

Rajendra Prasad

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Bank Advocate

BANK PANEL LAWYER

- State Bank of India
- Union Bank of India
- Punjab National Bank
- Punjab & Sindh Bank
- Uttarakhand Gramin Bank
- Axis Bank
- Distt. Co-Operative Bank
- Mob. : 9719242951



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Office & Correspondence Add.

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Ch. No. - 366, Civil Court, Roorkee

Ch. No. - 28, Tehsil Bhagawanpur

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Mob. : 9411175962, 9758655609

Ref No.....

Date.....

TIR No. 156/2021

Date- 09.11.2021

Annexure-B

Report of Investigation of Title in respect of immovable Property.

1.	a) Name of the branch/BU/Office seeking opinion	State Bank of India, SME Ranipur Haridwar, Distt.-Hardwar
	b) Reference No. & Date of the letter under the cover of which the document tendered for scrutiny are forwarded	As per Instruction State Bank of India, SME Ranipur Haridwar, Distt.-Hardwar
	C) Name of Borrower	M/s Shahumbari Auto wheels Pvt. Ltd., Registered Office at 3 Km. Mite Stone, Delhi Road Roorkee, Distt.- Haridwar through its Director Sh. Pankaj Mittal S/o Sh. Sohan Lai Mittal R/o 304/18, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt-Haridwar
2.	a) Name of the Unit/concern/Company/person offering the property (ies) security.	Sh. Pankaj Mittal S/o Sh. Sohan Lai Mittal R/o 304/18, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt-Haridwar is the present owner of the said property
	b) Constitution of the Unit/concern/ person/ body/authority offering the property for creation of charge.	Individual
	c) state as to under what capacity is security offered(Whether as joint applicant or borrower or as guarantor, etc.	As a borrower/guarantor
3.	Complete or full description of the immovable property(ies) offered as security including the following details	Total area of property 1.050 Hectare i.e. 10500 sq. meter, offered as security for creation of mortgage by equitable mortgage
	a) Survey No.	land khasra No. 396 m
	b) Door/House No.(in case of House property)	No
	c) Extent/area including plinth/built up	No

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	area in case of House property	
	d) Location like name of the place, Village, city, registration, sub District etc.	Vill. Dandhera Pargana & Tehsil Roorkee Distt. Haridwar
	d) Boundaries	East- Property of Shri Om & Mustakeem & others, West- Dhandera Link Road, North- Property of Dr. Sanjeev Agarwal & others & South-Property of Smt. Saroj
4	a) Particulars of the documents scrutinized- serially and chronologically	<ol style="list-style-type: none"> 1. Extract of khatauni Khata No. 403, belonging to khasra No. 396 m, 1424-1429 fasli year, Village Dandhera in the Name of Pankaj Mittal 2. Original registered Sale deed dt. 06.11.1990 regd. No. 7925 dt. 07.11.1990 executed by Shri Suleman in favour of Shri Sanjeev Kumar & Shri Manoj Kumar 3. Original registered Sale deed dated 08.03.1991 regd No. 1908 dt. 11-03-1991 executed by Rao Shahid Khan in favour of Dr. Sanjeev Agacial & Shri Manoj Kumar & Smt. Annu Agarwal & Smt. Rakhi Agarwal & Smt Raj Goel 4. Original registered Sale deed regd No. 910 dt. 05.04.2002 executed by Smt Raj Goel favour of Shri Pankaj Mittal 5. Original registered Sale deed dated 06-09-2002 regd No. 2964 on Dt. 28-09-2002 executed by Sh. Ramesh Chand Kapoor in

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favour of Smt. Anupama

6. Original registered Sale deed dated 04-01-2003 regd No. 184 on Dt. 05-01-2003 executed by Mukesh & Shri Rajesh & Shri Atul in favour of **Smt. Geeta Devi W/o & Smt. Baijeet Sandhu.**

7. Original registered Sale deed dated 07.08.2006 regd. No. 4379 dated 08.08.2006 executed by Smt. Geeta Devi in favour of **Shri Pankaj Mittal & Shri Manoj Kumar Agarwal**

8. Original registered Sale deed regd. No. 207 dated 10.01.2007 executed by Smt. Pushpa Dobhal in favour of **Shri Pankaj Mittal & Shri Manoj Kumar Agarwal**

