

# PRIYANSHU SETH

ADVOCATE

Office: Chamber no. 332,  
District & Session Court Roshnabad,  
Haridwar, Tehsil & District Haridwar

Email: priya.anshu2013@gmail.com  
Mob. No. 8192846285

## Special Report of Title

Ref. no. 98/21  
ANNEXURE-IV

To,  
The AGM,  
Punjab National Bank,  
B. O.-MID CORPORATE CENTER,  
SECTOR-4 BHEL RANIPUR HARIDWAR

Reg.: An Industrial Property situated at Plot No. 52, having total area 450 square meter situated at Sector-7, IIE SIDCUL, Pargana Jwalapur Tehsil & District Haridwar, bounded in North- Plot no. 27, South- Road 18 meter wide, East- Plot No. 53 and West - Road 24 meter wide.

Belonging to:- M/s Neelgiri Electricals through its Partner Shri Sukhdev bhardwaj S/o Shri Ishwar swaroop Sharma R/o 1412A, Rani bagh, New Delhi.

	ASPECTS TO BE CONSIDERED	COUNSELS' STATEMENT
1.A	<b>PARTICULARS</b> Name of the Borrowers with address:	M/s Neelgiri Electricals through its Partner Shri Sukhdev bhardwaj S/o Shri Ishwar swaroop Sharma R/o 1412A, Rani bagh, New Delhi.
2.	Name of the person offering Mortgage with parentage/ constitution and address:	M/s Neelgiri Electricals through its Partner Shri Sukhdev bhardwaj S/o Shri Ishwar swaroop Sharma R/o 1412A, Rani bagh, New Delhi.
3.	Details of the property to be mortgaged: as per title deed -	An Industrial Property situated at Plot No. 52, having total area 450 square meter situated at Sector-7, IIE SIDCUL, Pargana Jwalapur Tehsil & District Haridwar, bounded in North- Plot no. 27, South- Road 18 meter wide, East- Plot No. 53 and West - Road 24 meter wide.
	As per present position -	As above.
1.1B	<b>INVESTIGATIONS</b> 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. Original and Certified copy of Registered Lease deed dated 10.10.2013 registered in Book No. 1 Zild 1494 at pages 91 to 138 at Serial Number 8835 on 10.10.2013 at sub registrar Haridwar executed by Infrastructure and Industrial Development Corporation of Uttarakhand Limited SIDCUL Haridwar in favor of M/s Neelgiri Electricals through its Partner Shri Sukhdev bhardwaj S/o Shri Ishwar swaroop Sharma R/o 1412A, Rani bagh, New Delhi.
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 does 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	Yes.

*Ben*

	as obtained from the registrar Office?	
6.	Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy was 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 the name of the person offering the mortgage?	The said property is Industrial Property.
9.	Whether Equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes. <u>The said property is already mortgage in favour of Bank by way of Equitable Mortgage.</u>
10	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).	Permission to be mortgage from SIDCUL should be obtained
11	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
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?	N.A.
13	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, it effect thereof.	No, The property in question is acquired by present title holder by way of registered Lease deed detailed above.
14	Whether the property to be mortgaged has been acquired under LAND Acquisition Act, 1984?	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 lesser is required for creation of mortgage? Whether permission of the Lessor/NOC is obtained.	Yes
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 favoring 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 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?	
21	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N.A., as the property in question is an Industrial property situated at Sector-7, IIE SIDCUL and District Haridwar.
22	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding	N.A.

*Beth*

	towards the mortgager? (Copies of revenue record be submitted to the Bank while submitted the certificate of Title Investigation)	
23.	Whether the Property is covered under the provisions of SARFAESI Act?	Yes, it is advised to register Bank's Charge in CERSAI portal for statutory requirement under SARFAESI Act, 2002.

Dated - 23/11/2021  
Place : Haridwar

**Priyanshu Seth**  
Advocate

**PRIYANSHU SETH**  
**ADVOCATE**  
Regd. No. 212/2015  
Ch.No.-332, Distt. & Session Court  
Roshnabad, Haridwar (UK)  
Mob.-8192846285

**CERTIFICATE**

ENTRY SERIAL NO. 01/Receipt No. 141/3 of YEAR 2021

To,  
The AGM,  
Punjab National Bank,  
B. O.-MID CORPORATE CENTER,  
SECTOR-4 BHEL RANIPUR HARIDWAR.

Reg.: Opinion on investigation of title and obtaining of search report in respect of - An Industrial Property situated at Plot No. 52, having total area 450 square meter situated at Sector-7, IIE SIDCUL, Pargana Jwalapur Tehsil & District Haridwar, bounded in North- Plot no. 27, South- Road 18 meter wide, East- Plot No. 53 and West - Road 24 meter wide.

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 Haridwar.
2. Revenue records

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 01.01.2018 to 2021 up to date do not discloses any encumbrance, That the said property is already mortgaged in favour of Punjab National Bank, by way of Equitable Mortgage.

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

- |   |                |
|---|----------------|
| (a) Name of lender -                        | PNB            |
| (b) Date of opinion & reference no (if any) | N.A.           |
| (c) Remarks                                 | Still Mortgage |

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

I hereby certify that M/s Neelgiri Electricals through its Partner Shri Sukhdev bhardwaj S/o Shri Ishwar swaroop Sharma R/o 1412A, Rani bagh, New Delhi has got a clear, valid and marketable title over the above said property. That the said property is already mortgaged in favor of Punjab National Bank, by way of Equitable Mortgage.

