shri Laxman Singh R/o Dhakpatti, Dehradun

Search report relates to searches made in :

- a) Sub Registrar Office.:- Sub Registrar Dehradun.
b) Registrar of Companies.:- N.A.
c) Courts. :- NIL
d) Other offices :- NIL

- a) Office of the Co-operative Society. : N.A.
b) _____ Development Authority. : N.A.
(DDA/HUDA/and the like)

e) **Any other documents**

- i) Receipt for payment of Municipal Taxes etc.:- N.A.

1. Sub Registrar /Registrar of Assurance Office.

There is no system of issue of encumbrance certificate to private parties in the office of Sub registrar Dehradun.

2. Personal search was carried out by me for the purpose. Inspection was made on 29-12-2020 for the period from 04-11-2016 to 29-12-2020 in the office of Sub-Registrar Dehradun.

The search report disclosed the followings encumbrances:-NIL
However the aforesaid property is equitably mortgaged with Punjab National Bank Dehradun as security of loan availed by the applicant.

3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: -

N.A.

4. **The search made out in the office of Registrar of Companies disclosed:-**

ROC	INFORMATION
N.A.	N.A.

5. Searches made / Inspections carried out in the following offices disclosed :

Office	Date of search/Inspection	Information	Remark
Sub Registrar Dehradun	29-12-2020	No recorded encumbrances	However the aforesaid property is equitably mortgaged with Punjab National Bank Dehradun as security of loan availed by the present applicant.


Rajesh Garg
 Advocate

RAJESH GARG
 Advocate
 Chamber No 105, Jail Road
 Court Compound, Dehradun
 MOB. 9837288877

Kuldeep Singh Bhandari
Advocate

18/1/2016

Office: Chamber No. 77,
New Building, First Floor,
Opp. Barr Association,
Court Compound, Dehradun.
Contact No. : 9412030689

Date: 04-11-2016

The Sr. Manager,
Punjab National Bank,
Race Course Branch,
Dehradun

SPECIAL REPORT ON TITLE

REGARDING: SEARCH REPORT / NON-CUMBRANCE CERTIFICATE IN RESPECT OF
All that land of Khata no. 860 (According to Fasli year 1420 to 1425) bearing Khasra no. 532 Ka area 83.64 Sq. Mtrs. Situated at Mauza Kargi Grant, Pargana Central Doon, Distt. Dehradun.

ASPECT TO BE CONSIDERED	COUNSEL'S STATEMENT
A- PARTICULARS	
1. Name of the borrowers with address	(1) Shri Abdul Ajij S/o Shri Abdul Rasheed R/o Saibaba Enclave, Dehrakhas, Dehradun (2) Shri Manmohan Singh S/o Shri Laxman Singh R/o Dhakpatti, Dehradun.
2. Name of the owner with parentage/constitution and address.	(1) Shri Abdul Ajij S/o Shri Abdul Rasheed R/o Saibaba Enclave, Dehrakhas, Dehradun (2) Shri Manmohan Singh S/o Shri Laxman Singh R/o Dhakpatti, Dehradun.
3. Details of the property to be mortgaged : As per title deed - As per present position -	All that land of Khata no. 860 (According to Fasli year 1420 to 1425) bearing Khasra no. 532 Ka area 83.64 Sq. Mtrs. Situated at Mauza Kargi Grant, Pargana Central Doon, Distt. Dehradun bounded and butted as under: East: Property of Smt. Meenu Bansal S.M. 18 Ft. West: 20 Ft. wide Road S.M. 18 Ft. North: Property of others S.M. 50 Ft. South: Land of Sellers S.M. 50 Ft.
B - INVESTIGATIONS	
1. Brief Details of the Title deeds/ documents scrutinized	1. Original Sale deed registered at Document No. 3117 on dated 12-12-2014 executed by Smt. Pushpa Manna in favour of Shri Abdul Ajij and other on dated 12-12-2014 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-1, Vol- 616 Pages- 37 to 54 at Sr. No. 3117 on dated 12-12-2014 <i>with certified copy of the same.</i> 2. Certified copy of Sale deed registered at Document No. 9383 on dated 15-12-2011 executed by Shri Mool Chand in favour of Smt. Pushpa Manna on dated 14-12-2011 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-1, Vol- 4242 Pages- 297 to 324 at Sr. No. 9383 on dated 15-12-2011.

