

SHWETA NEGI
Advocate

Office: Chamber No. 53
First Floor Hall, Opp. Bar Association
District Court, Dehradun.
Mob.: 9412931878

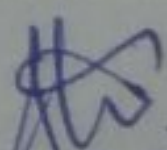
The Head,
Punjab National Bank,
MCC, Dehradun

Date: 27-04-2022

SPECIAL REPORT ON TITLE

REGARDING: SEARCH REPORT / NON-CUMBRANCE CERTIFICATE IN RESPECT OF All that Agriculture land described in khatauni of Khata No. 202 (According to Fasli year 1414-1419) bearing part of Khasra No. 683 Ka (Old Khasra no. 404 and 405) area 1.368 Hect. and land of Khasra No. 683 Kha (Old Khasra no. 406) area 0.0810 Hect. and land of Khasra no. 686 (Old Khasra no. 403) area 0.0530 Hect. and land of Khasra no. 688 Ka (Old Khasra no. 397, 398/1, 399 and 400) area 0.4610 Hect. total land area 1.963 Hect. Situated at Mauza Paliyo Nathuwala, Pargana Pachwa Doon, Tehsil Vikasnagar, Distt. Dehradun.

ASPECT TO BE CONSIDERED	COUNSEL'S STATEMENT
A- PARTICULARS	
1. Name of the borrowers with address	Shri Baldev Raj S/o Shri Sunder Lal R/o Premnagar Camp, Pargana Parwa Doon, Dehradun
2. Name of the owner with parentage/constitution and address.	Shri Baldev Raj S/o Shri Sunder Lal R/o Premnagar Camp, Pargana Parwa Doon, Dehradun
3. Details of the property to be mortgaged :	All that Agriculture land described in khatauni of Khata No. 202 (According to Fasli year 1414-1419) bearing part of Khasra No. 683 Ka (Old Khasra no. 404 and 405) area 1.368 Hect. and land of Khasra No. 683 Kha (Old Khasra no. 406) area 0.0810 Hect. and land of Khasra no. 686 (Old Khasra no. 403) area 0.0530 Hect. and land of Khasra no. 688 Ka (Old Khasra no. 397, 398/1, 399 and 400) area 0.4610 Hect. total land area 1.963 Hect. Situated at Mauza Paliyo Nathuwala, Pargana Pachwa Doon, Tehsil Vikasnagar, Distt. Dehradun.

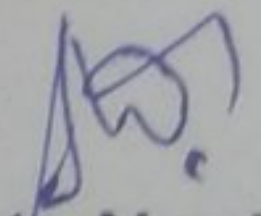

Shweta Negi

B - INVESTIGATIONS

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	<ol style="list-style-type: none">1. Certified copy of Lease Deed dated 07-02-2022 which is duly registered in the office of Sub-Registrar Vikasnagar in Book no. 1 Vol. 6020 Page 393 to 424 at Sr. no. 1187 on dated 07-02-20222. Certified copy of sale deed dated 23-03-1985 which is duly registered in the office of Sub-Registrar Dehradun in Book no. 1 Vol. 2049 Page 80 A.D.F.B.No. 1 Vol. 2058 Page 83 to 88 at Sr. no. 2174 on dated 23-03-19853. Certified copy of sale deed dated 27-12-1967 which is duly registered in the office of Sub-Registrar Dehradun in Book no. 1 Vol. 860 Page 65 to 68 at Sr. no. 1008 on dated 12-01-19684. Copy of khatauni of Khata No. 202 (According to Fasli year 1414-1419) of Mauza Paliyo Nathuwala
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?	YES, the copy of documents compared with the certified copies and the documents given 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 title deed tally with the particulars as stated in the certified copy as Obtained from the Registrar's office?	YES
6. Whether the photographs of the parties affixed in the conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	YES
7. Whether the contents of the given in the title deed tally verbatim	YES

