

ARVINDER SINGH WADHIWA  
Advocate  
Shivalik Enclave, Race Course, Dehradun

Mob.: 9997262480  
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Date: 11-01-2019

**TITLE REPORT**

1.	Name and address of the Branch to whom the title report is given	Union Bank of India, Main, Branch, Dehradun.
2.	Name of the Account and details of the Borrower	Nature of Account: M/s Batra Enterprises & M/s Bhushan Foods Pvt. Ltd.
3.	Full Description of Property	
	3.1) NATURE OF IMMOVEABLE PROPERTY	COMMERCIAL
	3.2 ) (i) Survey No (ii) Hissa No (iii) Ghat No (iv) Town Survey No (v) Khasra No. (vi) Patta No. (vii) Khatha No. (viii) Plot No. (local name of the field as applicable including sub-divisions should be mentioned)	All that Property comprised in land bearing part of Khasra No. 642 Ka having land area 1184.43 Sq. Mtrs. Situated at Mauza Dehrakhas, Pargana Central Doon, Distt. Dehradun, Uttarakhand.
	3.3) Number/Identification details as per building map/plan	The aforesaid property bounded and butted as under:- by North: Property of Shri Balram Batra by South: Property of Purchaser presently Property of Smt. Rita Batra and others by East: 20 Ft. wide Road by West: 20 Ft. wide Road
	3.4) Extent of Property	As above
	3.5) Name/s of the Owner/s	(1) Shri Bharat Bhushan Batra (2) Shri Mulkraj Batra (2) Smt. Rita Batra W/o Shri Bharat Bhushan Batra both R/o 124 Niranjapur, Dehradun
	3.6) Nature of ownership	<input checked="" type="checkbox"/> <b>Freehold</b> <input type="checkbox"/> Lease hold (mention the residual lease term clearly) <input type="checkbox"/> License <input type="checkbox"/> Undivided Interest (mention the shares) <input type="checkbox"/> Trust Property (mention whether the borrower is a Trustee or beneficiary) <input type="checkbox"/> Assignee/Grantee of Govt <input type="checkbox"/> Cultivating tenant <input type="checkbox"/> Title only by possession (mention whether adverse possession/or others) <input type="checkbox"/> As a Member/share holder of society

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- ☐ As a mortgagee  
☐ As a servient owner of easement right  
☐ Any other (Please mention the nature of ownership here)

4. **Tracing of title**

I have inspected the concerning & related available records of the above said property in the possession & ownership (1) Shri Bharat Bhushan Batra (2) Shri Mulkraj Batra (2) Smt. Rita Batra W/o Shri Bharat Bhushan Batra on dated 11-01-2019 for the period more than 30 years till today and found that the above property is free from any kind of encumbrance **EXCEPT ALREADY MORTGAGE IN PNB HOUSING, DEHRADUN**. Accordingly on the basis of indexes reports as available for inspection for the period of more than 30 years i.e. 01-01-1989 up to 11-01-2019, I do not find any adverse entry in the index register of S.R. Dehradun as available and laying in the office of Sub-Registrar Dehradun and found that the above property is free from any recorded encumbrances.

Whereas the Property for which identification is given aforesaid with other part of land area 1214.30 Sq. Mtrs. acquired and purchased by above named present owner No. 1 Shri Bharat Bhushan Batra S/o Shri Mulkraj Batra from Shri Shyam Lal Batra S/o Late Shri Navneet Ram Batra by virtue of Sale deed dated 30-05-2005 which is duly registered in the office of Sub-Registrar-II Dehradun in Book No. 1 Vol. 1440 Page 214 A.D.F.B.No. 1 Vol. 1480 Page 731 to 744 at Sr. no. 3248 on dated 30-05-2005 and in this regard the name of present owner No. (1) Shri Bharat Bhushan batra was inserted in the revenue records over the aforesaid property/land having area 0.1214 Hect. and at present going on in khatauni of Khata no. 1533 (For the fasli year 1416-1421) of Mauza Dehrakhas as main khatedar.

And whereas after purchasing the above total land having area 1214.30 Sq. Mtrs. the present owner No. 1 Shri Bharat Bhushan Batra has transferred the part of land having area 116.14 Sq. Mtrs. to his wife Smt. Rita Batra W/o Shri Bharat Bhushan Batra by virtue of Gift deed dated 23-09-2014 which is duly registered in the office of Sub-Registrar-III Dehradun in Book No. 1 Vol. 541 Page 315 to 364 at Sr. no. 1841 on dated 23-09-2014 and after transferring the above area the remaining land 1098.16 Sq. Mtrs. is in the intact, exclusive and sole ownership of present owner No. 1 Shri Bharat Bhushan Batra.

