

SPECIAL REPORT ON TITLE**ANNEXURE-IV**

Property situated at : Property bearing Mandakini Unit Block-C, Flat No.6, area 116.17 sqm., situated at Ganga Vatika-2, Muni-ki-Reti, Distt. Tehri Garhwal.

belonging to Shri Lukesh Singh S/o Shri Jagpal Singh, R/o H.No.39, Gali No.2, Opp. Ahuja Petrol Pump, Jwalapur (Hardiwar)

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A. <u>PARTICULARS</u>	Shri Lukesh Singh S/o Shri Jagpal Singh, R/o H.No.39, Gali No.2, Opp. Ahuja Petrol Pump, Jwalapur (Hardiwar)
1. Name of the Borrower with address :	
2. Name of the person offering Mortgage with parentage/ constitution and address:	Shri Lukesh Singh S/o Shri Jagpal Singh, R/o H.No.39, Gali No.2, Opp. Ahuja Petrol Pump, Jwalapur (Hardiwar)
3. Details of the property to be mortgaged: As per title deed— As per present position	Property bearing Mandakini Unit Block-C, Flat No.6, area 116.17 sqm., situated at Ganga Vatika-2, Muni-ki-Reti, Distt. Tehri Garhwal.
B. <u>INVESTIGATIONS</u>	
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).	Sale-deed dt. 04.06.2009, which is regd. with S.R. Devprayag at Bk.No.1, zild 251, pg. 99-110, at No.442 on 04.06.2009.
2. Whether documents given to the counsel are original one or merecopies of documents?	Yes, original one
3. Whether the documents in hand are compared with the certified copy and whether the documents given raise any doubt or suspicion?	Yes, compared with certified and there is no doubt or suspicion.


N. Tiwari
Advocate
33/28, Gali No.- 3, Ganesh Vihar,
Munga Nagar, Rishikesh (U.K.)
Mob - 9412028650

(भाग-1)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक (प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला) क्रम संख्या 12 / 25

प्रस्तुतकर्ता या प्रार्थी का नाम एस0 एन0 तिवारी (अधिवक्ता) 05-Sep-2017


लेख का प्रकार मुआयना 18 वर्ष

प्रतिफल की धनराशि (2,000 - 2,017)

1 रजिस्ट्रीकरण शुल्क	0.00	
2 प्रतिलिपि करण शुल्क	0.00	
3 इलैक्ट्रानिक शुल्क	0.00	
4 निरीक्षण या तलाश शुल्क	0.00	
5 मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क	90.00	Application No 258
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	
11 योग	95.00	

शुल्क वसूल करने की दिनांक 05-Sep-2017

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, देवप्रयाग


सब रजिस्ट्रार
देवप्रयाग, (टिहरी गढ़वाल)

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.

(Signature)
Advocate
 423/20, Gali No.- 3, Ganesh Vihar,
 Ganga Nagar, Rishikesh (U.K.)
 Mob - 9412028650

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 : 05.09.2017

Place : Rishikesh


S.N. Tewari
ADVOCATE
R/O 433/28, Gali No.- 3, Ganesh Vihar,
Ganga Nagar, Rishikesh (U.K.)
Mob - 9412028650

S.N. TIWARI
Advocate

ANNEXURE-V

21, Jeewani Mai Marg
Rishikesh-249201
Ph: 2430123
Cell:9412028650

Ref :

DATE : 05.09.2017

CERTIFICATE

ENTRY SERIAL NO...../REGISTER NO.....OF YEAR
(Counsel to give serial No. to the certificate as entered in register of searches maintained by him)

To,

The Sr. Manager
Punjab National Bank
Hdr. Road, Rishikesh (Dehradun)

Reg : Opinion on investigation of title and obtaining of search report in respect of Property bearing Mandakini Unit Block-C, Flat No.6, area 116.17 sqm., situated at Ganga Vatika-2, Muni-ki-Reti, Distt. Tehri Garhwal belonging to Shri Lukesh Singh S/o Shri Jagpal Singh, R/o H.No.39, Gali No.2, Opp. Ahuja Petrol Pump, Jwalapur (Hardiwar)

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 this certificate.

I further certify that the photographs 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 records of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

1. Original & certified copy of Sale deed dt. 04.06.2009
2. Original Sale deed dt. 10.12.2008 regd. 11.12.2008

S.N. Tiwari
Advocate
R/O - 21, Jeewani Mai Marg, Cell No. - 3, Ganesh Vihar,
Ganga Nagar, Rishikesh (U.K.)
Mob - 9412028650

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'S ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed hereto, conducted by me, for the period from 1.1.2000 to 05.09.2017 does not disclose any recorded encumbrances as stated therein.