with the contents as stated in the certified copy obtained from the Registrar's office/ If not variations be specified. What is its effect.	
8. Whether the property has been mutated in the name of the person offering the mortgage?	YES
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated.	AS THE LOAN IS AGRICULTURE HENCE SIMPLE OR REGISTERED MORTGAGE CAN BE CREATED UPON THE LAND.
10. Whether there is any bar under any local law for creation of 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)	No
11. Where there are 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 /sanctioned required for creation of the mortgage have been obtained ? If not obtained, what are such sanction/ approvals and clearances yet to be obtained.	Not Applicable
13. Whether the property is ancestral/or under joint ownership or the minor is having interest in the property. If so it effect thereof.	Not Applicable
14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894.	Not Applicable
15. Whether Urban Land Ceiling Act is applicable in the State where the property is located.	Not Applicable
16. In case of lease hold property whether permission/ NOC from the Lessor is required for creation of mortgage. Whether permission of the Lessor/NOC is obtained.	Not Applicable
17. What is the rate of sharing unearned income with Lessor in the event of the sale of the property?	Not Applicable

18. Whether copy of the title deed favouring Lessor is made available to examine the validity of the lease.	Not Applicable
19. Whether terms and conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Not Applicable
20. Whether the permission of the Income Tax Authorities/ Assessing Officer is required under the provisions of the 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.	Not Applicable
21. In respect of the agricultural land whether land is declared surplus or under consolidation of holdings.	Not Applicable
22. Whether certified copies of revenue records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor.	No dues found as per khatauni.
23. Whether the mortgaged property is enforceable under SARFAESI Act- 2002	NO BECAUSE LAND IS AGRICULTURE


 (Shweta Negi)
Shweta Negi
 Advocate

CHAIN OF TITLE

WHEREAS the present owner Shri Baldev Raj S/o Shri Sunder Lal purchased the land in 1667 with then old khasra no. 397 Min area 0.15 Acre, Khasra no. 399/1 area 0.34 Acre, Khasra no. 400 area 0.50 Acre, Khasra no. 403 area 0.13 Acre, Khasra no. 404 area 0.16 Acre, Khasra no. 405 area 3.69 Acre from Shri Chandra Pal Singh and Shri Ram Kishan both sons of Shri Shivcharan vide sale deed dated 27-12-1967 which is duly registered in the office of Sub-Registrar Dehradun in Book no. 1 Vol. 860 Page 65 to 68 at Sr. no. 1008 on dated 12-01-1968.

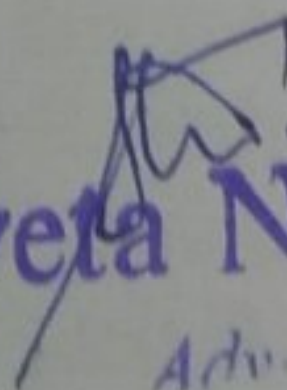
AND WHEREAS the present owner Shri Baldev Raj S/o Shri Sunder Lal also purchased the land in 1985 with then old khasra no. 406 area 0.20 Acre from Shri Jeet Singh S/o Shri Rai Panwar vide sale deed dated 23-03-1985 which is duly registered in the office of Sub-Registrar Dehradun in Book no. 1 Vol. 2049 Page 80 A.D.F.B.No. 1 Vol. 2058 Page 83 to 88 at Sr. no. 2174 on dated 23-03-1985.

AND WHEREAS the name of owner Shri Baldev Raj S/o Shri Sunder Lal was mutated in the revenue records and presently going on as main khatedar with new khasra No. 683 Ka (Old Khasra no. 404 and 405) area 1.4590 Hect. and land of Khasra No. 683 Kha (Old Khasra no. 406) area 0.0810 Hect. and land of Khasra no. 686 (Old Khasra no. 403) area 0.0530 Hect. and land of Khasra no. 688 Ka (Old Khasra no. 397, 398/1, 399 and 400) area 0.4610 Hect. total land area 2.0540 Hect. as per khatauni of Khata No. 202 (According to Fasli year 1414-1419) of Mauza Paliyo Nathuwala.

