

Sanjeev Gupta

ADVOCATE

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Okay

ANNEXURE - V

REFERENCE NO....

CERTIFICATE

ENTRY SERIAL NO. NIL / REGISTER NO. 1 OF YEAR 2022
(Counsel to give serial no. to the certificate as entered in register of
Searches maintained by him)

DATE: 15/06/2022

The AGM
Punjab National Bank
BO: Sector-63 Branch,
Noida, (UP.).

Free Property
Proposed
Kh. No - 746
Chhapraula

Opinion on investigation of title and obtaining of Search Report in respect of A Freehold piece of land, area measuring 0.2100 Hectare i.e. 2100 Sq. Mtrs., Out of Khasra No. 746, Situated at Village Chhapraula, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P).

Belonging to M/s Dharamraj Contracts India Pvt. Ltd

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 this certificate.

I further certify that the photograph of previous owner 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 appropriate authorities.



Regd. Sale Deed executed by M/s Rohit Alloys Private Limited in the name of M/s Dharamraj Contracts India Pvt. Ltd on 05/05/2018, duly Regd. as Document No. 8860, entered in Addl. Book No.1, Volume No. 11818, on Pages 219/234, & Regd. on 05/05/2018, with the office of S.R. Dadri Gautam Budh Nagar (U.P).

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 ANYOTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed here to, conducted by me on 13/06/2022 for the period from 01/01/1992 to 12/06/2022 disclose encumbrances as stated therein.

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

- (a) Name of lender- Not Applicable
- (b) Date of opinion & reference no. (If any)
- (c) Remarks – Not Applicable

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

I hereby certify that M/s Dharamraj Contracts India Pvt. Ltd has a clear, valid and marketable title over the above said property as per he/she/it/they is/are competent to Mortgage the said property in favour of Bank.

The valid Equitable Mortgage can be created by deposit of the following Original title deeds.

1. Copy of Khasra / Khatoni for Fasli Year 1418/1423 in the name of M/s Rohit Alloys Private Limited.
2. Copy of Order for the change of Land use, passed by Sub District Magistrate, Dadri, Gautam Budh Nagar (UP), U/s 143, vide Vaad No.24/06 dated 07/05/2007. *CLU*
3. Original Regd. Sale Deed executed by M/s Rohit Alloys Private Limited in favour of M/s Dharamraj Contracts India Pvt. Ltd on 05/05/2018, duly Regd. as Document No. 8860, entered in Addl. Book No.1, Volume No. 11818, on Pages 219/234, & Regd. on 05/05/2018, with the office of S.R. Dadri Gautam Budh Nagar (U.P). ✓
4. Copy of Khasra/Khatoni in the name of M/s Dharamraj Contracts India Pvt.Ltd.
5. Copy of Khasra/Khatoni after lien mark of bank.



6. Copy of Akas/Sizra.

Note: - Bank should verify Physical possession of the said property and same has not been tenanted or possession has been part with to anybody.



- Encl: 1. Special Report
2. Chain of Title
3. Inspection Slip
4. Search Report

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ANNEXURE – IV

SPECIAL REPORT ON TITLE

Reg: A Freehold piece of land, area measuring 0.2100 Hectare i.e. 2100 Sq. Mtrs., Out of Khasra No. 746, Situated at Village Chhapraula, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P).

Belonging to M/s Dharamraj Contracts India Private Limited

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A.	PARTICULARS	
1.	Name of the Borrower with address	M/s Dharamraj Contracts India Pvt. Ltd.
2.	Name of the person offering Mortgage with parentage / constitution and address:	M/s Dharamraj Contracts India Pvt. Ltd.
3.	Details of the property to be mortgaged	A Freehold piece of land, area measuring 0.2100 Hectare i.e. 2100 Sq. Mtrs., Out of Khasra No. 746, Situated at Village Chhapraula, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P).
	As per title deed ---	M/s Dharamraj Contracts India Pvt. Ltd.
	As per present- --	M/s Dharamraj Contracts India Pvt. Ltd.
	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	As per "Annexure-A"
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	Yes, No doubt or suspicion arisen.