9. Original registered Sale deed dated 21.07.2007 regd. No. 4700 executed by Smt Baijeet Sandhu in favour of **Shri Pankaj Mittal & Shri Manoj Kumar Agarwal**

10. Original registered Sale deed dated 31.10.2011 regd. No. 6531 dated 01.11.2011 executed by Smt. Anupama in favour of **Shri Pankaj Mittal & Shri Manoj Kumar Agarwal**

11. Original registered Sale deed dated 11.11.2011 regd. No. 6777 dated 14.11.2011 executed by Dr. Sudha Purohit in favour of Shri

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		<p>Pankaj Mittal & Shri Manoj Kumar Agarwal</p> <p>12. Original registered Sale deed regd. No. 5167 dt. 13.06.2012 executed by Cornel Jagdish Prasad Noni in favour of Shri Pankaj Mittal & Shri Manoj Kumar Agarwal</p> <p>13. Original registered Gift deed regd. No. 5991 dated 13.07.2012 executed by Smt. Kamla Mittal in favour of Shri Pankaj Mittal.</p> <p>14. Original registered Partition deed regd. No. 7084 dated 28.08.2012 executed by Shri Pankaj Mittal- 1st party & Shri Manoj Kumar Agarwal, Sanjeev Kumar Agarwal, Annu Agarwal & Rakhi Agarwal- IInd Party</p>
	b) Nature of documents verified and as to whether they are original or certified copies or registration extracts duly certified.	-----As above-----
	Sl. No. Date Name/Nature of the Document	
5.	(a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes
5.	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub Registrar's Office have been verified page by page with	Yes

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	the Original document submitted?	
	b) ii) Whether the certified copies of title documents are not available, the copy provided should be compared with the Original to ascertain whether the total page numbers in the copy tally page by page with the original produced	Yes,
6	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes, record of revenue authorities is available on online portal www.devbhoomi.gov.nic.in & record of registrar office is available on online portal www.eregistration.gov.nic.in
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard	Yes, record is verified or cross check on line portal and found that the Name of Sh. Pankaj Mittal available in the office of Sub Registrar Haridwar & Revenue record
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
7	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Roorkee
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar-general. If so, please name all such offices?	Sub-Registrar Roorkee
	c) Whether search has been made at all the offices named at (b) above?	Sub-Registrar Roorkee
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title	Yes

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8 Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.

As per searches conducted for 30 (01.01.1991 to 08.09.2021) year at the office of Sub Registrar & Tehsildar Roorkee, I found that Originally the said alongwith other land belongs to **Shri Suleman S/o Shri Vare Khan and Rao Shahid Khan S/o Rao Gulam Raso** both R/o village Dhandera Tehsil Roorkee Distt. Haridwar.

After that **Shri Suleman** sold the 15 Bighe 7 Biswe 7 Biswansi Rham i.e. 5 Bighe 2 Biswe 9 Biswansi Pukhta with full right to **Sh. Sanjeev Kumar & Manoj Kumar Ss/o Late Sh. Jagannath Agarwal R/o 200, Civil Lines Roorkee (Share area 1 Bigha 14 Biswe 11 Biswansi 3-1/3 Kachwansi Pukhta) & Sh. Pankaj Mittal S/o Sh. Sohan Lal Mittal R/o 304/18, Civil Lines Roorkee (Share area 1 Bigha 14 Biswe 11 Biswansi 3-1/3 Kachwansi Pukhta) & Sh. Ramesh Chand Kapoor S/o Late Sh. Bishan Lal Kapoor R/o B.T. Ganj Roorkee (Share area 6 Biswe 13-1/3 Biswansi Pukhta) & Smt. Pushpa Dobhal W/o Sh. Jagdish Chandra Dobhal R/o 176/5, Sheel Kunj, Roorkee University Roorkee (Share area 6 Biswe 13-1/3 Biswansi Pukhta) & Dr. Sudha Purohit W/o Sh. Harish Chandra Purohit R/o Civil Hospital Roorkee (Share area 6 Biswe 13-1/3 Biswansi Pukhta) & Cornel Jagdish Prasad Noni S/o Sh. Chetram Noni R/o C.M.E. Pune (Share area 6 Biswe 13-1/3 Biswansi**

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Pukhta) & Sh. Jai Prakash Garg S/o

Late Sh. Ganga Ram Gupta R/o 32-Civil

Lines Roorkee (Share area 6 Bisw3-1/3

Biswansi Pukhta) through registered sale

Deed Dt. **06-11-1990** registered vide

Bahi No. 1, Jild No. 1978/2028, Pages

325/365-372 at SL. No. 7925 to 7931 on

Dt. 07-11-1990 in the office of Sub-

Registrar Roorkee & the Name of all

purchasers has been mutated in revenue

record vide case No. 62 order dt.

