

Report 3 P-1
ET KUMAR SINGHAL

Advocate & Notary

Office :
Flat 299/6, Solani Puram
e, Distt. Haridwar
997108045



Chamber No. 175, Tehsil Compound
Roorkee, Distt. Haridwar
E-mail : ad.p.singhal@gmail.com

Date..11-06-2021
ANNEXURE-IV

SPECIAL REPORT ON TITLE

To,
The AGM
Punjab National Bank
MCC, Kanwali Road, Dehradun.

Reg: property situated at- A Non Agriculture Land Comprising bearing Khata No. 338 (1427-1432 fasli Years) Khasra No. 805, area 1.3316 Hactare, Bounded in East- property of Gram Sabha West- Property of sher Singh, North- Chak Road 3 meter Wide & South- Land of Smt. Vimla Khatri, Situated at Village Noukra Grunt Pargana & Tehsil Bhagwanpur Distt. Haridwar.

Belonging to- Shri. Manmohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o H.No-08, Lain No. 1 Dev Lock Colony, Shimla Road Dehradun.

ASPECTS TO BE CONSIDERED		COUNSELS'S STATEMENT
A PARTICULARS		
1-Name of the Borrower with address:		M/s M.B. Foods its through Partners Shri. Manmohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o 112, Kalidas Road Dehradun And Shri. Sanjeev Kumar Sharma S/o Shri. K.K Sharma R/o D-9, Tula's Gardan Kalidas Road Dehradun And Shri. Shiva Sharma S/o Shri. Arvind Kumar Sharma R/o A-103, M2K, Victoriya Gardan Azadpur Mandi Delhi
2-Name of the person offering Mortgage with parentage/ constitution and address:		Shri. Manmohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o H.No-08, Lain No. 1 Dev Lock Colony, Shimla Road Dehradun.
3-Details of the property to be mortgaged: as per title deed -		A Non Agriculture Land Comprising bearing Khata No. 338 (1427-1432 fasli Years) Khasra No. 805, area 1.3316 Hactare, Bounded in East- property of Gram Sabha West- Property of sher Singh, North- Chak Road 3 meter Wide & South- Land of Smt. Vimla Khatri, Situated at Village Noukra Grunt Pargana & Tehsil Bhagwanpur Distt. Haridwar.
B. As per present position -		Present position on the basis of veluaer report,
INVESTIGATIONS		



Date 11-06-2022

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).

1- Extract of khatauni, (1427-1432 fasli) belonging to Khata No. 338 & khasra no. 805, village Village Noukra Grunt Pargana & Tehsil Bhagwanpur Distt. Haridwar with mutation in the name of present owner Shri. Manmohan Bhardwaj & Shri. Vishal Bhardwaj & order dated 22-07-2019 passed by A.S.D.M/Assistant Collector 1st Class Bhagwanpur in case No. 46/18-19 land use change under section 143 of U.P.Z.A. and L.R. Act.

2- Certified Copy of registered Sale Deed dated 12-02-2007 registered in bahi no.1 zild 3160/3197 pages 144 to 449/456 serial no. 1955 dated 12-02-2007 registered in the office of Sub-registrar Roorkee

3- Certified Copy of registered Sale Deed dated 15-03-2010 registered in bahi no.1 zild 1137 pages 143 to 158 serial no. 2076 dated 15-03-2010 registered in the office of Sub-registrar Roorkee.

4- Certified Copy of registered Sale Deed dated 21-06-2018 registered in bahi no.1 zild 4765 pages 385 to 420 serial no. 4016 dated 21-06-2018 registered in the office of Sub-registrar Roorkee.

5- Certified Copy of registered Lease Deed dated 16-08-2019 registered in bahi no.1 zild 1626 pages 393 to 448 serial no. 2242 dated 16-08-2019 registered in the office of Sub-registrar Roorkee.

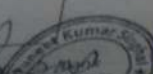
6- Certified Copy of registered Lease Deed dated 15-03-2021 registered in bahi no.1 zild 2080 pages 331 to 388 serial no. 1694 dated 15-03-2021 registered in the office of Sub-registrar Roorkee.

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 doesnot raise any doubt or suspicion.



Date 11-06-2021

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 as obtained from the registrar Office?

Yes

6-Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as 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 ?

Yes. Name of the present owner in title is also mutated in the Land Recored.

