

Manoj Saili, Advocate

Resi: Enviornal Cottage Estate,
Balahissar Mussoorie,
Distt. Dehradun, .
Uttarakhand.

Off: No.1, Lawyers' Chambers,
Nagar Palika Road, Mussoorie,
Mussoorie, Distt. Dehradun,
Uttarakhand.
Phone: (M) 9837080320

To,

The Senior/Chief Manager,
Bank of Baroda
Branch Mussoorie,
Distt. Dehradun.

Dear Sir/Madam,

REG: Title Opinion Report certifying non encumbrance of the property detailed in Sale deed No. 102/1993 dated 24.07.93 in the office of Jt. Sub Registrar Mussoorie, all that part of hilly land forming part of 'Charleston Cottage' Maryville Estate, P.O. Barlowganj, Mussoorie, Distt. Dehradun admeasuring 139.40 sq. mts.

Refer to your letter dated 19-03-2021 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 Smt. Maheshwari w/o Sri Darshan Lal.

1. Description an Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements.	All that part of hilly land forming part of 'Charleston Cottage' Maryville Estate, P.O. Barlowganj, Mussoorie, Distt. Dehradun admeasuring 139.40 sq. mts. North- 4' wide common way South- Land of Seller. East - Land of Manoj & Jaya West:- Land of seller.
2. Nature of Property (Whether Agricultural Non-Agricultural Commercial, Residential or Industrial) If non-Agricultural, the reference & date of conversion order from the competent authority should also be mentioned	Residential
3. Name of the Mortgager/Owner and status in the Account i.e borrower(s) or guarantor and whether individual, Sole	Smt. Maheshwari W/o Sri Darshal Lal, Barlowganj, Mussoorie.




Proprietor, Partner, Director, Karta or Trustee. In case the Mortgager is partner/Director/ Trustee who is mortgaging the property on behalf of 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 un-discharged insolvent is contacting Precautionary steps to be taken.	No.
5. Whether the property is Freehold or Leasehold. If Lease hold then period of lease and if Freehold 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 Mortgager 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.	after sale deed borrower will be owner of the property.
8. Whether the Mortgager is in exclusive possession of the property. Or it is leased/rented out to third party.	Intending purchaser
9. Whether the property is mutated in municipal/Revenue records and Mortgagor's name is reflecting and if not the reason thereof.	Mutation in Nagar Palika Mussoorie in the name of M/s Hope builders & Developers (Pvt.) Ltd., 4300/3-B, 1 st floor, Ansari Road, Daryaganj, New Delhi.
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.	No.
11. Whether all the Original Title deeds including antecedent Title deeds and other relevant documents are available. Please give detailed list	Sale deed dated 24.07.93 as document No. 102/93 in the office of Jt. Sub Registrar Mussoorie.
12. Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records.	Visited in the office of Sub Registrar, Mussoorie on 20.03.2021
13. Whether the Search is being made for the period of 30 years. If no reason thereof.	From 1989- to 2021 vide receipt No. 4/28 dt. 20.03.2021 for Rs. 105/- in the office of Sub Registrar Mussoorie Camp office.

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.)	Sale deed dated 102/93 dt. 24.07.93 in the office of Jt. S.R. Mussoorie.
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 along with the type of right it creates.	Whereas the property at 'Charleston Cottage' including hut and the land was purchased by Late Shri Uttam Singh from Late Shri C.H Forster and Miss N.E. Forster S/o and daughter of Late Shri H.P Forster, R/o 'Charleston Cottage' Maryville Estate, Barlowganj, Mussoorie, District Dehradun, Vide a Deed of Sale registered at Serial No. 88, Book No. 1, On pages 326 to 327 on 15-12-1964 in the office of the joint Sub- Registrar, Mussoorie. And The said property was duly mutated in their name in the City Board, Mussoorie. AND WHEREAS the Smt. Ram Dayee sold the said portion of land admeasuring 1002 sq. mtrs. vide registered sale deed dated 26.07.93 registered in book no.1, vol. 1, on page 27, addl. Book no.1, vol. 11, on pages 209/264 as document no. 102/93 on 24.07.93 in the office of Jt. Sbu Registrar, Mussoorie to M/s Hop builder. And thereafter M/s Hop builder sold a portion of above property admeasuring 169.05 sq. mtrs. to Sri Manoj Kumar vide registered sale deed dated 12.02.20 registered as document no. 1516, in the office of Sub Registrar, Dehradun. M/s. Hope Developers Pvt. Ltd. entered into agreement with Mrs. Maheshwari to sell and transfer land admeasuring 13.40. sq. mtrs. Name of M/s Hope builder & developer has been entered in the record of Nagar Palika Mussoorie as no. 462/II.
16. Whether there is any doubt/suspicious about the genuineness of the Original documents. If yes, then Specify.	N/A.
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.	Title of the property is genuine and enforceable under law.
18. List of documents to be deposited for creation of Mortgage by the mortgagor including any additional document required in addition to the documents	(1)- Certified copy of document no. 102/93 dt. 24.07.93, in the office of Jt. Sub Registrar, Mussoorie (2)- Certified copy of document no. 1516

available.	dated 12.02.20, S.R. Dehradun. (3)- Original receipt of S.R. Mussoorie.
19. Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specially 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.	No.

