



Report of Investigation of Title in respect of Immovable Property (TIR)					
1	a) Name of the Branch/ Business Unit/Office seeking opinion.		State Bank of India SME Branch Ranipur Haridwar Distt. Haridwar		
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.		As per instructions		
	c) Name of the Borrower.		Shri Ram Trading Company E-16 Industrial Area II Haridwar Tehsil & Distt Haridwar, sole properitor Smt. Meenu Mehndiratta W/o Shri Sachin Kumar Mehndiratta		
2.	a) Name of the unit/concern/ company/ person offering the property as security.		Shri Sachin Kumar Mehndiratta S/o Late Vinod Kumar Mehndiratta R/o E-16 Industrial Area II Haridwar present resident of Vishnu Garden Kankhal Tehsil & Distt Haridwar		
	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.)		As a Guarantor for borrower named above.		
3.	Complete or full description of the immovable property offered as security including the following details.		An Industrial property having plot of land bearing plot no. E-16 SIDC, having total land area of 970 square yard i.e. 811.33 square meter, bounded in East- Road 60 feet wide, West- Plot no. E-14, North- Plot no. E-31 & South- Road 60 feet wide, situated at Industrial Area II Haridwar Tehsil & Distt Haridwar		
	a) Survey No.		Plot no. E-16		
	b) Door/House no. (in case of house property)		N.A., as the property in question is an Industrial property.		
	c) Extent/ area including plinth/ built up area in case of house property		having total land area of 970 square yard i.e. 811.33 square meter		
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.		situated at Industrial Area II Haridwar Tehsil & Distt Haridwar		
4.	a) Particulars of the documents scrutinized- serially and chronologically.		1. Certified copy of registered lease deed dated 12.09.1979 registered in bahi no. 1 zild 318 pages 375-410 serial no. 1891/1892 dated 19.09.1979 in the office of Sub- registrar Haridwar, executed by U.P. State Industrial Development Corporation Limited, a company within the meaning of the Companies Act 1956, and having its registered office at A-1/4 Lakhanpur Kanpur in favor of Shri Vinod Kumar Mehndiratta proprietor M/s Pradeep Ice Cream Factory Haridwar .		
	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.		2. Copy of Mutation order dated 19.10.2019 by SIDCUL in the name of Shri Sachin Kumar Mehndiratta S/o Late Vinod Kumar Mehndiratta		
	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.	12.09.1979	Registered Lease deed	Certified Copy	No.
	2.	19.10.2019	Mutation Order	Copy	No.
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.)				Yes.	





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?

Yes.

Date

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 & cautiously).

N.A. as above.

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?

Yes.

b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.

Yes.

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?

No.

7. a) Property offered as security falls within the jurisdiction of which sub-registrar office?

Sub-registrar Haridwar.

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?

N.A.

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?

No.

8. 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. 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)

The property in question with other property was the property of U.P. State Industrial Development Corporation Limited, a company within the meaning of the Companies Act 1956, and having its registered office at A-1/4 Lakhanpur Kanpur.
2. Later U.P. State Industrial Development Corporation Limited, a company within the meaning of the Companies Act 1956, and having its registered office at A-1/4 Lakhanpur Kanpur, named above transferred this property by way registered lease deed dated 12.09.1979 in favor of Shri Vinod Kumar S/o Shri Mulakh Raj R/o Kharkhari Haridwar Tehsil & Distt. Haridwar proprietor M/s Pradeep Ice Cream Factory Haridwar.
3. Shri Vinod Kumar S/o Shri Mulakh Raj was expired & after his death his son Shri Sachin Kumar Mehdiratta S/o Late Vinod Kumar Mehdiratta became a legal heir/owner by way of WILL dated 26.09.2011 & Judgment/Degree passed by the Court of Civil Judge (S.D.) Haridwar in case no. 171/2017 Sachin Kumar Mehdiratta Vs Smt. Santosh Mehdiratta & others & his name is also mutated in the record of Uttarakhand State Infrastructure & Industrial





Development Corporation (SIDCU) by the order dated 19.10.2019.
Thus the chain of title is complete. Date the SARFAESI Act 2002 are
I further certify that the provisions of the SARFAESI Act 2002 are
applicable to this property.

Leasehold Rights.

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.)

10. If leasehold, whether;

a) lease Deed is duly stamped and registered

Yes.

b) lessee is permitted to mortgage the Leasehold right,

Yes.

c) duration of the Lease/unexpired period of lease,

Total duration of Lease is 90 years.

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)?

Yes.

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.

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?

No.

12. If occupancy right, whether;

N.A.

a) Such right is heritable and transferable,

N.A.

b) Mortgage can be created.

