

PRABHA SINGH  
Advocate

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Date: 26.11.2021

**TITLE INVESTIGATION REPORT**

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India SME Branch, Dehradun.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	-
	c) Name of the Borrower.	<b>Panwar Sanitary and Hardware Store.</b>
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	<b>Smt. Meenakshi Saini alias Meenakshi Panwar D/O Late Shri Kanhiya Lal W/o Shri Dilbag Singh Panwar.</b>
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Individual
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Guarantor
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	All that land bearing khasra no. 978 Old khasra no. 600 measuring 0.0153 Hect. or 153.8 sq. meter, having a shop covered area 32.57 sq. meter, and residential covered area 56.97 sq. meter, situated at Mauza Ajabpur Khurd, Pargana Pachwa Doon, District Dehradun.
	a) Survey No.	-
	b) Door/House no. ( in case of house property)	-
	c) Extent/ area including plinth/ built up area in case of house property	Total land area 153.8 sq. meters
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Mauza or Place: Ajabpur Khurd, Dehradun bounded and butted as under:- NORTH: Land of Mr. Negi. SOUTH: Main Haridwar Bypass Road. EAST: Land of Smt. Meenakshi Saini and Mr. Deepak Saini. WEST: Land of Mr. Deepak and Others.
4.	a) Particulars of the documents scrutinized- serially and chronologically.	1. POA dated 20.02.1981 registered at serial no.62 on registered dated 24.02.1981. 2. Sale Deed dated 06.05.1997 registered at serial no. 3053 on registered dated 04.08.1998. 3. Sale Deed dated 10.06.1997 registered at serial no. 4549 on registered dated 17.11.1997 . 4. Sale Deed dated 28.04.2000 registered at serial no.1842 on registered dated 01.05.2000. 5. Sale Deed dated 06.06.2000 registered at

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				serial no. 2650. 6. Gift Deed dated 19.05.2015 registered at serial no.3013. 7. Khatauni. 8. Compounded/ Sanction Map. 9. Punrikshit Khasra.
b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined. -				
Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
1.	20.02.1981	POA	Certified copy	
2.	06.05.1997	Sale Deed	Certified copy	
3.	10.06.1997	Sale Deed	Original	
4.	28.08.2000	Sale Deed	Original	
5.	06.06.2000	Sale Deed	Original	
6.	19.05.2015	Gift Deed	Original	
7.		Khatauni		
8.	17.11.2000	Compounded Sanction Map	Copy	
		Punrikshit Khasra.		
5.	a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)			Documents are duly verified with the relevant sub registrar office.
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?			No
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently &			Certified copies are in the bank.

  
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	cautiously).	
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Part of the records are available for Verification
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes and its o.k.
	c) Whether the genuineness of the stamp paper is Possible to be got verified from any online portal and if so whether such verification was made?	Not possible.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Office, Dehradun
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	No
	c) Whether search has been made at all the offices named at (b) above?	No
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	-
8.	<p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p><b>In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)</b></p> <p>This is to certify that I have thoroughly searched and inspected the records available in the office of the Sub Registrar, Dehradun from the year 1991 upto 26-11-2021 for last more than 30 years in respect of All that land bearing khasra no. 978 (Old khasra no. 600) measuring 0.0153Hect. or 153.8 sq. meter, having a shop covered area 32.57 sq. meter, and residential covered area 56.97 sq. meter, situated at Mauza Ajabpur Khurd, Pargana Pachwa Doon, District Dehradun (morefully described in Schedule of the property) is standing in the names of Smt. Meenakshi Saini alias Meenakshi Panwar D/o Late Shri Kanhiya Lal wife of Shri Dilbag Singh Panwar resident of Village Ajabpur Khurd, Dehradun.</p> <p>Whereas previously the land bearing khasra number 978 old no. 600 having area of 338.75 sq. meter with other land belonged to Shri Anil Kumar Bhatia son of Shri Asha Ram Bhatia in the revenue records since the fasli year 1391 or English Calendar Year 1984.</p> <p>Whereas Shri Anil Kumar Bhatia son of Shri Asha Ram Bhatia through his attorney Shri B. K. Bhatia and Shri K.K. Bhatia both S/o Late Udhav Dass Bhatia (the said attorney dated 20.02.1981 duly registered in the office of the sub registrar, Dehradun in book no. 4 volume 341 pages 203 to 207 registered at serial no. 62 dated 24.02.1981) sold the said land to Shri Mahendera Pal Singh S/o Shri Antu Ram, R/o Deep Nagar Ajabpur Kalan Dehradun vide sale deed dated</p>	

  
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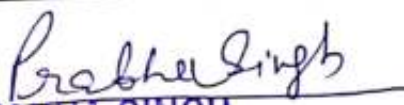