08.03.1991 in the court of Tehsildar

Roorkee.

At Sh. --- Prakash Chand Kapoor

After that **Rao Shahid Khan** sold the

said & other with full right to **Dr. Sanjeev**

Agarwal & Manoj Kumar Ss/o Dr.

Jagannath Agarwal & **Smt. Annu**

Agarwal W/o Dr. Sanjeev Agarwal &

Smt. Rakhi Agarwal W/o Sh. Manoj

Kumar R/o Civil Lines Roorkee (1/2

Share) & **Smt. Kamla Mittal** W/o Sh.

Sohan La! Mittal R/o Civil Lines Roorkee

& **Smt. Raj Goyal** W/o Sh. Ved Prakash

Goyal R/o 2818, Bazar Seeta Ram Near

Mali Masjid Delhi (1/2 Share) through

registered sale Deed Dt. **08.03.1991**

registered in bahi no. I zild 1985/2066

pages 188/207 to 210 serial no. 1908 in

the office of Sub-registrar Roorkee & the

Name of all purchasers has been

mutated in revenue record vide case No.

326order dt. 20.09.1991 in the court of

Tehsildar Roorkee.

At Sh. --- Prakash & Annu

After that **Smt. Raj Goyal** sold the

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0.2622 hectare land with full right to **Sh. Pankaj Mittal** S/o **Sh. Sohan Lal Mittal** Rio 304/18, Civil Line Roorkee, Pargana & Tehsil-Roorkee, Distt. Haridwar through registered sale Deed Dt. **05.04.2002** registered in bahi no. 1 zild 195/248 pages 109/315 to 320 serial no. 910 in the office of Sub-registrar Roorkee & the Name of **Sh. Pankaj Mittal** has been mutated in revenue record vide case No. 207 order dt. 16.05.2002 in the court of Tehsildar Roorkee.

After that **Sh. Ramesh Chand Kapoor** sold the 0.0683 hectare land with full right to **Smt. Anupama** W/o **Sh. Suresh Chand** R/o 28, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt. Haridwar through registered sale Deed Dt. **06.09.2002** registered in bahi No. 1 zild 195/269 pages 120/501 to 504 serial no. 2964 on dt. 06.09.2002 in the office of Sub-registrar Roorkee & the Name of **Smt. Anupama** has been mutated in revenue record vide case No. 207 order dt. 16.05.2002 in the court of Tehsildar Roorkee.

After that **Shri Jai Prakash Garg** is expired therefore his sons **Mukesh & Rajesh & Atul** will be the legal heirs and became the inherited owners of the said property in the Name of deceased **Shri Jai Prakash Garg**.

After that **Mukesh & Rajesh & Atul** sold the 0.0683 hectare land with full

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right to **Smt. Geeta Devi** W/o Sh. Shambhu Dayal & Smt. Baljeet Sandhu W/o Sh. B.S. Sandhu R/o 48, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.Haridwar through registered sale Deed Dt. **04.01.2003** registered in bahi no. I zild 195/282 pages 125/457 to 462 serial no. 184 dated 05.01.2003 in the office of Sub-registrar Roorkee & the Name of **Smt. Geeta Devi** has been mutated in revenue record

After that **Smt. Geeta Devi** sold the 0.0341 hectare land with full right to **Sh. Pankaj Mittal** S/o Sh. Sohan Lal Mittal R/o 304/18, Civil Lines Roorkee & **Sh. Manoj Agarwal** S/oLate Sh. Jagannath Agarwal R/o 200, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar through registered sale Deed Dt. **07.08.2006** registered in bahi no. I zild 469/474 pages 29/353 to 360 serial no. 4379 dated 08.08.2006 in the office of Sub-registrar Roorkee & the Name of both purchasers has been mutated in revenue record.