And whereas the present owner No. 2 Smt. Rita Batra had acquired the title and ownership of the part of the aforesaid property having area 86.27 Sq. Mtrs. from her husband Shri Bharat Bhushan Batra by virtue of Gift deed dated 23-09-2014 which is duly registered in the office of Sub-Registrar-III Dehradun in Book No. 1 Vol. 541 Page 365 to 408 at Sr. no. 1842 on dated 23-09-2014 and in this regard the name of present owner No. (2) Smt. Rita Batra has been duly inserted in the revenue records over the aforesaid property/land having area 0.0086 Hect. by virtue of order dated 24-12-2014 passed by Tehsildar Dehradun in case no. 791/14 in khatauni of Khata no. 1532 (For the fasli year 1416-1421) of Mauza Dehrakhas and after perusal the above mutation order it is revealed that in the above order the khasra number 624 Ka has been wrongly inserted instead of correct khasra no. 642 Ka in this regard the instruction has been given to the present owner No. 1 Shri Bharat Bhushan Batra for the correction of this order and in this regard it is advisable to the Bank to obtain the above khatauni of Khata No. 1532 with correction of the above khasra number within reasonable time or before the creation of equitable mortgage.

And whereas initially the aforesaid Property with other part of land with old khasra no. 362 having area 0.12 Acre and Khasra no. 384 having area 1.79 Acre total area 1.91 Acre was purchased by above Shri Mulkraj with his co-khatedar and brother Shri Dhanraj and others from Punjab & Sind Bank Ltd. Branch Office Dehradun through Chaudhary Sohan Lal Dutt its Account Manager and Principal Officer and



General Attorney by virtue of sale deed dated 29-06-1965 duly registered in the office of Sub-Registrar Dehradun in Book No. 1 Vol. 748 Page 349 to 345 at Sr. no. 3562 on dated 14-10-1965

And whereas likewise the land with old khasra no. 365 Min having area 0.30 Acre, 381 Min having area 0.57 Acre total land area 0.87 Acre was purchased by Shri Mulkraj with his co-khatedar and brother Shri Dhanraj and others from Shri Jitendra Singh S/o Shri Nathi Singh by virtue of sale deed dated 24-05-1980 duly registered in the office of Sub-Registrar Dehradun in Book No. 1 Vol. 1701 Page 330 to 335 at Sr. no. 8202 with musanna no. 8203 & 8204 on dated 24-11-1980.

And whereas likewise the land with old khasra no. 379 Min having area 0.19 Acre, 381 Min having area 0.53 Acre, 380 having area 1.89 Acre total land area 2.61 Acre was purchased by Shri Mulkraj with his co-khatedar and brother Shri Dhanraj and others from Shri Jitendra Singh S/o Shri Nathi Singh by virtue of sale deed dated 24-05-1980 duly registered in the office of Sub-Registrar Dehradun in Book No. 1 Vol. 1701 Page 336 to 342 at Sr. no. 8205 with musanna no. 8206 & 8207 on dated 24-11-1980.

And whereas likewise the land with old khasra no. 363 Min having area 0.25 Acre 364 Min having area 0.24 Acre, khasra no. 282 having area 0.12 Acre and 383 Min area 0.30 Acre total land area 0.91 Acre was purchased by Shri Mulkraj with his co-khatedar and brother Shri Dhanraj and others from Shri Jitendra Singh S/o Shri Nathi Singh by virtue of sale deed dated 24-05-1980 duly registered in the office of Sub-Registrar Dehradun in Book No. 1 Vol. 1701 Page 343 to 349 at Sr. no. 8208 with musanna no. 8209 & 8210 on dated 24-11-1980.

And whereas after purchasing the land with above all old khasra numbers the name of above owner Shri Mulkraj Batra and others was duly inserted in the revenue records as owners and bhumidhars with transferable rights on the basis of above sale deeds as revealed from the copy of khatauni of Khata No. 341 (For the fash year 1393-1398) of Mauza Dehrakhas as produced by the present owners.

