

**Anoj Sali, Advocate**  
Enviomeal Cottage Estate,  
Salahissar Mussoorie,  
Distt. Dehradun, .  
Uttarakhand.

Off: No.1, Lawyers' Chambers,  
Nagar Palika Road, Mussoorie.  
Mussoorie, Distt. Dehradun,  
Uttarakhand.  
Phone: (M) 9837080320

To,

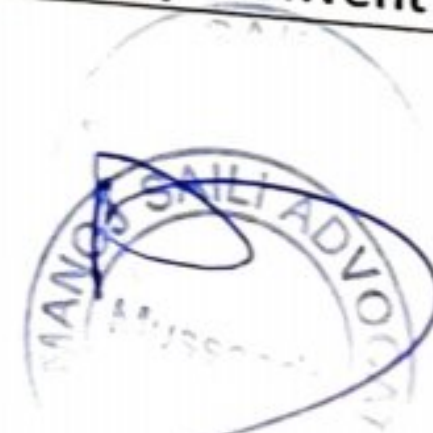
The Senior/Chief Manager,  
Bank of Baroda  
Branch Mussoorie,  
Distt. Dehradun.

Dear Sir/Madam,

REG: Title Opinion Report certifying non encumbrance of the property detailed in Sale deed No. 196/2016 dated 16.02.2010 in the office of Jt. Sub Registrar Mussoorie, all that part of Property/ Land of "B.K. Estate plot of Land bearing unit No.IV, situated on the Motilal Nehru Marg, Library, Mussoorie, District Dehradun Area measuring 105 Sq. Mtrs.

Refer to your letter dated 20-01-2022 requesting me to furnish non encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility's granted/proposal to be granted to Mrs. Kamya Gupta W/o Mr. Yogesh Kumar Gupta.

1. Description an Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements.	All that part of Property/ Land of "B.K. Estate plot of Land bearing unit No. IV, situated on the Motilal Nehru Marg, Library, Mussoorie, District Dehradun Area measuring 105 Sq. Mtrs. North- By Land of Mrs. Sangeeta Arora South- By Land of Others. East - Land of others West - By 3.04 Meter Wide Road.
2. Nature of Property (Whether Agricultural Non-Agricultural Commercial, Residential or Industrial) If non-Agricultural, the reference & date of conversion order from the competent authority should also be mentioned	Residential
3. Name of the Mortgager/Owner and status in the Account i.e borrower(s) or guarantor and	Mrs. Kamya Gupta W/o Mr. Yogesh Kumar Gupta, R/o Kishankunj Cottage, Convent Chowk, Near Waverly Convent





whether individual, Sole Proprietor, Partner, Director, Karta or Trustee.

In case the Mortgager is partner/Director/ Trustee who is mortgaging the property on behalf of Partnership/ Company/ Company/ Trust, Whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Trust Deeds etc whether examined and verified.

School, Motilal Nehru Road, Mussoorie  
Distt. Dehradun.

4. Whether any minor lunatic or undischarged insolvent is contacting Precautionary steps to be taken.

No.

5. Whether the property is Freehold or Leasehold.

If Lease hold then period of lease and if Freehold Whether Urban Land ceiling Act applies and permission to be obtained.

Free Hold.

6. Source of Property i.e Self acquired or Ancestral. If Ancestral then mode of succession and Whether Original Will/Probate is available.

Self acquired.

7. Whether the Mortgager is Co-Owner/Joint owner and/or any partition of the Property is made between the members of the family through Partition Deeds. If yes, Whether Original Registered Partition Deeds is available or it is only a family settlement.

Owner of the property.

8. Whether the Mortgager is in exclusive possession of the property. Or it is leased/rented out to third party.

Exclusive owner in possession.

9. Whether the property is mutated in municipal/Revenue records and Mortgagor's name is reflecting and if not the reason thereof.

Mutation in Nagar Palika Mussoorie

10. Whether any restriction for creation of mortgage is imposed under Central/State Local Laws. If yes then specify whose consent or permission would be required for creation of mortgage.