After that **Smt. Pushpa Dobhal** sold the 0.0683 hectare land with full right to **Sh. Pankaj Mittal** S/o Sh. Sohan Lal Mittal R/o 304/18, Civil Lines Roorkee (1/2 Share) & **Sh. Manoj Agarwal** S/oLate Sh. Jagannath Agarwal R/o 200, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar 1/2 Share) through registered sale Deed Dt.

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10.01.2007 registered in bahi no. I zild 3172 pages 169 to 188 serial no. 207 dated 10.01.2007 in the office of Sub-registrar Roorkee & the Name of both purchasers has been mutated in revenue record vide case No. 1063 order dt. 30.06.2007 in the court of Tehsildar Roorkee

After that **Smt. Baljeet Sandhu** sold the 0.0341 hectare land with full right to **Sh. Pankaj Mittal** S/o Sh. Sohan Lal Mittal R/o 304/18, Civil Lines Roorkee & **Sh. Manoj Agarwal** S/o Late Sh. Jagannath Agarwal R/o 200, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar through registered sale Deed Dt. **21.07.2007** registered in bahi no. I zild 99 pages 83 to 96 serial no. 4700 dated 21.07.2007 in the office of Sub-registrar Roorkee & the Name of both purchasers has been mutated in revenue record vide case No. 1771 order dt. 19.10.2007 in the court of Tehsildar Roorkee

After that **Smt. Anupama** sold the 0.0683 hectare land with full right to **Sh. Pankaj Mittal** S/o Sh. Sohan Lal Mittal R/o 304/18, Civil Lines Roorkee & **Sh. Manoj Agarwal** S/o Late Sh. Jagannath Agarwal R/o 200, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar through registered sale Deed Dt. **01.10.2011** registered in bahi no. I zild 1268 pages 139 to 54 serial no.

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6531 dated 01.11.2011 in the office of Sub-registrar Roorkee & the Name of both purchasers has been mutated in revenue record vide case No. 124 order dt. 18.02.2012 in the court of Tehsildar Roorkee

After that **Smt. Sudha Purohit** sold the 0.0683 hectare land with full right to **Sh. Pankaj Mittal** S/o Sh. Sohan Lal Mittal R/o 304/18, Civil Lines Roorkee & **Sh. Manoj Agarwal** S/o Late Sh. Jagannath Agarwal R/o 200, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar through registered sale Deed Dt. **14.11.2011** registered in bahi no. I zild 1276 pages 113 to 128 serial no. 6777 dated 14.11.2011 in the office of Sub-registrar Roorkee & the Name of both purchasers has been mutated in revenue record

After that **Cornel Jagdish Prasad Noni** sold the 0.0683 hectare land with full right to **Sh. Pankaj Mittal** S/o Sh. Sohan Lal Mittal R/o 304/18, Civil Lines Roorkee & **Sh. Manoj Agarwal** S/o Late Sh. Jagannath Agarwal R/o 200, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar through registered sale Deed Dt. **13.06.2012** registered in bahi no. I zild 14-84 pages 01 to 22 serial no. 5167 dated 13.06.2012 in the office of Sub-registrar Roorkee & the Name of both purchasers has been mutated in revenue record vide

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case No. 877 order dt. 26.07.2012 in the court of Tehsildar Roorkee

After that **Smt. Kamla Mitta** gifted the 0.2622 hectare land with full right to **Sh. Pankaj Mittal** S/o Sh. Sohan Lal Mittal R/o 304/18, Civil Lines Roorkee through registered **Gift Deed Dt. 13.07.2012** registered in bahi no. I zild 1511 pages 01 to 16 serial no. 5991 dated 13.07.2012 in the office of Sub-registrar Roorkee & the Name of **Pankaj Mittal** has been mutated in revenue record.

After that the said property is divided in between **Sh. Pankaj Mittal** (First Party) and **Dr. Sanjeev Agarwal & Manoj Kumar & Smt. Annu Agarwal & Smt. Rakhi Agarwal** (Second Party) for the above said property with other property through registered partition deed **28.08.2012** registered in bahi no. I zild 1548 pages 171 to 202 serial no. 7084 dated 28.08.2012 in the office of Sub-registrar Roorkee and **Sh. Pankaj Mittal** is the became owner of the 1.050 Hectare i.e. 10500 sq. meter land according the above partition deed

Thus the chain of title is completed and **Sh. Pankaj Mittal** have acquired the present ownership of the said property.