	<p>06.05.1997 duly registered in the office of sub registrar, Dehradun in book no. 1 volume 498 page 47 and additional file book no. 1 Volume 652 pages 1025 to 1053 registered at serial no. 3053 dated 04.08.1997.</p> <p>Whereas the above Shri Mahendera Pal Singh S/o Shri Antu Ram, sold an area 307.20 sq. meter to Shri Hari Singh Rawat son of Shri Bhag Singh Rawat, resident of H. No. 259, Nehru Colony, Dehradun vide sale deed dated 10.06.1997 duly registered in the office of sub registrar, Dehradun in book no. 1 volume 498 page 27 additional file book no. 1 Volume 584 pages 201 to 208 registered at serial no. 4549 dated 17.11.1997.</p> <p>Whereas the above Shri Hari Singh Rawat son of Shri Bhag Singh Rawat sold the said land to Shri Kanhiya Lal son of Shri Harbans Lal resident of B-15, Nai Basti, Bijnor, U.P. vide sale deed dated 28.04.2000 duly registered in the office of sub registrar, Dehradun in book no. 1 volume 498 page 106 additional file book no. 1 Volume 825 pages 969 to 1010 registered at serial no. 1842 dated 01.05.2000.</p> <p>Whereas Shri Kanhiya Lal son of Shri Harbans Lal sold an area 105.8 sq. meter to his wife <b>Smt. Angoori Devi</b> vide sale deed dated 06.06.2000 duly registered in the office of sub registrar, Dehradun in book no. 1 volume 498 page 109 additional file book no. 1 Volume 842 pages 349 to 370 registered at serial no. 2650 dated 06.06.2000.</p> <p>Whereas the Name of Smt. Angoori Devi is duly mutated in the revenue records.</p> <p>Whereas Smt. Angoori Devi constructed a shop area 32.57 sq. meter and a residential house area 56.97 sq. meter without sanctioned map so she compound a map from MDDA Dehradun vide Map file No. C- 289/S-1/2000 dated 17-11-2000.</p> <p>Whereas Smt. Angoori Devi gifted the said land with constructed area shop and resident to her daughter <b>Smt. Meenakshi Saini alias Meenakshi Panwar D/o Late Shri Kanhiya Lal wife of Shri Dilbag Singh Panwar</b> vide gift deed dated 19.05.2015 duly registered in the office of sub registrar, Dehradun in book no. 1 volume 6389 pages 277 to 304 registered at serial no. 3031 dated 19.05.2015.</p> <p>Whereas <b>Smt. Meenakshi Saini alias Meenakshi Panwar D/o Late Shri Kanhiya Lal wife of Shri Dilbag Singh Panwar</b> availed finance assistance from SBI, Dehradun and mortgaged our original deeds with the said bank and except the SBI, Dehradun <b>Smt. Meenakshi Saini alias Meenakshi Panwar D/o Late Shri Kanhiya Lal wife of Shri Dilbag Singh Panwar</b> holding a clear and marketable title with absolute transferable rights over the said property.</p> <p>Provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 are applicable to the present property.</p>	
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Absolute owner/Full ownership rights.
10.	If leasehold, whether;	No
	a) lease Deed is duly stamped and registered	N.A.
	b) lessee is permitted to mortgage the Leasehold right,	N.A.
	c) duration of the Lease/unexpired period of lease,	N.A.
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	N.A.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	N.A.

  
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	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N.A.
	the mortgagor is competent to create charge on such property?	N.A.
	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N.A.
12.	If occupancy right, whether;	NO
	a) Such right is heritable and transferable,	-
	b) Mortgage can be created.	-
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	-
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	Yes
	a) The Gift/Settlement Deed is duly stamped and registered;	Yes
	b) The Gift/Settlement Deed has been attested by two witnesses;	Yes
	c) The Gift/Settlement Deed transfers the property to Donee;	Yes
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	Yes
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	NO
	f) Whether the Donee is in possession of the gifted property?	Yes
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	NO
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Duly mutated in the revenue records.
15.	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	NO
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	NO
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	NO
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	NO

  
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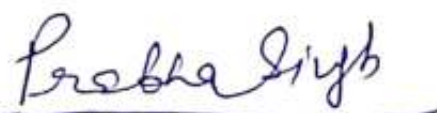


	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	NO
16.	Whether the title documents include any testamentary documents /wills?	NO
	a) In case of wills, whether the will is registered will or unregistered will?	NO
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	NO
	c) Whether the property is mutated on the basis of will?	NO
	d) Whether the original will is available?	NO
	e) Whether the original death certificate of the testator is available?	NO
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	NO
	g) (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	NO
17.	a) Whether the property is subject to any wakf rights?	NO
	b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	NO
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	NO
18.	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	NO
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	NO
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	NO
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	NO
	c) If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	NO