9-Whether Equitable mortgage can be created at the place where the branch disbursing the loan is situated ?

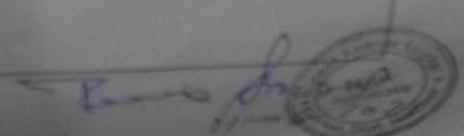
Equitable mortgage may be created with any notified branch.

10-Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged ? (In some Stages, there are legal restrictions on creation of the mortgage of agricultural property for non agricultural purposes).

No

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



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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.	Yes.
13-Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	No, Property is purchased by present owner by way of registered sale deed dated 21-06-2018 detailed as 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.	N.A
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?	No



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21-In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?

N.A., as the property in question is a Residential open plot on the spot Situated at Village Mohanpura Mohmmadpur Pargana & Tehsil Roorkee Distt. Haridwar & declaration under section 143 of U.P.Z.A. and L.R. Act.

22-Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgager?

N.A

23-Whether Property covered under SARFESAI Act. 2002 or not ?

Yes, property covered under SARFESAI Act. 2002

Dated- 11-06-2021
Place- Roorkee

[Signature]

11-06-2021



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Date 11-06-2021

Annexure-V

CERTIFICATE

Reference No. 92 Entry Serial No. 92 Register No. 01 of Year 2021

To,
The AGM
Punjab National Bank
MCC, Kanwali Road, Dehradun.

Reg.: Opinion on investigation of title and obtaining of search report in respect of A Non Agriculture Land Comprising bearing Khata No. 338 (1427-1432 fasli Years) Khasra No. 805, area 1.3316 Hactare, Bounded in East- property of Gram Sabha West- Property of sher Singh, North- Chak Road 3 meter Wide & South- Land of Smt. Vimla Khatri, Situated at Village Noukra Grunt Pargana & Tehsil Bhagwanpur Distt. Haridwar.

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. Sub-registrar Roorkee.
2. Tehsil Bhagwanpur
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.

The search report of which is annexed hereto, conducted by me, for the period from 01.01.2008 to 11.06.2021 up to date does not disclose any encumbrances.

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

- (a) Name of lender -
(b) Date of opinion & reference no (of any)
(c) Remarks

N.A.

I find no defects in the title of the person offering mortgager:-
I hereby certify that **Shri. Manmohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o H.No-08, Lain No. 1 Dev Lock Colony, Shimla Road Dehradun.** has a clear, valid and marketable title over the above said property and he is competent to create the mortgage.

The valid mortgage can be created by deposit of the following original title deed. The said title deeds are original and genuine and are not duplicate or fake as observed by me.



Date. 11-6-2025

Extract of khatauni, (1427-1432 Fasli) belonging to Khata No. 338 & khasra no. 805, village
Ilage Nouktra Grunt Pargana & Tehsil Bhagwanpur Distt. Haridwar with mutation in the name
of present owner Shri. Mannohan Bhardwaj & Shri. Vishal Bhardwaj & order dated 22-07-2019
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pages 143 to 158 serial no. 2076 dated 15-03-2010 registered in the office of Sub-registrar
Roorkee.

4- Certified Copy of registered Sale Deed dated 21-06-2018 registered in bahi no.1 zild 4765
pages 385 to 420 serial no. 4016 dated 21-06-2018 registered in the office of Sub-registrar
Roorkee.

5- Certified Copy of registered Lease Deed dated 16-08-2019 registered in bahi no.1 zild 1626
pages 393 to 448 serial no. 2242 dated 16-08-2019 registered in the office of Sub-registrar
Roorkee.

6- Certified Copy of registered Lease Deed dated 15-03-2021 registered in bahi no.1 zild 2080
pages 331 to 388 serial no. 1694 dated 15-03-2021 registered in the office of Sub-registrar
Roorkee

7- Photo Copy of order dated 22-07-2019 passed by A.S.D./M/Assistant Collector Ist Class
Bhagwanpur in case No. 46/18-19 land use change under section 143 of U.P.Z.A. and L.R. Act.

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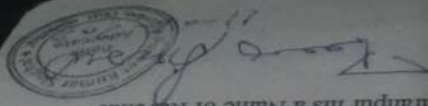
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12- Original registered Lease Deed dated 15-03-2021 registered in bahi no.1 zild 2080 pages
331 to 388 serial no. 1694 dated 15-03-2021 registered in the office of Sub-registrar Roorkee

Chain of Title

The property in question with other property was the personal property of Shri. Maya Ram Chouhan S/o
Shri. Hansraj Chouhan R/o Ramgarh Bihariyagarh Tehsil Behat Distt Saharanpur his a Name of Revenue
Land recorded.