N.A.

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.

There is no interest of minor.

14. If the property has been transferred by way of Gift/ Settlement Deed, whether:

N.A.

a) The Gift/Settlement Deed is duly stamped and registered;

N.A.

b) The Gift/Settlement Deed has been attested by two witnesses;

N.A.

c) The Gift/Settlement Deed transfers the property to Donee;

N.A.

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?

N.A.

e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?

N.A.

f) Whether the Donee is in possession of

N.A.





	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;	N.A.	Date
	h) Any other aspect affecting the validity of the title passed through the gift/ settlement deed.	N.A.	
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.	N.A.	
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.	
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.	
	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.	N.A.	
	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?	N.A.	
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?	N.A.	
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.	
	c) Whether the property is mutated on the basis of will?	N.A.	
	d) Whether the original will is available?	N.A.	
	e) Whether the original death certificate of the testator is available?	N.A.	
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A.	
	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.)	N.A.	
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	No.	





of the above cases for creation of mortgage?		Date
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?	N.A.
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?	N.A.
	c) If YES, additional precautions/ permissions to be obtained for creation of valid mortgage?	N.A.
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
20.	a) If the property is Agricultural land, whether the local law's permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	No, the property in question is an Industrial property situated at Industrial Area II Haridwar Tehsil & Distt Haridwar.
	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?	N.A., as above.
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained?	N.A., as above.
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.)?	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?	N.A.
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, litigation is pending in any court could be ascertained available records.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in	N.A.



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respect of the property in question? In
such case please comment on such seal/
marking?

Date

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 hotchpots? Whether formalities
for the same have been completed as per
applicable laws?

N.A.

c) Whether the person(s) creating mortgage
has/have authority to create mortgage for
and on behalf of the firm?

N.A.

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.

No.

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.

No.

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?

NO

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

No.





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Deeds, etc. in favour of buyers of flats/
units (Builder's POA) or (ii) other type of POA
(Common POA).

Date

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. NO.

e) In case of Common POA (i.e. POA other than
Builder's POA), please clarify the following
clauses in respect of POA. N.A.

i) Whether the original POA is verified and
the title investigation is done on the
basis of original POA? N.A.
ii) Whether the POA is a registered one?
iii) Whether the POA is a special or general
one?
iv) Whether the POA contains a specific
authority for execution of title
document in question?

a) Whether the POA was in force and not
revoked or had become invalid on the date
of execution of the document in question?
(Please clarify whether the same has been
ascertained from the office of sub-
registrar also?) N.A.

b) Please comment on the genuineness of POA? N.A.

c) The unequivocal opinion on the
enforceability and validity of the POA. N.A.

28. Whether mortgage is being created by a POA
holder, check genuineness of the Power of
Attorney and the extent of the powers given
therein and whether the same is properly
executed/ stamped/ authenticated in terms of
the Law of the place, where it is executed. No.

29. If the property is a flat/apartment or
residential/ commercial complex, check and
comment on the following: N.A.
a) Promoter's/Land owner's title to the land/
building;
b) Development Agreement/Power of
Attorney;
c) Extent of authority of the Developer/
builder;
d) Independent title verification of the Land
and/or building in question;
e) Agreement for sale (duly registered);
f) Payment of proper stamp duty;
g) Requirement of registration of sale
agreement, development agreement, POA,
etc.;
h) Approval of building plan, permission of
appropriate/local authority, etc.;
i) Conveyance in favour of Society/
Condominium concerned;
j) Occupancy Certificate/allotment letter/
letter of possession;
k) Membership details in the Society etc.;
l) Share Certificates;





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Date

<p>m) No Objection Letter from the Society; n) All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	
<p>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.</p>	<p>I have inspected the available record Index 2nd in the office of Sub-registrar Haridwar for a period of 30 years i.e. 1990 to 2021 up to date and found this property is clear, leasehold, marketable and free from any recorded encumbrance.</p>
<p>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.</p>	<p>As above.</p>
<p>32. Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?</p>	<p>Receipt to be obtained by Bank.</p>
<p>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?</p>	<p>Not Applicable, as the provisions of Urban Land Ceiling Act are not applicable in the state of Uttarakhand. No Objection Certificate under the Income Tax Act is not required.</p>
<p>34. Details of RTC extracts/mutation extracts/ Khata extract pertaining to the property in question.</p>	<p>N.A., as the property in question is an Industrial Property situated at Industrial Area II Haridwar Tehsil & Distt Haridwar.</p>
<p>35. Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?</p>	<p>N.A., as the property in question is an Industrial Property situated at Industrial Area II Haridwar Tehsil & Distt Haridwar.</p>
<p>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).</p>	<p>Yes. Yes. Yes.</p>
<p>37. Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.</p>	<p>Yes. Electricity Bill Water Connection document Tax Registration Yes.</p>
<p>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.</p>	<p>No.</p>





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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.)