**The Chain of title-**

1. The property in question with other property was the property of State Infrastructure and Industrial Development Corporation of Uttarakhand Limited SIDCUL Haridwar.
2. Lastly State Infrastructure and Industrial Development Corporation of Uttarakhand Limited SIDCUL Haridwar transferred the said property by way of Registered Lease deed dated 10.10.2013 registered in Book No. 1 Zild 1494 at pages 91 to 138 at Serial Number 8835 on 10.10.2013 at sub registrar Haridwar in favor of M/s Neelgiri Electricals through its Partner Shri Sukhdev bhardwaj S/o Shri Ishwar swaroop Sharma R/o 1412A, Rani bagh, New Delhi.

Thus the chain of title is complete



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

1. Original and Certified copy of Registered Lease deed dated 10.10.2013 registered in Book No. 1 Zild 1494 at pages 91 to 138 at Serial Number 8835 on 10.10.2013 at sub registrar Haridwar executed by Infrastructure and Industrial Development Corporation of Uttarakhand Limited SIDCUL Haridwar in favor of M/s Neelgiri Electricals through its Partner Shri Sukhdev bhardwaj S/o Shri Ishwar swaroop Sharma R/o 1412A, Rani bagh, New Delhi.
2. Letter regarding allotment of plot issued by SIDCUL in favor of present title holder.
3. Possession certificate issued by SIDCUL in favor of present title holder.
4. Approved Map by Competent authority.
5. Copy of Partnership deed.
6. Affidavit of Borrower.
7. 0.5% stamp duty on loan amount with a maximum of Rs. 10,000/- only.
8. The borrower should personally appear with ID proof & Execute loan documents as per law.

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

- Encl:
1. Special Report,
  2. Chain of Title
  3. Certified Copy of title Deed and link deeds.
  4. Search Report
  5. Inspection receipt no. 141/3 dated 23-11-2021 enclosed



**Priyanshu Seth**  
Advocate

(प्रत्येक वर्ष अथवा पाथी द्वारा रखा जाने वाला)

23-Nov-2021

प्रत्येक वर्ष अथवा पाथी द्वारा रखा जाने वाला

मुआयना

4 वर्ष

( 2018 - 2021 )

Application No 1458

20.00

0.00

प्रतिकूल की धनराशि

1 रजिस्ट्रीकरण शुल्क

2 प्रतिनिधि करण शुल्क

3 इलेक्ट्रॉनिक शुल्क

4 निरीक्षण या तलाश शुल्क

5 मुख्तारनामा के अभिलेखीकरण के लिए शुल्क

6 कमीशन शुल्क

7 नकल शुल्क

8 विविध

9 यात्रिक भत्ता

10 कम रजिस्ट्रीकरण शुल्क

11 योग

शुल्क वसूल करने की तिथि

23-Nov-2021

25.00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, हरिद्वार, हिमाचल प्रदेश

**SEARCH REPORT**

ACCOUNT - M/s Neelgiri Electricals through its Partner Shri Sukhdev bhardwaj S/o Shri Ishwar swaroop Sharma R/o 1412A, Rani bagh, New Delhi.

**B. O.-MID CORPORATE CENTER,  
SECTOR-4 BHEL RANIPUR HARIDWAR**

**Search Report relates to searches made in:-**

- a) Sub registrar office Haridwar 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) ..... Development Authority  
(DDA/HUDA/and the like)

e) Any other documents

i) Receipt of payment of Municipal House Tax N.A

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 01.01.2018 to 2021 up to date at the following sub registrar/offices:- That the said property is already mortgaged in favour of Punjab National Bank, by way of Equitable Mortgage.

a) Sub-registrar Haridwar

b) Revenue Authority Haridwar

The search report disclosed the followings encumbrances, That the said property is already mortgaged in favour of Punjab National Bank, by way of Equitable Mortgage.

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.

**2. 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, That the said property is already mortgaged in favour of Punjab National Bank, by way of Equitable Mortgage.
N.A.	N.A.	N.A.

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

Office	Date of Search/Inspection	Information
1. Sub - Registrar Haridwar 2. Revenue Authority Haridwar	23-11-2021	Found in order

**4. A Study of the following documents disclosed:-**

Details of documents perused	Information
Original and Certified copy of Registered Lease deed dated 10.10.2013 registered in Book No. 1 Zild 1494 at pages 91 to 138 at Serial Number 8835 on 10.10.2013 at sub registrar Haridwar executed by Infrastructure and Industrial Development Corporation of Uttarakhand Limited SIDCUL Haridwar in favor of M/s Neelgiri Electricals through its Partner Shri Sukhdev bhardwaj S/o Shri Ishwar swaroop Sharma R/o 1412A, Rani bagh, New Delhi.	Found in order, That the said property is already mortgaged in favour of Punjab National Bank, by way of Equitable Mortgage.

**PRIYANSHU SETH**  
ADVOCATE

Regd. No. 212/2018  
Ch.No.-332, Distt. & Session Court  
Roshanabad, Haridwar (U.P.)  
Mob.-8193821285

**Priyanshu Seth**  
Advocate