Date: 11-06-2021

after on Shri. Maya Ram Chouhan S/o Shri. Hansraj Chouhan R/o Ramgarh Bihariyargh Tehsil Behat Distt. Saharanpur transferred this property by way of registered Sale Deed dated 12-02-2007 registered in bahi no.1 zild 3160/3197 pages 144 to 449/456 serial no. 1955 dated 12-02-2007 registered in the office of Sub-registrar Roorkee in favour of Shri. Satyapal Singh S/o Shri. Ram Singh R/o village Nookra Grunt Tehsil Bhagwanpur Distt. Saharanpur & Shri. Shiv Kumar S/o Ilamchand R/o Village Gangdashpur Jatt Tehsil Deoband Distt. Saharanpur & Priti Singh S/o Neetaram R/o village Nookra Grunt Tehsil Bhagwanpur Distt. Haridwar executed by registered Sale Deed dated 15-03-2010 registered in bahi no.1 zild 1137 pages 143 to 158 serial no. 2076 dated 15-03-2010 registered in the office of Sub-registrar Roorkee in favour of Shri. Rajendra Singh Khatri S/o Shri. Balbeer Singh Khatri & Ashok Kumar Khatri S/o Shri. Rajendra Singh Khatri & Pawan Kumar S/o Rajendra Singh Khatri R/o Ballawala Tehsil Dehradun Distt. Dehradun, his a Land Khasra No. 805 area 1.3316 Hactare.

Shri. Rajendra Singh Khatri S/o Shri. Balbeer Singh Khatri & Ashok Kumar Khatri S/o Shri. Rajendra Singh Khatri & Pawan Kumar S/o Rajendra Singh Khatri R/o Ballawala Tehsil Dehradun Distt. Dehradun executed by registered Sale Deed dated 21-06-2018 registered in bahi no.1 zild 4765 pages 385 to 420 serial no. 4016 dated 21-06-2018 registered in the office of Sub-registrar Roorkee in favour of Shri. Mannohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o H.No-08, Lain No. 1 Dev Lock Colony, Shimla Road Dehradun, his a Land Khasra No. 805 area 1.3316 Hactare.

Shri. Mannohan Bhardwaj & Shri. Vishal Bhardwaj this land order dated 22-07-2019 passed by A.S.D./M/Assistant Collector Ist Class Bhagwanpur in case No. 46/2018-19 land use change under section 143 of U.P.Z.A. and L.R. Act.

Lastly Shri. Mannohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o H.No-08, Lain No. 1 Dev Lock Colony, Shimla Road Dehradun, executed by Lease Deed dated 16-08-2019 registered in bahi no.1 zild 1626 pages 393 to 448 serial no. 2242 dated 16-08-2019 registered in the office of Sub-registrar Roorkee in favour of M/s M.B. Foods its through Partners Shri. Mannohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o 112, Kalidas Road Dehradun And Shri. Sanjeev Kumar Sharma S/o Shri. K.K. Sharma R/o D-9, Tula's Gardan Kalidas Road Dehradun And Shri. Shiva Sharma S/o Shri. Arvind Kumar Sharma R/o A-103, M2K, Victoria Gardan Azadpur Mandi Delhi, his a Land Khasra No. 805 area 0.4098 Hactare. 4098 square meter.

Lastly Shri. Mannohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o H.No-08, Lain No. 1 Dev Lock Colony, Shimla Road Dehradun, executed by Lease Deed dated 15-03-2021 registered in bahi no.1 zild 2080 pages 331 to 388 serial no. 1694 dated 15-03-2021 registered in the office of Sub-registrar Roorkee in favour of M/s M.B. Foods its through Partners Shri. Mannohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o 112, Kalidas Road Dehradun And Shri. Sanjeev Kumar Sharma S/o Shri. K.K. Sharma R/o D-9, Tula's Gardan Kalidas Road Dehradun And Shri. Shiva Sharma S/o Shri. Arvind Kumar Sharma R/o A-103, M2K, Victoria Gardan Azadpur Mandi Delhi, his a Land Khasra No. 805 area 0.9218 Hactare. 9218 square meter.