And whereas for enjoying the absolute ownership of their parts of the property/land Shri Mulkraj Batra was filed a partition suit U/s 176, 177 of UPZA & LR Act and that was registered in the Court of Asst. Collector First Class, Dehradun as Case no. 2/97 Mulkraj Batra Vs Shyam Lal Batra and others and during the pendency of the above partition suit Shri Mulkraj Batra has died and in the above khatauni of Khata no. 341 the name of legal heirs including Shri Bharat Bhushan Batra with his brother Shri Jagat Bhushan Batra and Shri Chandra Bhushan Batra all sons of Shri Mulkraj Batra were inserted on the basis of succession by virtue of order dated 01-04-1997 passed by SNT in Prapatra 6 Sr. No. 37 and they have become the party in the above partition suit and by virtue of order and decree dated 24-09-2001 passed by the Court of Asst. Collector First Class Dehradun in the aforesaid partition suit No. 2/1997, the aforesaid property with above Old Khasra numbers 379, 380 & 362 having area 0.12028 Hect. was come in the absolute and exclusive ownership of Shri Bharat Bhushan Batra.

And whereas at the time of passing of the above order of partition the above Village Dehrakhas was under the Bandobast proceedings and after completion the Bandobast proceedings, the above all old khasra numbers including the above khasra numbers which was come in the ownership of Shri Bharat Bhushan Batra have been changed and converted with new khasra no. 642 Ka and after acquiring the title and ownership of the total land having area 0.1203 Hect. e.q. to 1203 Sq. Mtrs., Shri Bharat Bhushan Batra has gifted and transferred the part of the aforesaid property of New Khasra no. 642 Ka having area 1116.73 Sq. Mtrs. to the present owners his wife Smt. Rita Batra and two sons Shri Vishnu Bhushan batra and Shri Varun Bhushan Batra vide Gift deed dated 16-06-2015 which is duly registered in the office of Sub-Registrar-IV Dehradun in Book No. 1 Vol. 1969 Page 199 to 222 at Sr. no. 6297 on dated 02-07-2015 and the remaining land having area 86.27 Sq. Mtrs. has been transferred by Shri Bharat Bhushan Batra to the present owner No. 2 Smt. Rita Batra by virtue of above Gift Deed bearing document No. 1842 on dated 23-09-2014.

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And whereas above named Shri Shyam Lal Batra S/o Late Shri Navneet Ram Batra was the owner and bhumidhar of the aforesaid property/land with other part of land with old Khasra no. 362 from the fasli year 1389 meaning thereby year 1982 as revealed from the copy of khatauni of Khata No. 341 (For the fasli year 1393-1398) of Mauza Dehrakhas having purchased the same with his co-khatedar and brother Shri Dhanraj and others by virtue of above four sale deeds as per above details and after acquiring the title and ownership by the above previous owner Shri Shyam Lal Batra the part of the above land having area 1214.30 Sq. Mtrs. has been transferred by Shri Shyam Lal Batra to the present owner No. 1 Shri Bharat Bhushan Batra by virtue of above detail Sale deed dated 30-05-2005.

And whereas the aforesaid property is situated within the purview of Nagar Nigam Dehradun and in this regard the name of present owners Shri Bharat Bhushan Batra, Smt. Rita Batra with their two sons Shri Vishnu Bhushan Batra and Shri Varun Bhushan Batra has been duly inserted in the records of Nagar Nigam, Dehradun as revealed from the copy of tax receipt No. 26 with book No. 90 of Rs. 2,47,205/- issued by Nagar Nigam, Dehradun on dated 04-05-2018.

Thus the transfer of ownership and title of the aforesaid property to the present owners (1) Shri Bharat Bhushan Batra (2) Smt. Rita Batra W/o Shri Bharat Bhushan Batra is good and absolute and chain of title of the aforesaid property is also quite complete and clear.

And whereas the constructed building was compounded regarding the aforesaid property by MDDA Dehradun by virtue of compounded map case no. SC-0037/15-16 on dated 27-12-2017.