Kuldeep Singh Bhandari

- (26)
3. Certified copy of Correction deed registered at Document No. 2847 on dated 02-04-2013 executed by Shri Mool Chand in favour of Smt. Pushpa Manna on dated 01-04-2013 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-1, Vol- 5064 Pages- 29 to 40 at Sr. No. 2847 on dated 02-04-2013
 4. Certified copy of attorney executed by Shri Mool Chand in favour of Shri Rakesh Kumar Chadha on dated 09-09-2011 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-4, Vol- 369 Pages- 229 to 238 at Sr. No. 854 on dated 19-09-2011.
 5. Copy of khatuni of Khata no. 860 (According to Fasli year 1420 to 1425).

History of the Title based on Documents mentioned in Clause No.

Whereas the present owners (1) Shri Abdul Ajij S/o Shri Abdul Rasheed (2) Shri Manmohan Singh S/o Shri Laxman Singh purchased the aforesaid property from (1) Smt. Pushpa Manna W/o Shri Tapan Manna (2) Smt. Tumpa Khatuya S/o Shri Balram Khatuya by virtue of sale deed dated 12-12-2014 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-1, Vol- 616 Pages- 37 to 54 at Sr. No. 3117 on dated 12-12-2014.

And whereas above named (1) Smt. Pushpa Manna W/o Shri Tapan Manna (2) Smt. Tumpa Khatuya S/o Shri Balram Khatuya purchased the aforesaid property from Shri Mool Chand S/o Late Shri Heera Lal through attorney holder Shri Rakesh Kumar Chadha S/o Late Shri Bhagashah Chadha by virtue of sale deed dated 14-12-2011 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-1, Vol- 4242 Pages- 297 to 324 at Sr. No. 9383 on dated 15-12-2011 thereafter a correction deed regarding correction of khasra, on dated 01-04-2013 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-1, Vol- 5064 Pages- 29 to 40 at Sr. No. 2847 on dated 02-04-2013. The aforesaid attorney executed by Shri Mool Chand in favour of Shri Rakesh Kumar Chadha on dated 09-09-2011 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-4, Vol- 369 Pages- 229 to 238 at Sr. No. 854 on dated 19-09-2011.

And whereas above named Shri Mool Chand S/o Late Shri Heera Lal was the original owner and bhumidhar of the aforesaid property.

And whereas the name of present owners (1) Shri Abdul Ajij S/o Shri Abdul Rasheed (2) Shri Manmohan Singh S/o Shri Laxman Singh have been duly mutated in the revenue records by virtue of order dated 02-03-2015 passed by Tehsildar Dehradun in case no. 2384 as revealed from the page no. 14 of computerized khatauni of khata no. 860 (According to Fasli year 1420 to 1425).

2. Whether documents given to the counsel are original one or more copies of documents ?

Yes

3. Whether documents given as original title deeds raise any doubt or suspicious?

Xerox are verified from concerned Sub-Registrar Office and Search has been conducted there and after obtaining the certified copy of the latest Sale deed, undersigned came to the conclusion that the Xerox copy of the Title Deed given raises no doubt or suspicion.

4. Whether the particulars of registration also given in the title deed shown to the counsel tally with the particulars as stated in records of the registrar's office/

Yes, the registration particulars number & date and page particulars as given in the title deed shown to undersigned with the particulars as stated in the records of the registrar's office.