Thus the chain of title is complete.

The Provisions of The SARFAESI ACT 2002 are applicable to the property.

Encl: 1. Special Report,

2. Chain of Title

3. Certified Copy of title Deed and link deeds.

4. Search Report

5. Inspection receipt issued No. 70/44, Dated. 11-06-2021 by Sub-Registrar Roorkee





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E-mail : ad.p.ksinghal@gmail.com

Office :
At 299/6, Solani Puram
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7108045

Date: 11-06-2021

Annexure V B

SEARCH REPORT

ACCOUNT - M/s M.B. Foods its
through Partners Shri. Mannohan
Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri.
Ashwani Kumar Sharma Both R/o 112,
Kalidas Road Dehradun And Shri. Sanjeev
Kumar Sharma S/o Shri. K.K Sharma R/o D-
9, Tula's Gardan Kalidas Road Dehradun
And Shri. Shiva Sharma S/o Shri. Arvind
Kumar Sharma R/o A-103, M2K, Victoriya
Gardan Azadpur Mandi Delhi.

To,
The AGM
Punjab National Bank
MCC, Kanwali Road, Dehradun.

Search Report relates to searches made in:-

- Sub registrar office Roorkee
- Registrar of companies N/A
- Courts N/A
- Other offices N/A
- Office of the Co-operative Society N/A
- Development Authority (DDA/HUDA/and the like) ii)
- Any other documents e)
- Receipt of payment of Municipal House Tax.-----N.A. ii)

- 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 on 11-06-2021 for the period from 01.01.2008 to 11.06.2021 up to date at the following sub registrar/offices:-
 - Sub-registrar Roorkee
 - Tehsil Bhagwanpur
 -
- The search report disclosed the followings encumbrances:- Nil recorded encumbrance.
- The Ownership of the property being of a company, search was conducted in the following officers of the registrar of companies:- N.A.

ROC	INFORMATION
N.A.	N.A.

The search made out in the office of Registrar of Companies disclosed:-

- 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



Date. 11-6-2021

N.A.	N.A.	N.A.
Searches made/Inspections carried out in the following offices disclosed:-	Date of Search/Inspection	Found no encumbrances, recorded
Office	Sub - Registrar Roorkee	11/06/2021

5. A Study of the following documents disclosed :

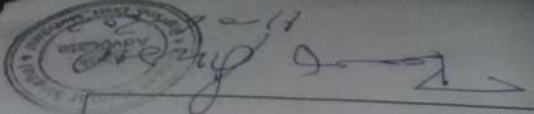
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Details of documents required for creation of Equitable Mortgage

1- Extract of khatauni, (1427-1432 fasli) belonging to Khata No. 338 & khasra no. 805, village Village Nookra Grunt Pargana & Tehsil Bhagwanpur Distt. Haridwar with mutation in the name of present owner Shri. Mannohan Bhardwaj & Shri. Vishal Bhardwaj & order dated 22-07-2019 passed by A.S.D.M/Assistant Collector 1st Class Bhagwanpur in case No. 46/18-19 land use change under section 143 of U.P.Z.A. and L.R. Act.

(Signature)

KUMAR SINGHAL

Advocate & Notary



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Office :
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9- Original registered Sale Deed dated 15-03-2010 registered in bahi no.1 zild 1137 pages 143 to 158 serial no. 2076 dated 15-03-2010 registered in the office of Sub-registrar Roorkee.

10- Original registered Sale Deed dated 21-06-2018 registered in bahi no.1 zild 4765 pages 385 to 420 serial no. 4016 dated 21-06-2018 registered in the office of Sub-registrar Roorkee.

11- Original registered Lease Deed dated 16-08-2019 registered in bahi no.1 zild 1626 pages 393 to 448 serial no. 2242 dated 16-08-2019 registered in the office of Sub-registrar Roorkee.

12- Original registered Lease Deed dated 15-03-2021 registered in bahi no.1 zild 2080 pages 331 to 388 serial no. 1694 dated 15-03-2021 registered in the office of Sub-registrar Roorkee.

13- Approved map issued by competent authority.

14- Affidavit of mortgagor/borrower named above.

15- Stamp duty @ 0.5% on loan amount with a maximum of Rs. 10,000/- only.

Dated- 11-06-2021

Puneet Kumar Singhal

Bank Advocate 11-06-2021