AND WHEREAS the name of owner Shri Baldev Raj S/o Shri Sunder Lal sold the part of land bearing khasra no. 683 Ka area 0.0910 Hect. to Governor of Uttarakhand to Public Work Department, Dehradun as per khatauni of Khata No. 202 (According to Fasli year 1414-1419) of Mauza Paliyo Nathuwala.

AND WHEREAS the name of owner Shri Baldev Raj S/o Shri Sunder Lal leased out the part of above land bearing Khasra no. 683 Ka area 5400 Sq. Mtrs. in which covered area 37.17 Sq. Mtrs. to M/s Agro Acres through Prop. Shri Puneet Giroti S/o Shri Baldev Raj Giroti vide Lease Deed dated 07-02-2022 which is duly registered in the office of Sub-Registrar Vikasnagar in Book no. 1 Vol. 6020 Page 393 to 424 at Sr. no. 1187 on dated 07-02-2022.

Thus the title is complete for more than 13 Years.


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The Head,
Punjab National Bank,
MCC, Dehradun

Date: 27-04-2022

CERTIFICATE

Reg: All that Agriculture land described in khatauni of Khata No. 202 (According to Fasli year 1414-1419) bearing part of Khasra No. 683 Ka (Old Khasra no. 404 and 405) area 1.368 Hect. and land of Khasra No. 683 Kha (Old Khasra no. 406) area 0.0810 Hect. and land of Khasra no. 686 (Old Khasra no. 403) area 0.0530 Hect. and land of Khasra no. 688 Ka (Old Khasra no. 397, 398/1, 399 and 400) area 0.4610 Hect. total land area 1.963 Hect. Situated at Mauza Paliyo Nathuwala, Pargana Pachwa Doon, Tehsil Vikasnagar, Distt. Dehradun

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 the Sub-Registrar Dehradun.

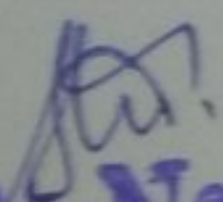
I further certify that the photographs of previous owner, affixed/seen in the title deed tally with records of Sub-Registrar, Dehradun.

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 Sub-registrar Dehradun :-

1. Certified copy of Lease Deed dated 07-02-2022 which is duly registered in the office of Sub-Registrar Vikasnagar in Book no. 1 Vol. 6020 Page 393 to 424 at Sr. no. 1187 on dated 07-02-2022
2. Certified copy of sale deed dated 23-03-1985 which is duly registered in the office of Sub-Registrar Dehradun in Book no. 1 Vol. 2049 Page 80 A.D.F.B.No. 1 Vol. 2058 Page 83 to 88 at Sr. no. 2174 on dated 23-03-1985
3. Certified copy of sale deed dated 27-12-1967 which is duly registered in the office of Sub-Registrar Dehradun in Book no. 1 Vol. 860 Page 65 to 68 at Sr. no. 1008 on dated 12-01-1968
4. Copy of khatauni of Khata No. 202 (According to Fasli year 1414-1419) of Mauza Paliyo Nathuwala.

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.


Shweta Negi
Advocate

As per your instructions and pursuant to my search conducted in the office of Sub-Registrar Dehradun from the period 1990-2022 vide receipt attached with the report. Certified copy of the Transfer Deed is enclosed herewith and thereby undersigned came to the conclusion that No Encumbrance has been found in respect of the above mentioned property.

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

- a) Name of Lender;
- b) Date of Opinion: 27-04-2022
- c) Remarks:

As Shri Baldev Raj S/o Shri Sunder Lal leased out the part of land to M/s Agro Acres through Prop. Shri Puneet Giroti S/o Shri Baldev Raj Giroti, the possession of which is with above company hence the above company should be joint as guarantor in loan.