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

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

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

Brief history of the property is that Shri Lukesh Singh S/o Shri Jagpal Singh, R/o H.No.39, Gali No.2, Opp. Ahuja Petrol Pump, Jwalapur (Hardwar) has purchased the said property from Ms. Prasanna Ben D/o Shri Prabhudas and Swami Divyanand S/o Shri Prabhudas, R/o Dayanand Ashram, Purani Sheesham Jhari, Rishikesh through sale-deed dt. 04.06.2009, regd. with S.R. Devprayag at Bk.No.1, zild 251, pg. 99-110 at No. 442 on 04.06.2009. Ms. Prasanna had purchased the said property from Sh. Devendra Vigyani S/o Late Shri Thakur Deep Singh Ji, R/o Shanti Niketan, Ward No.1, Muni-ki-Reti, Distt. Tehri Garhwal, presently R/o 61, Jeewani Mai Marg, Rishikesh, Distt. Dehradun through attorney Shri Upendra Kumar S/o Shri Devendra Vigyani R/o 61 Jeewani Mai Marg, Rishikesh and M/s Aradhna Builders Pvt. Ltd., Gole Market, Rishikesh, Distt. Dehradun through Managing Director Shri Ashok Kumar Agarwal S/o Late Shri Shiv Charan Agarwal, R/o 72, Adarsh Nagar, Rishikesh, Distt. Dehradun through sale-deed dt. 10.12.2008, regd. with S.R. Devprayag at Bk.No.1, zild 246, pg. 37-50 at No. 1027 on 11.12.2008. Shri Devendra Vigyani S/o Late Sh. Takhur Deep Singh Ji, R/o Shanti Niketan Ward No. 3, Muni Ki Reti, Distt. Tehri Garhwal, presently residing at 61, Jeevani Mai Marg, Rishikesh has purchased the said land through different sale-deed one (77 nali 11 muthi) from Sh. Lokesh Uniyal S/o Late Bhawani Dutt Uniyal, R/o Punjab Sindh Kshetra, Rishikesh, through sale-deed dt. 28.03.1966, which is regd. with S.R. Tehri at Bk.No.1, zild III, pg. 119-127 at No.6 on 7/8 on 22.04.1966 and another 4½ acre from Sh. Dhanesh Dutt Uniyal S/o Late Bhawani Dutt Uniyal, R/o Near Jain Mandir, Bijnore (UP) through sale-deed dt. 01.02.1967, regd. at Bk.No.1, zild III, pg. 279-286 at No.7/8/9 on 03.05.1967 and some land from Sh. Ramesh Datt Uniyal & Sh.Dinesh Datt Uniyal, both s/o Late Bhawnai Datt Uniyal through sale-deed dt. 14.09.1964, regd at No. 59 on 21.09.1964 with S.R.Devprayag. The name of Shri Devendra Vigyani is entered in revenue record. And according to an MOU dt. 7.10.2005 between above landlord and M/s Aradhna Builders Pvt. Ltd., M/s Aradhana Builders Pvt. Ltd. has constructed three storeyed flats on the above land, which is known as Ganga Vatika Part-2, and the map of which is duly approved by Haridwar Development Authority vide Order No.31/05-06 dt. 21.09.2005. The property comes in Municipal record, hence SARFAESI Act 2002 is applicable to the property

I have certify that **Shri Lukesh Singh S/o Shri Jagpal Singh, R/o H.No.39, Gali No.2, Opp. Ahuja Petrol Pump, Jwalapur (Hardwar)** has a clear, valid and marketable title over the above said property and he is competent to create the mortgage.ik

The valid mortgage can be created by deposit of the following original title deed. The said title deeds are Original and genuine and are not duplicate or fake as observed by me :-

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

1. Original & certified copy of Sale deed dt. 04.06.2009
2. Original Sale deed dt. 10.12.2008 regd. 11.12.2008
3. Copy of H.Tax receipt

Encl :

1. Special Report
2. Chain of Title
3. Certified Copy of Title Deed
4. Search Report

(S.N. Tewari)
Advocate


S.N. Tiwari
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Ganga Nagar, Rishikesh (U.K.)
Mob - 9412028650

S.N. TIWARI
Advocate

21, Jeewani Mai Marg
Rishikesh-249201
Ph: 2430123
Cell:9412028650

DATE : 05.09.2017

SEARCH REPORT

Account : Shri Lukesh Singh
B.O. : PNB, Hdr. Road, Rishikesh

Search report related to searches made in :

- 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
 - i) Receipt for payment of Municipal Taxes etc.

1. Sub Registrar/Registrar of Assurance Office

The encumbrance certificate was obtained from the Sub Registrar, Devprayag for the period from _____ to _____ and the same disclosed following encumbrances (Certificate enclosed).

- a) -NIL-
- b)
- c)

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

2. Besides obtaining encumbrance certificate from the Sub Registrar, personal search was carried out by me for the purpose. Inspection was made on 05.09.2017 for the period from 1.1.2000 to 05.09.2017 at the following sub registrar/offices :

- a) S.R. Devprayag, Receipt No.12/25 dt. 05.09.2017
- b)
- c)

The search report disclosed the followings encumbrance :-

-NIL-

S.N. Tiwari
Advocate
R/O 13/20, Gali No.- 3, Ganesh Vihar,
Ganga Nagar, Rishikesh (U.K.)
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3.

The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies:
The search made out in the office of Registrar of Companies disclosed :

ROC	INFORMATION
-	-

4.

Inspection of Court records disclosed :

(This may detail Suit pending, Decrees, Attachment before Judgement Injunction, Appointment of Receiver, Appointment of Liquidator).

Name of Court	Date of Order	Nature of Order
-	-	-

5.

Searches made/Inspection carried out in the following offices disclosed :-

Office	Date of search/ Inspection	Information
S.R. Rishikesh	05.09.2017	No any encumbrance found

6.

A study of the following documents disclosed :

Details of documents perused	Information
Sale-deed dt. 04.06.2009, which is regd. with S.R. Devprayag at Bk.No.1, zild 251, pg. 99-110, at No.442 on 04.06.2009.	Free from any encumbrance

Defects noticed are indicated in the Certificate given by me.

(S.N. Tewari)
Advocate

S.N. Tiwari

Advocate

PO 433/20, Gali No.-3, Ganesh Vihar,
(Sector No.14, Gurgaon, Haryana 122001)