

BILL

Mobile : 9412964001
8077668526

Mahima Shanker Saxena (Advocate)

Empanelled to - S.B.I., U.B.I., B.O.B., U.G.B., IOB, Canara Bank,
IDBI Bank, Central Bank of India, Nanital Bank

Office :

A.N. Tower, 90/1, Gali No. 6,
Opp. Old Roadways Bus Stand,
Govind Nagar, Rishikesh

Resi.:

922, Avas Vikas Colony,
Virbhadra Road,
Rishikesh - 249201

S.No. 4167

Date

30/12/2021

Name

Dr. Vandana Rajput & Ms. Michi Raj

Address

Bank of Baroda Main branch Rks

S.N.	PARTICULARS	Prescribed Fee	TOTAL
	MEC-TSR	2500	2500
Please credit in my savings 25000100002545			
Mahima Shankar Saxena Advocate Reg. No.-UP5679/92, UA-1333/04		TOTAL	2500/-

Encls.:

Signature with stamp

MAHIMA SHANKAR SAXENA
Advocate
Court Compound
Rishikesh.

Resi :
922, Avas Vikas Colony
Virbhadra Marg, Rishikesh
Ph: 2430955, M: 9412964001

Date : 29.12.2021

Ref.No.....

To,

The Branch Manager
Bank of Baroda
Main Branch, Rishikesh.

NON ENCUMBRANCE CERTIFICATE


Sub : Land bearing Khata No.112, Khasra No. 383ka Min., area 109.66 sq.yd. or 91.72 sqm., situated at Mauja Shyampur, Tehsil-Rishikesh, Distt. Dehradun, which is bounded & butted as under:-

East - Land of Omprakash Bhatt, side 21 ft.
West - 16ft. wide passage, side 21 ft.
North - Land of Omprakash Bhatt, side 47 ft.
South - Property of Dr. Naveen Kr. Rajput, side 47 ft.

At present owned by Dr. Vandana Rajput W/o Dr. Naveen Kr. Rajput, R/o A-1154 IDPL Colony, Virbhadra, Rishikesh, Distt. Dehradun.

I have inspected the Index Register Part-II of the office of the Sub Registrar, Rishikesh (Registration) for the period 2008 to 2021 and I found no act of recorded encumbrance for the period 01.01.2008 to 29.12.2021.

Therefore the property mentioned above and owned by Dr. Vandana Rajput is free from all recorded encumbrances for the period 01.01.2008 to 29.12.2021 as the records made available.


(M.S. Saxena)
Mahima Shankar Saxena
Advocate
Reg. No.-UP5679/92, UA-2333/04

Encl :

1. Receipt No. 200/99 dt. 29.12.2021 of the Office of Sub Registrar, Rishikesh.
2. Original Sale deed No. 1843 dt. 21.03.2018
3. Original Sale deed No. 351 dt. 20.01.2016
4. Original Sale deed No. 4163 dt. 15.06.2015
5. Copy of order u/s 143 UPZA&LR Act dt. 14.01.2019
6. Copy of Khatoni

(भाग-1)

क्रम संख्या

200 / 99

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

29-Dec-2021

प्रस्तुतकर्ता या प्रार्थी का नाम

एम एस सक्सेना एड 0

लेख का प्रकार

मुआयना

14 वर्ष

(2,008 - 2,021)

प्रतिफल की धनराशि

0.00

1 रजिस्ट्रीकरण शुल्क

0.00

2 प्रतिलिपि करण शुल्क

0.00

3 इलैक्ट्रॉनिक शुल्क

0.00

4 निरीक्षण या तलाश शुल्क

70.00

Application No 3,332

5 मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क

0.00

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

75.00

शुल्क वसूल करने की दिनांक

29-Dec-2021

सब रजिस्ट्रार
ऋषिकेश

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, ऋषिकेश

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.

I hereby certify that the property has a marketable title and the chain of title is complete and free from any recorded encumbrance. The security by way of equitable mortgage by deposit of Original Title Deed is a good security and Bank's interest is secured by such security. SARFAESI Act 2002 is applicable.

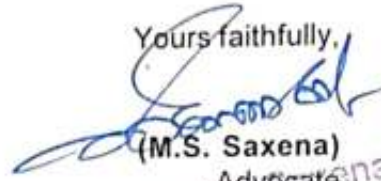
18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

1. Original Sale deed No. 1843 dt. 21.03.2018
2. Original Sale deed No. 351 dt. 20.01.2016
3. Original Sale deed No. 4163 dt. 15.06.2015
4. Copy of order u/s 143 UPZA&LR Act dt. 14.01.2019
5. Copy of Khatoni

19. Whether any additional formalities to be completed by the proposed mortgagor. If yes, state specifically 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

Yours faithfully,


(M.S. Saxena)
Advocate
Mahima Saxena
Advocate
Reg. No.-UP5679/92, UA-2333/04

MAHIMA SHANKAR SAXENA
Advocate
Court Compound
Rishikesh.

Resi :
922, Avas Vikas Colony
Virbhadra Marg, Rishikesh
Ph: 2430955, M: 9412964001

Ref.No.....