9. Nature of Title of the intended Mortgagor over the property (whether full ownership rights lease Hold right, occupancy/ possessory Right or Inam holder or Government Grantee/Allottee etc.

Full ownership and free hold right through registered Sale deed

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10	If leasehold, whether;	No
	a) lease Deed is duly stamped and registered	No
	b) lessee is permitted to mortgage the Leasehold right,	No
	c)duration of the Lease/unexpired period of lease,	No
	d)if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	No
	e)Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	No
	f)Right to get renewal of the leasehold rights and nature thereof.	No
11	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether; grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions the mortgagor is competent to create charge on such property. whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	No
12	If occupancy right, whether.	Yes
	a)Such right is heritable and transferable,	Yes
	b)Mortgage can be created.	Yes
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No interest of minor
14	If the property has been transferred by way	0.2622 hectare land is transferred

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	of Gift/Settlement Deed, whether:	through registered gift deed in favor of Shri Pankaj Mittal (Borrower)
	a) The Gift/Settlement Deed is duly stamped and registered;	Yes
	b) The Gift/Settlement Deed has been attested by two witnesses;	Yes
	c) The Gift/Settlement Deed transfers the property to Donee;	yes
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Yes
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	No
	f) Whether the Donee is in possession of the gifted property;	Yes
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	No
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	No
15	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	No
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	No
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgable title thereon.	No



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	(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	No
	(e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	No
16	Whether the title documents include any testamentary documents /wills?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	No
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	No
	(c) Whether the property is mutated on the basis of will?	No
	(d) Whether the original will is available?	No
	(e) Whether the original death certificate of the testator is available?	No
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	No
17	(a) Whether the property is subject to any wakf rights?	No
	(b) Whether the property belongs to church/ temple or any religious/other institutions	No

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	having any restriction in creation of charges on such properties?	
18	(a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	No
19	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	No
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	No
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	No
20	(a) If the property is Agricultural land , whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	As the property in question is a Non Agriculture land.
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No, as above
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure	The said property also convert into Non Agriculture land for residential purpose u/s 143 ZA Act vide case No. 370/12-13,

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	followed/permission obtained.	order dt. 26.09.2013 in the court of SDM Roorkee. the said order also entered in enclosed khatauni khata No. 403, belonging to khasra No. 396 m, 1424-1429 fasli year, Village Dandhera.
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	No.
22	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No
23	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No litigation pending in any Court as per available record but an affidavit of mortgagor is recommended to be obtained.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	(c) Whether the title documents have any court seal/marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	No
24	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No.

Comments

	(b) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	No
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	No
25	(a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	No
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other company or limited liability partnership (LLP) firm? Yes/No	No, the said property is not purchased by Company from any other company
	b) ii) If yes whether of charges of the property to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/LLP and the vendee company (purchasers) ?	No
	b) iii) Whether the above search of charges reveals any prior charges/encumbrance, on the property (proposed to be mortgaged) created by the vendor company(Seller) ?	No
	b) iv) If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?	No
26	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.

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27	(a) Whether any POA is involved in the chain of title?	POA is not involved in the chain of title
	(b) Whether the POA involved is one coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	No
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favor of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	No
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	No
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	No
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	No
	ii. Whether the POA is a registered one?	No
	iii. Whether the POA is a special or general one?	No

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	iv. Whether the POA contains a specific authority for execution of title document in question?	No
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	No
	(g) Please comment on the genuineness of POA?	No
	(h) The unequivocal opinion on the enforceability and validity of the POA?	No
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	The said property is a non Agriculture land
	(a) Promoter's/Land owner's title to the land/ building;	Registered sale deed
	(b) Development Agreement/Power of Attorney;	No
	(c) Extent of authority of the Developer/builder;	No
	(d) Independent title verification of the Land and/or building in question;	No
	(e) Agreement for sale (duly registered);	No
	(f) Payment of proper stamp duty;	Yes
	(g) Requirement of registration of sale agreement, development agreement, POA,	No



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etc.;

(h) Approval of building plan, permission of appropriate/local authority, etc.;

No

(i) Conveyance in favor of Society/ Condominium concerned;

No

(j) Occupancy Certificate/allotment letter/letter of possession;

No

(k) Membership details in the Society etc.;

No

(l) Share Certificates;

As per Sale deed & partition Deed

(m) No Objection Letter from the Society;

NA

(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;

No

(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;

No

(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.

