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Special Report of Title

Ref. No. A-532/2017....
ANNEXURE-IV

To,
The Branch Manager
Punjab National Bank
B.O.- Kankhal Haridwar.

Reg: property - An Industrial Property having plot of land bearing khasra no. 144 with an area of 0.0820 hectare & bearing khasra no. 147m having an area of 0.1020 hectare having total area of 0.1840 hectare with shred area of 0.0920 hectare i.e. 920 square meter, bounded in East- Property of Shri Sazid & others, West- Property of Mohammad Imtiyaz & others, North- House of Shri Akbar & other & South- Way 25 feet wide, situated in village Thathaula Pargana Manglour Tehsil Roorkee Distt. Haridwar. Belonging to- Shri Jiyaurrehamn S/o Shri Fajlurrahman R/o 55, Kaitholiya Salrampur Post Chhitarpura Tehsil Utraula Distt. Balrampur (U.P.).

ASPECTS TO BE CONSIDERED		COUNSELS STATEMENT
1A	PARTICULARS Name of the Borrower with address:	M/s R. G. Enterprises, opposite Panjwani House Rishikul Haridwar through partners Shri Jiyaurrehamn S/o Shri Fajlurrahman R/o 55, Kaitholiya Salrampur Post Chhitarpura Tehsil Utraula Distt. Balrampur (U.P.) & Shri Vaibhav Tirkha S/o Shri K. N. Tirkha R/o 488, Niranjani Akhara, Haridwar Tehsil & Distt. Haridwar.
2	Name of the person offering Mortgage with parentage/ constitution and address:	Shri Jiyaurrehamn S/o Shri Fajlurrahman R/o 55, Kaitholiya Salrampur Post Chhitarpura Tehsil Utraula Distt. Balrampur (U.P.), is the present owner of this property by way of registered sale deed Dated 19.02.2016, who will mortgage it in favor of Bank.
3	Details of the property to be mortgaged: as per title deed -	An Industrial Property having plot of land bearing khasra no. 144 with an area of 0.0820 hectare & bearing khasra no. 147m having an area of 0.1020 hectare having total area of 0.1840 hectare with shred area of 0.0920 hectare i.e. 920 square meter, bounded in East- Property of Shri Sazid & others, West- Property of Mohammad Imtiyaz & others, North- House of Shri Akbar & other & South- Way 25 feet wide, situated in village Thathaula Pargana Manglour Tehsil Roorkee Distt. Haridwar.
	As per proposed position -	-----the same-----
LIB	INVESTIGATIONS 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).	1- Certified extract of khatauni belonging to khasra no. 144 & 147m village Thathaula Pargana Manglour Tehsil Roorkee Distt. Haridwar. 2. Certified copy of registered agreement to sale dated 16.12.2015 registered in bahi no. 1 zild 2941 pages 1-18 serial no. 11599 dated 16.12.2015 in the office of Sub- registrar Roorkee, executed by



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		<p>Mohammad Gulbahar S/o Shri Shamshad Ahmad R/o village Bagowali Pargana & Tehsil & Distt. Muzaffar Nagar (U.P.) in favour of present owner Shri Jiyaurrehamn S/o Shri Fajlurrahman R/o 55, Kaitholiya Salrampur Post Chhitarpura Tehsil Utraula Distt. Balrampur (U.P.).</p> <p>3. Original registered sale deed dated 19.02.2016 registered in bahi no. 1 zild 3023 pages 37-70 serial no. 1794 dated 19.02.2016 in the office of Sub-registrar Roorkee, executed by Shri Mohammad Gulbahar S/o Shri Shamshad Ahmad R/o village Bagowali Pargana & Tehsil & Distt. Muzaffar Nagar (U.P.) in favour of present owner Shri Jiyaurrehamn S/o Shri Fajlurrahman R/o 55, Kaitholiya Salrampur Post Chhitarpura Tehsil Utraula Distt. Balrampur (U.P.).</p> <p>4- Affidavit of borrower/present owner named above.</p>
2.	Whether Certified Copies have been Obtained from the Registrar's office.	Yes
3.	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion ?	Documents are compared with the certified copies & it do not raise any doubt or suspicion.
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 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 of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from registrar's office ? if not, variations be specified. What is its effect?	Yes.
8.	Whether the property has been mutated in	Yes name of present owner is mutated in