No.

11. Whether all the Original Title deeds including antecedent Title deeds and other relevant documents are available. Please give detailed list

(1) Sale deed dated 22.05.2015 as document No. 2648 in the office of Jt. Sub Registrar III Dehradun.  
(2) Sale deed dated 15.10.2016 document no. 196/2016 in the office of Sub Registrar Mussoorie.

12. Whether the Advocate has

Visited in the office of Sub Registrar,





personally visited the Sub Registrar/Revenue /Municipal office and examined the records.	Mussoorie on 22.1.2022
13. Whether the Search is being made for the period of 30 years.If no reason thereof.	From 1990 to 2022 vide receipt No.1/85 dt. 22.1.2022 for Rs. 105/- In the office of Sub Registrar Mussoorie Camp office.
14. Details od documents examined/scrutinized (Which are in chronological order with serial numbers,type/nature of document date of execution, parties, date of registration details including the details of revenue/society records etc.)	<p>(1) Sale deed dated 22.05.2015 as document No. 2648 in the office of Jt. Sub Registrar III Dehradun.</p> <p>(2) Sale deed dated 15.10.2016 document no. 196/2016 in the office of Sub Registrar Mussoorie.</p> <p>(3) Certified copy of sale deed dt. 22.05.2015</p> <p>(4) Certified copy of sale deed dt. 15.11.2011.</p> <p>(5)- Certified copy of sale deed dt. 30.08.1967.</p>
15. Tracing of chain of title in favour of the Mortgagor/owner starting from the earliest document available. The nature of document/Deed conveying the title should be mentioned with description of parties along with the type of right it creates.	<p>Whereas His Highness, Maharaja Sukhjait Singh of Kapurthala was the sole and the exclusive owner of the property known as "Chateasu- St- Helens" (Kapurthala Estate), situated on the Motilal Nehru Marg, Library, Mussoorie, District Dehradun in the State of Uttar Pradesh the Rakpuramukh of letter dated 11-04-1949 from his Highness the Rajpramukh of Patiala and ESat Punjab States Union of his Highness Maharaja Shab of Kapurthala.</p> <p>And Whereas Mr. Lal Chand Bagai and one Mr. Har Narain Kapur Son of mr. Prameshwari Dass Kapur, R/o 6<sup>th</sup> Mile, G.T. Road Sahadara, Delhi 32 jointly purchased a part of the aforementioned property from His Highness Maharaja sukjit Singh of Khapurthala vide Sale Deed dated 11.01.1966 registered as Document no. 49 in Book no. 1, Volume no. 71 at pages n. 394 to 400 on 28.10.1966 in the office of the Joint Sub Registrar, Mussoorie.</p> <p>And Whereas the share of Mr. Lal Chand Bagai in the property was Seven Eight and that of Mr. Har Narain Kapur one – Eight.</p> <p>And Whereas Mr. Lal Chand Bagai purchased the One Eight share of the said Har Narain Kapur in the property vide Sale Deed dated 30.8.1967 registered as document no 82 of 1967 in Book no.1, Volume no. 73 at pages 96 to 97 and had thus become the sole and absolute owner of the entire property which became to be propulary known as B.K. Estate.</p> <p>And Whereas Mr. Lal Chand Bgai unfortunately died on 01.10.1986 and</p>





survived by his three sons namely Mr. Anil Kumar Bagal, Mr. Ashok Kumar Bagal, and Mr. Anurodh Kumar Bagal as his only legal heirs who had succeeded to his estate and became the absolute owners of the said property Mr. Lal Chand Bagal left behind no other legal heir.

And whereas Late Sh. Lal Chand Bagal, during his life time and after his demise his sons Mr. Anil Kumar Bagal, Mr. Ashok Kumar Bagal, and Mr. Anurodh Kumar Bagal, sold about 29 units out of the property known as B.K Estate to various person.