No

(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.

No

30

Encumbrances, Attachments, and/or claims whether of Government, Central or state or other local authorities or third party claims lines etc, and details thereof if was give the details thereof

I have inspected the available, Maintain and Visible records Index-IIInd in the office of Sub- Registrar Roorkee for a period of 30 years i.e. 01.01.1991- 2021 up to date and I found that the said property is free from all encumbrances except said property already mortgaged in favor of SBI SME Branch Ranipur Haridwar with Original sale deeds

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31	The period covered under the encumbrance certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge if any.	30 years
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	No
33	(a) Urban land ceiling clearance, whether required and if so, details thereon.	As the provisions of Urban Land Ceiling Act, are not applicable in the State of Uttarakhand
	(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	No
34	Details of RTC extracts/mutation extracts/khata extracts pertaining to the property in question.	Khatuani is attached
35	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes, the name of mortgagor presently reflected as a owner in the revenue record
36	(a) Whether the property offered as security is clearly demarcated?	Yes
	(b) Whether the demarcation/ partition of the property is legally valid?	Yes
	(c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods factories/houses, as the case may be	Yes
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Yes
	(a) Document in relation to electricity connection;	Yes

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	(b) Document in relation to water connection;	Yes
	(c) Document in relation to Sales Tax Registration, if any applicable;	Yes
	(d) Other utility bills, if any.	No
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No
39	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	As the valuation report and Approved map are not available at the time of preparation of TIR.
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents payment of proper stamp duty etc.	No
41	Whether the Bank will be able to enforce SARFAESI Act , if required against the property offered as security?	Yes, the provisions of SARFAESI Act 2002 are applicable of this property
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to	Present title deed is original which is already mortgaged in favor of SBI SME Branch Ranipur Haridwar with Original sale deeds.



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	be taken by the bank in this regard.	
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases	No
44	Additional aspects relevant for investigation of title as per local laws.	No
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security	spot inspection & identity of persons executing documents in favor of Bank is recommended to be verified.
46.	The specific persons who required to create mortgage/to deposit documents creating mortgage.	Sh. Pankaj Mittal S/o Sh. Sohan Lai Mittal R/o 304/18, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt-Haridwar who has already mortgage the said property in favor SBI SME Branch Ranipur Haridwar with Original sale deeds
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act 2016 ? Y/N	No
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished	No
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	No
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as upload by the promoter in the website of Real Estate Regulatory Authority?	No

Date- 09.11.2021

Place- Roorkee

Signature of the Advocate

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Ch. No.-105, Reg. No.- 7319/01
Tehsil Campus, Roorkee (Haridwar)
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CERTIFICATE OF TITLE

Annexure-C

1. I have examined the **original title deed** in the name of present owner which will be deposited relating to the schedule property(ies) and offered as security by way of **Equitable mortgage** a will be done in favor of Bank. The documents of title referred in my Opinion are valid evidence of right, title and interest and that if the said **Equitable mortgage** is created it will satisfy the requirements of creation of **Equitable mortgage** and I further certify that-

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B. and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices./Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **01.01.2009 to 16.08.2021** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances **except said property already mortgaged in favor of SBI SBI SME Branch Ranipur Haridwar with Original sale deeds by the borrower.**

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.

7. Minor/(s) and his/their interest in the property/(ies) is to be extent of _____ (Specify the share of the Minor with Name). -----N.A.

8. The mortgage can be created, will be available to the Bank for the liability of the intending borrower, **M/s Shahumbari Auto wheels Pvt. Ltd., Registered Office at 3 Km. Mite Stone, Delhi Road Roorkee, Distt.- Haridwar**

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9. I certify that Sh. Pankaj Mittal S/o Sh. Sohan Lai Mittal R/o 304/18, Civil Lines Roorkee, Pargana & Tehsil- Roorkee, Distt-Haridwar has a absolute, clear and marketable title in over the schedule property/s. I further certify that the said further mortgage would be enforceable.