5.	Title deeds/document details under which ownership is acquired	First Owner	Name/Nature of deed	Details like Regn. etc
		Shri Mulkraj and others	Sale Deed	3562 on dated 14-10-1965
		Shri Mulkraj and others	Sale Deed	8202 with musanna no. 8203 & 8204 on dated 24-11-1980
		Shri Mulkraj and others	Sale Deed	8205 with musanna no. 8206 & 8207 on dated 24-11-1980
		Shri Mulkraj and others	Sale Deed	8208 with musanna no. 8209 & 8210 on dated 24-11-1980
		Shri Bharat Bhushan Batra	Sale deed	3248 on dated 30-05-2005
		Smt. Rita Batra	Gift deed	1842 on dated 23-09-2014
		1) Nature of encumbrance: NIL <input type="checkbox"/> Charge under contract <input type="checkbox"/> Mortgage		
6.	List of encumbrances			

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	<input type="checkbox"/> Negative Lien <input type="checkbox"/> Lease/tenancy <input type="checkbox"/> Right of Maintenance /reversion <input type="checkbox"/> Charge by operation of Law <input type="checkbox"/> Preemption rights <input type="checkbox"/> Right to specific performance under an agreement to sell <input type="checkbox"/> Liens/First Charge under laws <input type="checkbox"/> Right of reversion to Government <input type="checkbox"/> Lis pendens 2) Name of the person in whose favour encumbrance is subsisting : <b>NA</b> 3) Date on which encumbrance has come into existence. : <b>NA</b>
7.	<b>View on encumbrance</b> In the case of encumbrance, the advocate should clearly opine as to: <b>N.A.</b> <input type="checkbox"/> how far such an encumbrance would affect the value of the property. <input type="checkbox"/> Any permission/approvals are required for the Bank to create security <input type="checkbox"/> The extent to which Bank's security would be jeopardized because of encumbrance <input type="checkbox"/> Manner and cost of removal of encumbrance
8.	<b>Regulatory Issues:</b> Clearly provide the following details: - <input type="checkbox"/> Whether the property is affected by Land Ceiling Law : <b>NO</b> <input type="checkbox"/> Whether the property is affected by Land fragmentation Law : <b>NO</b> <input type="checkbox"/> Whether the property is affected by Forest law <input type="checkbox"/> Whether the property is affected by Planning Law <input type="checkbox"/> Whether the property is affected by Urban Land Ceiling Law <input type="checkbox"/> Whether the property is affected by rent restriction/control Law <input type="checkbox"/> Whether the property is affected by Environment Law <input type="checkbox"/> Whether the property is affected by user restrictions under Municipal/revenue Law <input type="checkbox"/> Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks <u><b>That the property is not subject any regulatory issues.</b></u>
8.	<b>Views on regulatory hurdles</b> If the property is affected by regulatory issues, the Advocate has to give a clear view, as to: - <b>N.A.</b> <input type="checkbox"/> how far such an encumbrance would affect the value of the property. <input type="checkbox"/> Any permission/approvals are required

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	<p>for the Bank to create security</p> <p><input type="checkbox"/> The extent to which Bank's security would be jeopardized because of encumbrance</p> <p><input type="checkbox"/> Manner and cost of removal of encumbrance</p> <p><u>That the property is not subject any regulatory hurdles.</u></p>
9.	<p>List of documents/deeds provided to the Advocate and perused by him</p> <ol style="list-style-type: none"> <li>1. Copy of Gift deed registered at Sr. no. 1842 on dated 23-09-2014 executed in favour of Smt. Rita Batra</li> <li>2. Copy of Sale deed registered at Sr. no. 3248 on dated 30-05-2005 executed in favour of Shri Bharat Bhushan Batra</li> <li>3. Copy of Sale deed registered at Sr. no. 8208 with musanna no. 8209 &amp; 8210 on dated 24-11-1980 executed in favour of Shri Mulkraj</li> <li>4. Copy of Sale deed registered at Sr. no. 8205 with musanna no. 8206 &amp; 8207 on dated 24-11-1980 executed in favour of Shri Mulkraj and others</li> <li>5. Copy of Sale deed registered at Sr. no. 8202 with musanna no. 8203 &amp; 8204 on dated 24-11-1980 executed in favour of Shri Mulkraj and others</li> <li>6. Copy of Sale deed registered at Sr. no. 3562 on dated 14-10-1965 executed in favour of Shri Mulkraj and others</li> </ol>
10	<p>List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined</p> <p>That I have obtained the certified copies of the above documents given in Sr. no. 9 and examine the same and found that the all documents are genuine.</p>
11	<p>List of further documents called for, examined and perused</p> <ol style="list-style-type: none"> <li>1. Copy of tax receipt No. 26 with book No. 90 of Rs. 2,47,205/- issued by Nagar Nigam, Dehradun on dated 04-05-2018</li> <li>2. Copy of Punirikshit Khasra showing the old and new Khasra Numbers</li> <li>3. Copy of khatauni of Khata No. 341 (For the fasli year 1393-1398) of Mauza Dehrakhas</li> <li>4. Copy of order passed by Court of Asst. Collector First Class, Dehradun in Case no. 2/97 Mulkraj Batra Vs Shyam Lal Batra and others U/s 176, 177 of UPZA &amp; LR Act</li> <li>5. Copy of khatauni of Khata no. 1532 (For the fasli year 1416-1421) of Mauza Dehrakhas</li> <li>6. Copy of khatauni of Khata no. 1533 (For the fasli year 1416-1421) of Mauza Dehrakhas</li> <li>7. Copy of map compounded by MDDA Dehradun by virtue of compounded map No. SC-0037/15-16 on dated 27-12-2017</li> </ol>