and whether the documents given raise any doubt or suspicion?	
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?	Tallies with the record of Sub-Registrar Dadri, Dist. Gautam Budh Nagar (UP).
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's office?	Yes, details Tallied with Regd. Sale Deed Dated 05/05/2018.
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 the 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
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes, As per Bank Guidelines.
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).	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
12. Whether all the approvals, clearance/ sanctions required for creation of the	Not Required



mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Because Property in question is Freehold
Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Company ownership.
4. 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?	N/A
16. In case of leasehold 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 of unearned income with lessor, in the event of sale of the property?	Not Applicable
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 is required under the provisions of 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?	N/A
21. In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N/A



Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	Latest Electricity Bills in respect of the property in the name of present title holder/mortgagor shall be obtained (If Applicable). _____
5. Whether the mortgaged property is enforceable under SARFAESI Act – 2002.	YES, THE SUBJECT PROPERTY IS ENFORCEABLE UNDER SARFAESI ACT-2002.

DATE: 15/06/2022

PLACE: Delhi



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Annexure V-B

SEARCH REPORT

Account: - M/s Dharamraj Contracts India Pvt. Ltd.
BO: Sector-63, Noida (UP.).

Search report relates to searches made in:

a) Sub Registrar Office. Sub Registrar Office, Dadri, Gautam Budh Nagar (U.P).

b) Registrar of Companies. Not Applicable

c) Courts. Not Applicable

d) Other offices :

a) Office of the Co-operative Society. Not Applicable

b) _____ Development Authority. Not Applicable

(DDA/HUDA/and the like)

e) Any other documents

i) Receipt for payment of Municipal Taxes etc.

1. Sub Registrar /Registrar of Assurance Office

The encumbrance certificate was obtained from the Sub Registrar, Dadri, Gautam Budh Nagar for the period of 30 years from 1992 to 2022 and the same disclosed following encumbrances (Certificate enclosed):

a)

(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 13/06/2022 for the period from 01/01/1992 to 12/06/2022 at the following Sub Registrar / offices:-



भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला क्रम संख्या 2022149037994

उपनिबन्धक दादरी

मौतम बूढ़ नगर

13/06/2022

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक संजीव गुप्ता एड

प्रस्तुतकर्ता या प्रार्थी का नाम 1992 वर्ष से 2022 वर्ष तक

लेख का प्रकार मुआयना

प्रतिफल की क्षमता

1. रविन्द्रीकरण शुल्क
2. प्रतिनिधित्व शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुख्यार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

100

13/06/2022

13/06/2022

1 से 6 तक का योग

शुल्क वसूल करने का दिनांक

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार किया

रविन्द्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक दादरी



6/13/2022 11:30 AM

Sub Registrar, Dadri, Gautam Budh Nagar (U.P).

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 the companies disclosed:

ROC	INFORMATION
Report Attached	OK

4. 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
NA	NA	NA

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

Office	Date of Search/Inspection	Information
Sub Registrar Office, Dadri, Gautam Budh Nagar (U.P).	13/06/2022	I have conducted inspection of Index record of Book 1 as maintained & produced before me in the office of Sub Registrar, Dadri, Gautam Budh Nagar (U.P). I could not find any registered encumbrance over the said property in any manner. ✓

6. A study of the following documents disclosed:

Details of Documents Perused	Information
1. Copy of Khasra / Khatoni for Fasli Year 1418/1423 in the name of M/s Rohit Alloys Private Limited.	



2. Copy of Order for the change of Land use, passed by Sub District Magistrate, Dadri, Gautam Budh Nagar (UP), U/s 143, vide Vaad No.24/06 dated 07/05/2007.

3. Copy of Regd. Sale Deed executed by M/s Rohit Alloys Private Limited in favour of M/s Dharamraj Contracts India Pvt. Ltd on 05/05/2018, duly Regd. as Document No. 8860, entered in Addl. Book No.1, Volume No. 11818, on Pages 219/234, & Regd. on 05/05/2018, with the office of S.R. Dadri Gautam Budh Nagar (U.P).