Valuation report and approved/sanctioned plans are to be submitted to Bank

Date

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.

No.

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.

N.A., originals title deed is to be deposited in favour of 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.

N.A.

45. Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.

Spot inspection & Identity of person executing documents in favor of Bank is recommended to be verified.

46. The specific persons who are required to create mortgage/to deposit documents creating mortgage.

Shri Sachin Kumar Mehndiratta S/o Late Vinod Kumar Mehndiratta R/o E-16 Industrial Area II Haridwar present resident of Vishnu Garden Kankhal Tehsil & Distt Haridwar

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?

N.A.



Signature of the Advocate



Annexure-C-1

Date

Certificate of Title

I have examined the certified copy of registered title deed relating to the schedule property and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that the said Equitable Mortgage if 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 Offices and Sub-Registrar Office. 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 1990 to 2021 up to date pertaining to the Immovable Property covered by above said Title Deed. The property is free from all Encumbrances.
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.
7. The Equitable Mortgage if created, will be available to the Bank for the liability of the intending borrower Shri Ram Trading Company E-16 Industrial Area II Haridwar Tehsil & Distt Haridwar, sole proprietor Smt. Meenu Mehndiratta W/o Shri Sachin Kumar Mehndiratta.
8. I certify that Shri Sachin Kumar Mehndiratta S/o Late Vinod Kumar Mehndiratta R/o E-16 Industrial Area II Haridwar present resident of Vishnu Garden Kankhal Tehsil & Distt Haridwar, has got a clear and Marketable, leasehold rights over the Schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

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:

1. Copy of Allotment Letter issued by U.P. State Industrial Development Corporation Ltd. .
2. Copy of Possession Memo issued by U.P. State Industrial Development Corporation Ltd.
3. Original registered lease deed dated 12.09.1979 registered in bahi no. 1 zild 318 pages 375-410 serial no. 1891/1892 dated 19.09.1979 in the office of Sub- registrar Haridwar, executed by U.P. State Industrial Development Corporation Limited, a company within the meaning of the Companies Act 1956, and having its registered office at A-1/4 Lakhampur Kanpur in favor of Shri Vinod Kumar S/o Shri Mulakh Raj R/o Kharkhari Haridwar Tehsil & Distt. Haridwar proprietor M/s Pradeep Ice Cream Factory Haridwar.
4. Attested copy of WILL dated 26.09.2011 executed by Shri Vinod Kumar S/o Shri Mulakh Raj R/o Kharkhari Haridwar Tehsil & Distt. Haridwar in favour of his son Shri Sachin Kumar Mehndiratta S/o Late Vinod Kumar Mehndiratta R/o E-16 Industrial Area Haridwar Tehsil & District Haridwar.
5. Certified copy of Complaint in Court of Civil Judge (S.D.) Haridwar in case no. 171/2017 Sachin Kumar Mehndiratta Vs Smt. Santosh Mehndiratta & others.
6. Certified copy of Judgment/Degree passed by the Court of Civil Judge (S.D.) Haridwar in case no. 171/2017 Sachin Kumar Mehndiratta Vs Smt. Santosh Mehndiratta & others



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(B.A., LL.M.)
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Chamber - 54, District Courts
Roshnabad, Haridwar

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7. Mutation order dated 19.10.2019 by Uttarakhand State Infrastructure & Industrial Development Corporation (SIDCUL) in favor of Shri Sachin Kumar Mehdiratta S/o Late Vinod Kumar Mehdiratta.
Date

8. Affidavit of Shri Sachin Kumar Mehdiratta S/o Late Vinod Kumar Mehdiratta named above.

9. Permission to mortgage issued by U.P. State Industrial Development Corporation Limited /SIDCUL

10. 0.5 % stamp duty of loan amount with maximum of Rs. 10,000/- only applicable in the state of Uttarakhand.

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

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

SCHEDULE OF THE PROPERTY

An Industrial property having plot of land bearing plot no. E-16 SIDC, having total land area of 970 square yard i.e. 811.33 square meter, bounded in East- Road 60 feet wide, West- Plot no. E-14, North- Plot no. E-18 South- Road 60 feet wide, situated at Industrial Area II Haridwar Tehsil & Distt Haridwar.

Dated:

Place: Haridwar

Signature of the Advocate