Guldeep Singh Bhandari

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|---|---|
| 5. Whether the registration particulars and dated and page particulars as given in the title deed tally with the particulars as stated in records of the registrar's office? | Yes, the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the Second copy kept in the registrar's office. |
| 6. Whether the photographs of the parties affixed in the conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office? | Yes, the photographs of parties as affixed in title deed tally with the photograph seen in the Second copy kept in registrar's office. |
| 7. Whether the contents of the 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, contents as give in the title deed tally verbatim with the contents as stated in the Second copy kept in the registrar's office. |
| 8. Whether the property has been mutated in the name of the person offering the mortgage? | Yes, the property has been mutated in the name of owner. |
| 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 mortgage of the property to be mortgaged? | No |
| 11. Where there are restrictions regarding sale of the property to be mortgaged ? | No |
| 12. Whether all the approvals, clearance/sanctioned required for creation of the mortgage have been obtained ? If not obtained, what are such sanction/ approvals and clearances yet to be obtained. | Not Applicable |
| 13. Whether the property is ancestral/or under joint ownership or the minor is having interest in the property. If so it effect thereof. | Not Applicable |
| 14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894. | Not Applicable |
| 15. Whether Urban Land Ceiling Act | Not Applicable |

Guldeep Singh

	is applicable in the State where the property is located.	
16.	In case of lease hold property whether permission/NOC from the Lessor is required for creation of mortgage. Whether permission of the Lessor/NOC is obtained.	Not Applicable
17.	What is the rate of sharing unearned income with Lessor in the event of the sale of the property?	Confirmed from the Borrower.
18.	Whether copy of the title deed favouring Lessor is made available to examine the validity of the lease.	Not Applicable
19.	Whether terms and conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Not Applicable
20.	Whether the permission of the Income Tax Authorities/ Assessing Officer is required under the provisions of the 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.	As per the physical Verification of the property, nothing evident as such.
21.	In respect of the agricultural land whether land is declared surplus or under consolidation of holdings.	Not Applicable
22.	Whether certified copies of revenue records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor.	No dues found.


 (K.S. Bhandari)
 Advocate

Kuldeep Singh Bhandari
Advocate

Office: Chamber No. 77,
New Building, First Floor,
Opp. Barr Association,
Court Compound, Dehradun.
Contact No. : 9412030689

Date: 04-11-2016

The Sr. Manager,
Punjab National Bank,
Race Course Branch, Dehradun

CERTIFICATE

Reg: All that land of Khata no. 860 (According to Fasli year 1420 to 1425) bearing Khasra no. 532 Ka area 83.64 Sq. Mtrs. Situated at Mauza Kargi Grant, Pargana Central Doon, Distt. Dehradun.

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 and contents thereof tally with the information as stated in the records of the Sub-Registrar **Dehradun**.

I further certify that the photographs of previous owner, affixed/seen in the title deed tally with records of Sub-Registrar, **Dehradun**.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of Sub-registrar **Dehradun :-**

1. Original Sale deed registered at Document No. 3117 on dated 12-12-2014 executed by Smt. Pushpa Manna in favour of Shri Abdul Ajij and other on dated 12-12-2014 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-1, Vol- 616 Pages- 37 to 54 at Sr. No. 3117 on dated 12-12-2014 *with certified copy of the same*.
2. Certified copy of Sale deed registered at Document No. 9383 on dated 15-12-2011 executed by Shri Mool Chand in favour of Smt. Pushpa Manna on dated 14-12-2011 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-1, Vol- 4242 Pages- 297 to 324 at Sr. No. 9383 on dated 15-12-2011.
3. Certified copy of Correction deed registered at Document No. 2847 on dated 02-04-2013 executed by Shri Mool Chand in favour of Smt. Pushpa Manna on dated 01-04-2013 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-1, Vol- 5064 Pages- 29 to 40 at Sr. No. 2847 on dated 02-04-2013
4. Certified copy of attorney executed by Shri Mool Chand in favour of Shri Rakesh Kumar Chadha on dated 09-09-2011 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-4, Vol- 369 Pages- 229 to 238 at Sr. No. 854 on dated 19-09-2011.
5. Copy of khatuni of Khata no. 860 (According to Fasli year 1420 to 1425).

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 Banks' Association Or Reserve Bank of India Or Any other Such Body for circulation amongst Banks/Financial Institutions.

Kuldeep Singh Bhandari

As per your instructions and pursuant to my search conducted in the office of Sub-Registrar Dehradun from the period 01-03-2003 to 27-10-2016 vide receipt attached with the report. Certified copy of the Transfer Deed is enclosed herewith and thereby undersigned came to the conclusion that No Encumbrance has been found in respect of the above mentioned property.