  
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		NO
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	NO
20.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Commercial/ residential .
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	NO
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	The map has been sanctioned for commercial/residential purpose.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	Not affected
		NO
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Oral enquiry was made and no proceeding found.
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	NO
	c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	NO
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	NO
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	NO
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	NO

  
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25.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	N.A
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	N.A
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	N.A
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	N.A
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	N.A
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	NO
27.	a) Whether any POA is involved in the chain of title?	Yes
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	NO
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	N.A
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	N.A

  
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	the records of the Housing Society, if any; q) If the property is a vacant land and construction is yet to be made, approval of lay-out and other r) precautions, if any. s) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc	
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Yes, Already mortgaged in SBI Dehradun
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	30 years
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Tax can be paid at any stage.
33.	a) Urban land ceiling clearance, whether required and if so, details thereon. b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?	NO Not required, take affidavit regarding the same.
34.	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Khatoni is enclosed.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Duly mutated in the revenue records.
36.	a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation/ partition of the property is legally valid? c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes Yes Yes
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Yes
	a) Document in relation to electricity connection;	Copy of electricity bill.
	b) Document in relation to water connection;	No
	c) Document in relation to Sales Tax Registration, if any applicable;	No
	d) Other utility bills, if any.	No
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	Property is identifiable No discrepancy

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39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	No
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	Valuation or any other report not available.
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	Property is SARFAESI compliant (Y/N)	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original deeds are already mortgaged in the bank.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N.A.
44.	Additional aspects relevant for investigation of title as per local laws.	None
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	None
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Smt. Meenakshi Saini alias Meenakshi Panwar D/o Late Shri Kanhiya Lal wife of Shri Dilbag Singh Panwar
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	No
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	N.A.
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date: 26.11.2021

Place: Delhi



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**Annexure – C: Certificate of title**

I have examined the Original of Title Deed intended to be deposited relating to the schedule property/(ies) and offered as security by way of **Equitable Mortgage** (\*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage.

I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds.

Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1991 to 26.11.2021 pertaining to the Immovable Property/(ies) covered by above said Title Deed. The said property is free from any encumbrances except the SBI, Dehradun.

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of    N.A.    (Specify the share of the Minor with Name). (Strike out if not applicable).

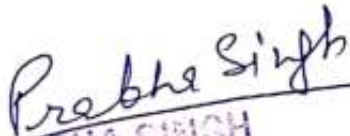
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **Panwar Sanitary and Hardware Store**.

9. I certify that **Smt. Meenakshi Saini alias Meenakshi Panwar D/o Late Shri Kanhiya Lal wife of Shri Dilbag Singh Panwar** has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

In case of Individual seeks loan from the Bank the following documents may be taken:-

- 1- Original Sale Deed dated 10.06.1997 registered at serial no. 4549 on registered dated 17.11.1997 .
2. Original Sale Deed dated 28.04.2000 registered at serial no.1842 on registered dated 01.05.2000.
3. Original Sale Deed dated 06.06.2000 registered at serial no. 2650.
4. Original Gift Deed dated 19.05.2015 registered at serial no.3013.

  
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There are no legal impediments for creation of the Mortgage under any applicable Law/  
Rules in force.

12. It is certified that the property is SARFAESI compliant.

**SCHEDULE OF THE PROPERTY (IES)**

All that land bearing khasra no. 978 (Old khasra no. 600) measuring 0.0153 Hect. or 153.8 sq. meter, having a shop covered area 32.57 sq. meter, and residential covered area 56.97 sq. meter, situated at Mauza Ajabpur Khurd, Pargana Pachwa Doon, District Dehradun bounded and butted as under:

NORTH: Land of Mr. Negi.

SOUTH: Main Haridwar Bypass Road.

EAST: Land of Smt. Meenakshi Saini and Mr. Deepak Saini.

WEST: Land of Mr. Deepak and Others.

Date: 26.11.2021

Place: Dehradun

Enclosure :

1. Copy of POA dated 20.02.1981.
2. Copy of Sale Deed dated 06.05.1997.
3. Copy of Sale Deed dated 10.06.1997.
4. Copy of Sale Deed dated 28.04.2000.
5. Copy of Sale Deed dated 06.06.2000.
6. Copy of Gift Deed dated 19.05.2015.
7. Copy of Khatauni.
8. Copy of Compounded/ Sanction Map.
9. Copy of Punrikshit Khasra.
10. Search receipt.

  
Signature of the Advocate

**PRABHA SINGH**  
(Advocate)

Reg. No.-UA 2324/04  
Ch. No.-7, Court Compound, D.Dun