I do not find any Legal defect in the title of Present owner of the above said Mortgage Property.

Sanjeev Gupta
ADVOCATE



CHAIN OF TITLE

ANNEXURE-A

The Property in question of piece of land, area measuring 0.2100 hectare, Out of Khasra No. 746, Village Chhapraula, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P) originally belongs to M/s Rohit Alloys Private Limited as per Khasra Khatoni for the Fasli year 1418-1423.

Thereafter, Office of Sub District Magistrate, Dadri, Gautam Budh Nagar (UP) had issued an Order U/s 143, Uttar Pradesh for Change of Land from Agriculture to Non-Agriculture for Khasra No. 746, area measuring 0.2100 Hectare, Village Chhapraula, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P) in favour of M/s Rohit Alloys Private Limited on 07/05/2007, Vide Vaad No.24/06.

Thereafter, M/s Rohit Alloys Private Limited had transferred the above said land in the name of M/s Dharamraj Contracts India Pvt. Ltd through Regd. Sale Deed on 05/05/2018, duly Regd. as Document No. 8860, entered in Addl. Book No.1, Volume No. 11818, on Pages 219/234, & Regd. on 05/05/2018, with the office of S.R. Dadri Gautam Budh Nagar (U.P).

On the basis of above said facts, M/s Dharamraj Contracts India Pvt. Ltd has become absolute owner of the above said land area measuring 0.2100 Hectare i.e. 2100 Sq. Mtrs situated at Village Chhapraula, Pargana & Tehsil Dadri, Dist. Gautam Budh Nagar (U.P).



CUdt 2007
Rohit Alloys Pvt Ltd
↓
Dharamraj Contracts
India Pvt Ltd (2018)



उद्घरण खतीनी

उद्घरण क्रमांक : 1202252018072569

ग्राम क्रमांक : 120225 ग्राम का नाम / पुराना : छत्रौली (दादरी)

तहसील : दादरी

अनुसूचित जाति का नाम

काली बर्ग : 1418-1423

भाग : 1

ग्राम
खतीनी
ग्राम
संख्या

भूमिगत
अधिकार
प्राप्त होने
का वर्ष

प्रत्येक
प्रत्येक
क्षेत्रफल
(हे.)

छात्रों द्वारा
देश
मातृगुजारी
या लगान

परिवर्तन सम्बन्धी आदेश या उसका सारांश उनकी संख्या तथा दिनांक सहित और आदेश देने वाले अधिकारी का पद

दिप्पनी

1 2 3 4 5 6 7-12 13

श्रेणी : 1 क / भूमि को सहायनीय भूमिपरी के अधिकार से हो।

00827 रोहित एलएच / 1

द्वारा सहायता / हस्ताक्षर कल / मि. 9/221 राज नगर गण्डियाबाद

₹1406फ.

746

0.2100

₹ 10.05

1

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आदेशानुसार श्रीमान रह. महोदय मि. 28/2-11-10 का आदेश छा.स. 761 पर दर्ज है। ह.र.का. 10-11-2010

कुल गाँव - एक कुल क्षेत्रफल - एक दशमलव दो एक राज्य राज्य (हेक्टेयर) कुल भू-राजस्व - एक राज्य दशमलव राज्य पाँच रुपये

Data Digitally Signed by: CHARN SINGH



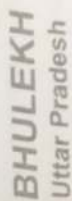
सहस्र अधिकारी: PANKAJ KUMAR NIRWAL

तहसील: दादरी जनपद: गौतम बुद्ध नगर

दिनांक एवं समय: 10-07-2018 01:59:18

यह उद्घरण खतीनी इलेक्ट्रॉनिक डिजिटल हस्ताक्षर द्वारा प्रमाणित है।

उद्घरण खतीनी का वेबसाइट <http://upchulekh.gov.in> Website पर जाकर किया जा सकता है।



खाता संख्या : 00014