I have not given opinion earlier on investigation of title relating to the same land/property as detailed hereunder :

- a) Name of Lender: (1) Shri Abdul Ajij S/o Shri Abdul Rasheed R/o Saibaba Enclave, Dehradun (2) Shri Manmohan Singh S/o Shri Laxman Singh R/o Dhakpatti, Dehradun
- b) Date of Opinion: 04-11-2016
- c) Remarks: **THE BANK CAN PROCEED UNDER SARFACI ACT.**

I hereby certify that (1) Shri Abdul Ajij S/o Shri Abdul Rasheed R/o Saibaba Enclave, Dehradun (2) Shri Manmohan Singh S/o Shri Laxman Singh R/o Dhakpatti, Dehradun have a clear, valid and marketable title over the above said property and he is competent to mortgage the same in Bank after following the list as mentioned below.

The valid mortgage can be created by depositing the following title deed. The said title deeds are genuinely registered and are not duplicate or fake as observed by me :-

1. Original Sale deed registered at Document No. 3117 on dated 12-12-2014 executed by Smt. Pushpa Manna in favour of Shri Abdul Ajij and other on dated 12-12-2014 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-1, Vol- 616 Pages- 37 to 54 at Sr. No. 3117 on dated 12-12-2014 *with certified copy of the same.*
2. Certified copy of Sale deed registered at Document No. 9383 on dated 15-12-2011 executed by Shri Mool Chand in favour of Smt. Pushpa Manna on dated 14-12-2011 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-1, Vol- 4242 Pages- 297 to 324 at Sr. No. 9383 on dated 15-12-2011.
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4. Certified copy of attorney executed by Shri Mool Chand in favour of Shri Rakesh Kumar Chadha on dated 09-09-2011 which is duly registered in the office of Sub-Registrar, Dehradun in Book No.-4, Vol- 369 Pages- 229 to 238 at Sr. No. 854 on dated 19-09-2011.
5. Copy of khatuni of Khata no. 860 (According to Fasli year 1420 to 1425).

Yours faithfully,



(K.S. Bhandari)
Advocate

- Enclosures :**
1. Special report
 2. Chain of Title
 3. Search Receipt issued by Sub-Registrar, Dehradun.
 4. Certificate
 5. Certified copy
 6. Affidavit.

Kuldeep Singh Bhandari
Advocate

Office: Chamber No. 77,
New Building, First Floor,
Opp. Barr Association,
Court Compound, Dehradun.
Contact No. : 9412030689

Date: 04-11-2016

The Sr. Manager,
Punjab National Bank,
Race Course Branch,
Dehradun

SEARCH CERTIFICATE

Reg: All that land of Khata no. 860 (According to Fasli year 1420 to 1425) bearing Khasra no. 532 Ka area 83.64 Sq. Mtrs. Situated at Mauza Kargi Grant, Pargana Central Doon, Distt. Dehradun

1. Sub-Registrar Office

Personal search was carried out for the purpose of inspection conducted by me in the office of Sub-Registrar, Dehradun, from the period of 01-03-2003 to 27-10-2016 vide receipt enclosed with the report, Certified copy of the Transfer Deed is enclosed herewith and thereby undersigned came to the conclusion that No Encumbrance has been found in respect of the above mentioned property

2. The Search report disclosed following:

Search Report discloses that present owners purchased the aforesaid property vide registered sale deed.

3. Registrar of Companies : N.A.

4. Courts : No.

5. Other offices :

i) Office of the Co-operative Society : N.A.

ii) Development Authority : N.A.

6. Any other documents

a) Receipts for payment of Municipal Taxes etc : N.A.


7.- The Search made in ROC:- N.A.

8. Inspection of Court records:- N.A.

9. Search Made / Inspections carried out in the following office disclosed:

Office	Date of Search / Inspection	Information
Sub-Registrar, Dehradun	27-10-2016	All the documents were property registered over there

Yours faithfully,


(K.S. Bhandari)
Advocate