*A.S. M. Nigam*  
 A.S. M. Nigam  
 Advocate



	Whether the documents examined are duly stamped as per the Stamp Act	YES
13	Whether the Registration endorsements are in order	YES
14	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"
15	Certificate of title	This is to certify that the title to the property of the present owner is clear and marketable without any further act on the part of Title holder"
16	List of documents to be deposited for creating the mortgage by deposit of title deeds	<ol style="list-style-type: none"> <li>1. Original Gift deed registered at Sr. no. 1842 on dated 23-09-2014 executed in favour of Smt. Rita Batra <b>with certified copy of the same</b></li> <li>2. Original Sale deed registered at Sr. no. 3248 on dated 30-05-2005 executed in favour of Shri Bharat Bhushan Batra <b>with certified copy of the same</b></li> <li>3. Certified Copy of Sale deed registered at Sr. no. 8208 with musanna no. 8209 &amp; 8210 on dated 24-11-1980 executed in favour of Shri Mulkraj</li> <li>4. Certified Copy of Sale deed registered at Sr. no. 8205 with musanna no. 8206 &amp; 8207 on dated 24-11-1980 executed in favour of Shri Mulkraj and others</li> <li>5. Certified Copy of Sale deed registered at Sr. no. 8202 with musanna no. 8203 &amp; 8204 on dated 24-11-1980 executed in favour of Shri Mulkraj and others</li> <li>6. Certified Copy of Sale deed registered at Sr. no. 3562 on dated 14-10-1965 executed in favour of Shri Mulkraj and others</li> <li>7. Copy of tax receipt No. 26 with book No. 90 of Rs. 2,47,205/- issued by Nagar Nigam, Dehradun on dated 04-05-2018</li> <li>8. Copy of Punirikshit Khasra showing the old and new Khasra Numbers</li> <li>9. Copy of khatauni of Khata No. 341 (For the fasli year 1393-1398) of Mauza Dehrakhas</li> <li>10. Certified Copy of order passed by Court of Asst. Collector First Class, Dehradun in Case no. 2/97 Mulkraj Batra Vs Shyam Lal Batra and others U/s 176, 177 of UPZA &amp; LR Act</li> <li>11. Copy of computerized khatauni of Khata no. 1532 (For the fasli year 1416-1421) of Mauza Dehrakhas</li> <li>12. Copy of computerized khatauni of Khata no. 1533 (For the fasli year 1416-1421) of</li> </ol>

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		Mauza Dehrakhas 13. Copy of map compounded by MDDA Dehradun by virtue of compounded map No. SC-0037/15-16 on dated 27-12-2017 14. Copy of Certificate dated 28-09-2017 issued by Branch Official of PNB Housing Ltd. Dehradun regarding the mortgage of above property.
17	Any other suggestion or Advise to protect the security interest of the Bank	As the aforesaid property is <b>Commercial property</b> and situated within the Nagar Nigam, Dehradun and in future there is no legal hindrance for the bank to proceed against the property under SARFAECI Act for the recovery of loan

Note : As per Certificate dated 28-09-2017 issued by Branch Official of PNB Housing Ltd. Dehradun, the aforesaid property has already been mortgage in PNB Housing Ltd. Dehradun and the original present title deeds given above in Para No. 16 at Sr. No. 1 & 2 deposited on availing the loan facility from PNB Housing Ltd. Dehradun in this regard after obtaining the above original title deeds, compare the genuiness with the certified copies of same before creating the Equitable Mortgage.

Yours Faithfully,

(A. S. Wadhwa)  
Advocate

Encl:-

1. Receipt of inspection dated 11-01-2019 issued by S.R. Dehradun.
2. Affidavit of borrower.