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	the name of the person offering the mortgage ?	records
		Date.....
9.	Whether Equitable mortgage can be created at the place where the branch disbursing the loan is situated ?	Yes.
11	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.
12	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.
13	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.	N.A.
14	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Property is purchased by present owner by way of registered sale deed detailed above.
15	Whether the property to be mortgaged has been acquired under LAND Acquisition Act, 1984?	No.
16	Whether Urban Land ceiling Act is applicable in the State Where the property is located	No.
17	In case of leasehold property whether permission/NOC from the lesser is required for creation of mortgage? Whether permission of the Lessor/NOC is obtained.	N.A.
18	What is the rate of sharing of unearned income with LESSOR in the event of sale of the Property?	N.A.
19	Whether copy of title deed favoring LESSOR (other than Govt.) is made available to examine the validity of the lease?	N.A.
20	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof. Whether any permission of income Tax	N.A.



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	Authorities/ Assessing Officer of income under the provisions of income Tax Act for creation of mortgage or any certificate is submitted to the Bank to show that no dues are outstanding to the income Tax Department?	Date
21	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N.A., as the property is a industrial property A Industrial property situated in village Thathaula Pargana Manglour Tehsil Roorkee Distt. Haridwar.
22	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgager? (Copies of revenue record be submitted to the Bank while submitted the certificate of Title Investigation)	Enclosed.

Dated -25.03.2017

Place : Haridwar

Gyaaneshwar Thakral
Advocate Haridwar



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Annexure-V

Date

CERTIFICATE

ENTRY SERIAL NO. A-532/2017/REGISTRAR NO. 1 OF YEAR 2017

To,
The Branch Manager
Punjab National Bank
B. O.- Kankhal Haridwar.

Reg.: Opinion on investigation of title and obtaining of search report in respect of - An Industrial Property having plot of land bearing khasra no. 144 with an area of 0.0820 hectare & bearing khasra no. 147m having an area of 0.1020 hectare having total area of 0.1840 hectare with shred area of 0.0920 hectare i.e. 920 square meter, bounded in East- Property of Shri Sazid & others, West- Property of Mohammad Imtiyaz & others, North- House of Shri Akbar & other & South- Way 25 feet wide, situated in village Thathaula Pargana Manglour Tehsil Roorkee Distt. Haridwar.

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 office of Sub-Registrar/Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with 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 as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriated authorities.

1. SRO Roorkee.

2.

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.

Thus search report of which is annexed hereto, conducted by me for the period from 01.03.2005 to 2017 up to date do not discloses any encumbrance.

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

(a) Name of lender -

N.A.



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(b) Date of opinion & reference no (of any)

(c) Remarks

Date

I find no defects in the title of the person offering mortgager:-

hereby certify that Shri Jiyaurrehamn S/o Shri Fajlurrahman R/o 55, Kaitholiya Salrampur Post Chhitarpara Tehsil Utraula Distt. Balrampur (U.P.), has got a clear, valid and marketable title over the above said property and he is competent to create the mortgage.

The valid mortgage can be created by deposit of the following original title deed-

1- Certified extract of khatauni belonging to khasra no. 144 & 147m village Thathaula Pargana Manglour Tehsil Roorkee Distt. Haridwar.

2. Certified copy of registered agreement to sale dated 16.12.2015 registered in bahi no. 1 zild 2941 pages 1-18 serial no. 11599 dated 16.12.2015 in the office of Sub- registrar Roorkee, executed by Shri Mohammad Gulbahar S/o Shri Shamshad Ahmad R/o village Bagowali Pargana & Tehsil & Distt. Muzaffar Nagar (U.P.) in favour of present owner Shri Jiyaurrehamn S/o Shri Fajlurrahman R/o 55, Kaitholiya Salrampur Post Chhitarpara Tehsil Utraula Distt. Balrampur (U.P.).