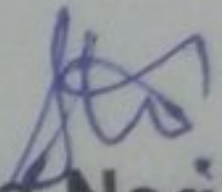
I find following defects/no defects in the title of the person offering mortgage:- No Defect

I hereby certify that Shri Baldev Raj S/o Shri Sunder Lal R/o Premnagar Camp, Pargana Parwa Doon, Dehradun have a clear, valid and marketable title over the above said property and he is competent to mortgage the same in Bank after following the list as mentioned below.

The valid mortgage can be created by depositing the following title deed. The said title deeds are genuinely registered and are not duplicate or fake as observed by me :-

1. Certified copy of Lease Deed dated 07-02-2022 which is duly registered in the office of Sub-Registrar Vikasnagar in Book no. 1 Vol. 6020 Page 393 to 424 at Sr. no. 1187 on dated 07-02-2022
2. Original sale deed dated 23-03-1985 which is duly registered in the office of Sub-Registrar Dehradun in Book no. 1 Vol. 2049 Page 80 A.D.F.B.No. 1 Vol. 2058 Page 83 to 88 at Sr. no. 2174 on dated 23-03-1985
3. Original sale deed dated 27-12-1967 which is duly registered in the office of Sub-Registrar Dehradun in Book no. 1 Vol. 860 Page 65 to 68 at Sr. no. 1008 on dated 12-01-1968
4. Copy of khatauni of Khata No. 202 (According to Fasli year 1414-1419) of Mauza Paliyo Nathuwala
5. Simple / Registered Mortgage of the land to be done in favour of bank.

Yours faithfully,


(Shweta Negi)
Shweta Negi
Advocate

Enclosures : 1. Special report
2. Chain of Title
3. Search Receipt issued by Sub-Registrar, Dehradun.
4. Certificate
5. Certified copy
6. Affidavit.

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The Head,
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Date: 27-04-2022

SEARCH REPORT

Search report relates to searches made in:

- A. Sub-Registrar Office : Dehradun
- B. Registrar of Companies : N.A.
- C. Courts : No.
- D. Other offices :
 - i) Office of the Co-operative Society : N.A.
 - ii) _____ Development Authority : N.A.
- E. Any other documents
 - a) Receipts for payment of Municipal Taxes etc : N.A.

1. Sub-Registrar / Registrar of Assurance Office :

The encumbrance certificate was obtained from the Sub Registrar : **Dehradun** for the period from **1991 to 2022** and the same disclosed following encumbrances (Certificate enclosed):

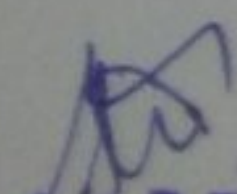
- a)
- b)
- c)

(If there is no system of issue of encumbrance certificate in the office of Sub registrar, it be stated accordingly)

2. Besides obtaining encumbrance certificate from the Sub Registrar, personal search was carried out by me for the purpose. Inspection was made on **27-04-2022** for the period from **1991 to 2022** at the following sub registrar / offices:-

a) **Sub-Registrar Office Dehradun.**

- b)
- c)


Shweta Negi

The search report disclosed the followings encumbrances:-

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:- N.A.

ROC	Information

4. Inspection of Court records disclosed: N.A.

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

Name of Court	Date of Order	Name of Order

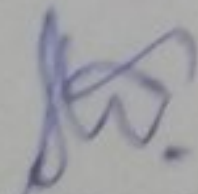
5. Searches made / Inspections carried out in the following offices disclosed :

Office	Date of Search / Inspection	Information
Sub-Registrar Dehradun	27-04-2022	All the documents were property registered over there

6. A study of the following documents disclosed:

Details of documents perused	Information
AS PER CHAIN OF TITLE AND SPECIAL REPORT ON TITLE	All the documents were property registered over there

Defects noticed are indicated in the Certificate given by me.


(Shweta Negi)
Shweta Negi
Advocate
Adv.