Date : 29.12.2021

LAWYER'S OPINION NOTE REGARDING EQUITABLE MORTGAGE

To,

**The Branch Manager
Bank of Baroda
Main Branch, Rishikesh.**

Dear Sir

Sub : Title Opinion Report certifying non-encumbrance of the Land bearing Khata No.112, Khasra No. 383ka Min., area 109.66 sq.yd. or 91.72 sqm., situated at Mauja Shyampur, Tehsil-Rishikesh, Distt. Dehradun belonging to Dr. Vandana Rajput W/o Dr. Naveen Kr. Rajput, R/o A-1154 IDPL Colony, Virbhadra, Rishikesh, Distt. Dehradun.

I refer to your letter No. Nil 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/proposed to be granted to **Mishi Rajput D/o Dr. Naveen Kr. Rajput and Dr. Vandana Rajput W/o Dr. Naveen Kr. Rajput, R/o A-1154 IDPL Colony, Virbhadra, Rishikesh, Distt. Dehradun** (borrowers).

1. Description and area of the property proposed to be mortgaged. Specific number (s) and address of property along with boundaries and measurements.

Land bearing Khata No.112, Khasra No. 383ka Min., area 109.66 sq.yd. or 91.72 sqm., situated at Mauja Shyampur, Tehsil-Rishikesh, Distt. Dehradun, which is bounded & butted as under:-
East - Land of Omprakash Bhatt, side 21 ft.
West - 16ft. wide passage, side 21 ft.
North - Land of Omprakash Bhatt, side 47 ft.
South - Property of Dr. Naveen Kr. Rajput, side 47 ft.
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.

Resi. Property
3. Name of the Mortgagor/Owner and status in the Account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner/Director/Trustee who is mortgaging the property on behalf of Partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Trust Deed etc. whether examined and verified.

Dr. Vandana Rajput W/o Dr. Naveen Kr. Rajput, R/o A-1154 IDPL Colony, Virbhadra, Rishikesh, Distt. Dehradun (co-borrower).


Mahima Shankar Saxena
Advocate
Ph: 2430955, M: 9412964001

4. Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken. No, the mortgagor is of fully sound mind and competent to contract.
5. Whether the property is Freehold or Leasehold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained. Yes, Freehold, and Urban Land Ceiling Act does not apply on the property.
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 Mortgagor is Co-owner/ Joint owner and/or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement. Sole ownership
8. Whether the Mortgagor is in exclusive possession of the property or it is leased/ rented out to third party. Yes, in Exclusive possession
9. Whether the property is mutated in Municipal/revenue records and Mortgagor's name is reflecting and if not, the reason thereof. Yes, mutated in revenue record in the name of mortgagor.
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 given detailed list. 1. Original Sale deed No. 1843 dt. 21.03.2018
2. Original Sale deed No. 351 dt. 20.01.2016
3. Original Sale deed No. 4163 dt. 15.06.2015
4. Copy of order u/s 143 UPZA&LR Act dt. 14.01.2019
5. Copy of Khatoni
12. Whether the Advocate has personally visited the Sub Registrar/Revenue/ Municipal office and examined the records. Yes


Mahima Shankar Saxena
Advocate.....3
Reg. No.-UP5679/92, UA-2333/04

13. Whether the Search is being made for the period of 30 years. If no, reason thereof.

Yes

Receipt No. 200/99 dt. 29.12.2021 of the Office of Sub Registrar, Rishikesh.

14. Details of documents examined/scrutinized (this should be 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.)

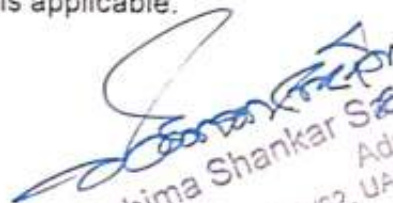
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4. Copy of order u/s 143 UPZA&LR Act dt. 14.01.2019
5. Copy of Khatoni

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.

Brief history of the property is that Dr. Vandana Rajput W/o Dr. Naveen Kr. Rajput, R/o A-1154 IDPL Colony, Virbhadra, Rishikesh, Distt. Dehradun has purchased the said land from Shri Hitesh Bhanu S/o Shri P.L. Sehgal, R/o Sai Surabhi No.1, Turner Road, Mohabbewala, Dehradun through sale-deed dt. 19.03.2018, regd. with S.R. Rishikesh at Bk.No.1, zild 4445, pg. 287-310 at No. 1843 on dt. 21.03.2018. Sh. Hitesh Bhanu had purchased the said land from Smt. Mithlesh W/o Sh. Vishesh Kumar, R/o 192 Geeta Nagar, Nandu Farm, Rishikesh, Distt. Dehradun through sale-deed, regd. with S.R. Rishikesh at Bk.No.1, zild 4041, pg. 391-404 at No. 351 on dt. 20.01.2017. Smt. Mithlesh had purchased the said land from Sh. Omprakash Bhatt S/o Sh. Prem Dutt Bhatt, R/o Shyampur, Rishikesh through sale-deed dt. 15.06.2015, regd. with S.R. Rishikesh at Bk.No.1, zild 3278, pg. 113-136 at No. 4163 on dt. 15.06.2015. Sh. Omprakash Bhatt was the owner since 1409 fasli i.e. 2002. The name of Dr. Vandana Rajpur is mutated in revenue record and she has also got declared the land as non-agri.u/s 143 UPZA&LR Act vide case No. 96/18-19 by the order of Asstt. Collector-1st Class, Rishikesh on dt. 14.01.2019, hence SARFAESI Act 2002 is applicable.

16. Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.

No


Mahima Shankar Saxena
Advocate
Reg. No.-UP5579/92, UA-2333/04