3. Original registered sale deed dated 19.02.2016 registered in bahi no. 1 zild 3023 pages 37-70 serial no. 1794 dated 19.02.2016 in the office of Sub- registrar Roorkee, executed by Shri Mohammad Gulbahar S/o Shri Shamshad Ahmad R/o village Bagowali Pargana & Tehsil & Distt. Muzaffar Nagar (U.P.) in favour of present owner Shri Jiyaurrehamn S/o Shri Fajlurrahman R/o 55, Kaitholiya Salrampur Post Chhitarpara Tehsil Utraula Distt. Balrampur (U.P.).

4- Copy of Government order regarding area notified as Industrial.

5- Copy of Order of non agricultural under section 143 of U.P.Z.A. & L.R. Act.

6- Government order regarding area notified as Industrial.

7- Affidavit of borrower/present owner named above.

8- Stamp duty @ 0.5% on loan amount with a maximum of Rs. 10,000/- only.

I further certify that the provisions of the SARFAESI Act 2002 are applicable to this property.

- End: 1. Special Report,
2. Chain of Title
3. Certified Copy of title Deed and link deeds.
4. Search Report
5. Inspection receipt.



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Annexure V B

SEARCH REPORT

Date

ACCOUNT — M/s R. G. Enterprises,
opposite Panjwani House Rishikul
Haridwar through partners Shri
Jiyaurrahman S/o Shri Fajlurrahman
R/o 55, Kaitholiya Salampur Post
Chhitarpara Tehsil Utraula Distt.
Balrampur (U.P.) & Shri Vaibhav Tirkha
S/o Shri K. N. Tirkha R/o 488,
Niranjani Akhara, Haridwar Tehsil &
Distt. Haridwar.

B.O. — Kankhal Haridwar

Search Report relates to searches made in:-

- a) Sub registrar office Roorkee Distt. Haridwar
b) Registrar of companies N/A
c) Courts N/A
d) Other offices N/A
i) Office of the Co-operative Society
ii) N.A.
(DDA/HUDA/and the like)
e) Any other documents
i) Receipt of payment of Municipal House Tax.-----N.A.
ii)

1. There is no system of issue of encumbrance certificate in the office of Sub registrar, so personal search was carried out by me for the purpose. Inspection was made for the period from 01.01.2005 to 2017 up to date at the following sub registrar/offices:-

- a) Sub-registrar Roorkee
b)

The search report disclosed the followings encumbrances:- ---Nil.

2. The Ownership of the property being of a company, search was conducted in the following officers of the registrar of companies:- N.A.

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

ROC	INFORMATION
N.A.	N.A.

3. 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
N.A.	N.A.	N.A.

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

Office	Date of Search/Inspection	Information
Sub — Registrar Roorkee	25.03.2017	Found in order

5. A study of the following documents disclosed :



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Details of documents perused	Information
1- Certified extract of Khatauni belonging to khasra no. 144 & 147m village Thathaula Pargana Manglour Tehsil Roorkee Distt. Haridwar.	Found in order Date
2. Certified copy of registered agreement to sale dated 16.12.2015 registered in bahi no. 1 zild 2941 pages 1-18 serial no. 11599 dated 16.12.2015 in the office of Sub- registrar Roorkee, executed by Shri Mohammad Gulbahar S/o Shri Shamshad Ahmad R/o village Bagowali Pargana & Tehsil & Distt. Muzaffar Nagar (U.P.) in favour of present owner Shri Jiyaurrahman S/o Shri Fajlurrahman R/o 55, Kaitholiya Salrampur Post Chhitarpara Tehsil Utraula Distt. Balrampur (U.P.).	
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4- Affidavit of borrower/present owner named above.	

Defects noticed are indicated in the Certificate given by me.