SARFAESI Act is applicable to the property.

Date: 20.03.2021

Signature of Advocate



(भाग-1)

क्रम संख्या

4 / 28

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

20-Mar-2021

प्रस्तुतकर्ता या प्रार्थी का नाम

मनोज शेली

लेख का प्रकार

मुआयना

33 वर्ष

(1989 - 2021)

प्रतिफल की धनराशि

0.00

1 रजिस्ट्रीकरण शुल्क

0.00

2 प्रतिलिपि करण शुल्क

0.00

3 इलेक्ट्रॉनिक शुल्क

0.00

4 निरीक्षण या तलाश शुल्क

100.00

Application No

62

5 मुद्तारनामा के अभिप्रणालोकरण के लिए शुल्क

0.00

6 कमीशन शुल्क

0.00

7 नकल शुल्क

0.00

8 विविध

5.00

9 वार्षिक भत्ता

0.00

10 कम रजिस्ट्रीकरण शुल्क

0.00

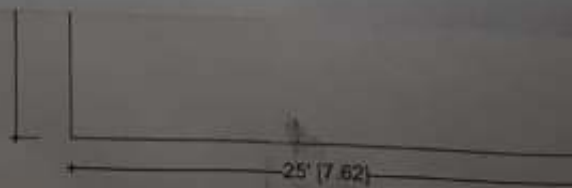
11 योग

105.00

शुल्क वसूल करने की दिनांक

20-Mar-2021

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, मसूरी कैम्प कार्यालय

LAND OF
SELLER

**SITE PLAN PART OF LAND SITUATED AT MERRY VILLY ESTATE
BARLOGANJ MUSSOORIE**

**NOTE : THE BOUNDARY OF SOLD PORTION GAS BEEN MARKED BY
RED RIBAND**

TOTAL LAND AREA:-1500 SQ.FT. OR 139.40 SQ.MT.

SELLER :- M/S HOPE BUILDERS DEVLOPERS PVT. LTD.

PURCHASER :SMT. MAHESHWARI W/O SH. DARSHAN LAL

4' WIDE COMMON WAY

BOR
Assl



LAND OF
SELLER

LAND OF
MANOJ
&
JAYA

25' (7.62)

LAND OF
SELLER

SIGN.OF SELLER

SIGN.OF PURCHASER

(भाग-1)

(...सर्व संपत्ति जमा रखा जाने वाला)

कार्यालय नगर पालिका परिषद, मसूरी ।

क्रांक : 2833 / कर

दिनांक : 10-03-2021

प्रमाण पत्र

नगर पालिका परिषद, मसूरी के अभिलेख "भवन एवं भूमि मूल्यांकन सूची" वर्ष 2014-2021 की मॉग संख्या 462/11 पर दर्ज सम्पत्ति, मेरी विल स्टेट में भूमि 3002 वर्ग मी० भूमि, मै० होप बिल्डर्स एण्ड डेवलेपर्स प्रा० लि०, के स्वामित्व में वार्षिक मूल्यांकन 30,000-00 सहित दर्ज है।

कर अधीक्षक,
नगर पालिका परिषद, मसूरी।

(भाग-1)

क्रम संख्या

77 / 8

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)
लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

10-Mar-2021

प्रस्तुतकर्ता या प्रार्थी का नाम MANOJ SHELLY

लेख का प्रकार

मुआयना

33 वर्ष

(1,989 - 2,021)

प्रतिफल की धनराशि

0.00

1 रजिस्ट्रीकरण शुल्क

0.00

2 प्रतिलिपि करण शुल्क

0.00

3 इलेक्ट्रॉनिक शुल्क

0.00

4 निरीक्षण या तलाश शुल्क

100.00

5 मुक्तारनामा के अभिप्रेषणालोकरण के लिए शुल्क

0.00

6 कमीशन शुल्क

0.00

7 नकल शुल्क

5.00

8 विविध

0.00

9 वायविक भना

0.00

10 कम रजिस्ट्रीकरण शुल्क

105.00

11 योग

शुल्क वसूल करने की दिनांक

10-Mar-2021

Application No 4,542

सब रजिस्ट्रार (प्रथम)
देहरादून

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, देहरादून, प्रथम