And Whereas thereafter, Mr. Anil Kumar Bagal, Mr. Ashok Kumar Bagal and Mr. Anurodh Kumar Bagal sold the land measuring 925 yards along with structures constructed thereon bearing Unit nos. II, VIII, situated at B.K Estate, Mussoorie, to Mr. Brijender Pal Sethi sole proprietor of M/s Sameera Apparels (10% Share) and M/s Neste Chemicals Pvt. Ltd. Vide Sale Deed dated 23.10.1997 registered as document no. R-3-BBB- 1049/97 in Book no.1, in the office of Sub- registrar, Mumbai on 23.10.1997.

And Whereas M/s Sameera Apparels through Sole Proprietor Mr. Brijender Pal Sethi, Sold its 1/10<sup>th</sup> undivided share to M/s Tral Chemicals Pvt Ltd. Vide Sale Deed dated 15.06.2011 registered as document no. 932 in Book no. 1, Vol. 95 on Pages 85 to 144 in the Office of Sub- Registrar- II Dehradun on 15.6.2011.

And Whereas the M/s Track Chemicals Pvt. Limited got the said entire property of 5605 Sq. Yards mutated in this favour in the records of Municipal Corporation, Mussoorie Vide their letter dated 30.11.2011.

Whereas Mr. Deepak Kumar and Mr. Surendra Pal Handa purchased all that Land, forming part of "Chateau- St- Helens" (Kapurthala Estate), popularly known as B.K. Estate, plot of land bearing Unit No. IV, situated on the Motilal Nehru Marg, Library Mussoorie, Area Measuring 230 Sq. Mtrs. (275 Sq. Yards), from to M/s Track Chemicals Pvt. Limited a company duly incorporated under the Companies Act, 1956 having its office at M- 28, Greater Kailash- II ( Market) New Delhi through its Director Mr. Deepal Wadhwa Son of Late Shri M.M Wadhwa, R/o J-513, Sainik Farm, New Delhi, vide Sale Deed dated 22<sup>nd</sup> day of May 2015, duly registered as document no. 2648/2015 in Book no.1,





	<p>Volume no. 820, at Pages 159 to 192 No. 2648 on 22<sup>nd</sup> May, 2015 in the Office of Sub-Registrar, Dehradun III.</p> <p>Kamya Gupta W/o Mr. Yogesh Kumar Gupta. Purchased the property known as "B.K. Estate plot of Land bearing unit No. IV, situated on the Motilal Nehru Marg, Library, Mussoorie. Vide registered sale deed dated 15.10.2016 registered in book no.1, vol. 220, on page 222 addl book no. 1, vol. 274 on pages 91/122 as docemunt no. 196/2015 on 16-2-2010 Sub Registrar Mussoorie.</p> <p>Name of Kamya Gupta W/o Mr. Yogesh Kumar Gupta.has been recorted Nagar Palika Parishad Mussoorie. Smt. Kamya Gupta obtationed section from M.D.D.A as Map no. R-1190/21-22 on 4.9.2021.</p>
16. Whether there is any doubt/suspicious about the genuiness of the Original documents.If yes, then Specify.	No.
17. The final Certificate of the Advocate confirming that title of the property's to be mortgaged is examined by him and the same is/are clear and marketable.	Title of the property is genuine and enforceable under law.
18. List of documents to be deposited for creation of Mortgage by the mortgagor including any additional document required in addition to the documents available.	<p>(1) Sale deed dated 22.05.2015 as document No. 2648 in the office of Jt. Sub Registrar III Dehradun.</p> <p>(2) Sale deed dated 15.10.2016 document no. 196/2016 in the office of Sub RegistrarMussoorie.</p> <p>(3) Certified copy of sale deed dt. 22.05.2015</p> <p>(4) Certified copy of sale deed dt. 15.11.2011.</p> <p>(5)- Certified copy of sale deed dt. 30.08.1967.</p>
19. Whether any additional formalities to be completed by the proposed Mortgagor.If yes, state apecially in case of Flat(s) Property(s) in Co-op Societies whether allotment letter, possession letter share, certificate, affidavit, power of attorney etc. is required.	No.

SARFAESI Act is applicable to the property.  
Date: 28.1.2022

Signature of Advocate