10. In case of creation of equitable mortgage by Deposit of title deed, I certify that the deposit of following title deeds/documents would created a valid and enforceable mortgage.

11. there are no legal impediments for creation of the further Mortgage under any applicable Law/Rules in force

12. It is certified that the property is SARFAESI compliant

For this purpose following documents are suggested to be taken by the bank.

1. Extract of khatauni Khata No. 403, belonging to khasra No. 396 m, 1424-1429 fasli year, Village **Dandhera** in the Name of **Pankaj Mittal**
2. Original registered Sale deed dt. 06.11.1990 regd. No. 7925 dt. 07.11.1990 executed by **Shri Suleman in favour of Shri Sanjeev Kumar & Shri Manoj Kumar**
3. Original registered Sale deed dated 08.03.1991 regd No. 1908 dt. 11-03-1991 executed by Rao Shahid Khan in favour of **Dr. Sanjeev Agacial & Shri Manoj Kumar & Smt. Annu Agarwal & Smt. Rakhi Agarwal & Smt Raj Goel**
4. Original registered Sale deed regd No. 910 dt. 05.04.2002 executed by Smt Raj Goel favour of Shri Pankaj Mittal
5. Original registered Sale deed dated 06-09-2002 regd No. 2964 on Dt. 28-09-2002 executed by Sh. Ramesh Chand Kapoor in favour of **Smt. Anupama**
6. Original registered Sale deed dated 04-01-2003 regd No. 184 on Dt. 05-01-2003 executed by Mukesh & Shri Rajesh & Shri Atul in favour of **Smt. Geeta Devi W/o & Smt. Baijeet Sandhu.**
7. Original registered Sale deed dated 07.08.2006 regd. No. 4379 dated 08.08.2006 executed by Smt. Geeta Devi in favour of Shri **Pankaj Mittal & Shri Manoj Kumar Agarwal**
8. Original registered Sale deed regd. No. 207 dated 10.01.2007 executed by Smt. Pushpa Dobhal in favour of **Shri Pankaj Mittal & Shri Manoj Kumar Agarwal**

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9. Original registered Sale deed dated 21.07.2007 regd. No. 4700 executed by Smt Baljeet Sandhu in favour of **Shri Pankaj Mittal & Shri Manoj Kumar Agarwal**
10. Original registered Sale deed dated 31.10.2011 regd. No. 6531 dated 01.11.2011 executed by Smt. Anupama in favour of **Shri Pankaj Mittal & Shri Manoj Kumar Agarwal**
11. Original registered Sale deed dated 11.11.2011 regd. No. 6777 dated 14.11.2011 executed by Dr. Sudha Purohit in favour of **Shri Pankaj Mittal & Shri Manoj Kumar Agarwal**
12. Original registered Sale deed regd. No. 5167 dt. 13.06.2012 executed by Cornel Jagdish Prasad Noni in favour of **Shri Pankaj Mittal & Shri Manoj Kumar Agarwal**
13. Original registered Gift deed regd. No. 5991 dated 13.07.2012 executed by Smt. Kamla Mittal in favour of **Shri Pankaj Mittal**.
14. Original registered Partition deed regd. No. 7084 dated 28.08.2012 executed by Shri Pankaj Mittal- 1st party & Shri Manoj Kumar Agarwal, Sanjeev Kumar Agarwal, Annu Agarwal & Rakhi Agarwal-IInd Party
15. Inspection Receipt No 197/12 Dated 09.11.2021 issued by Sub Registrar office Roorkee.

I have no legal impediments for creation of the further Mortgage under any applicable Law/Rules in force.

SCHEDULE OF THE PROPERTY/IES

A Non-agricultural property having plot of land with total land area 1.050 hectare i.e. 10500 sq. meter, **bounded in** East- Property of Shri Om & Mustakeem & others, West- Dhandera Link Road, North- Property of Dr. Sanjeev Agarwal & others & South-Property of Smt. Saroj belonging to khasra no. 396, situated in village **Dhandera** Pargana Roorkee Tehsil Roorkee Distt. Haridwar (Uttarakhand).

Place : Roorkee

Dated : 09.11.2021

Submitted by

RAJENDRA PRASAD

Bank Advocate

Ch. No.-105, Reg. No.- 7310/01
Tehsil Campus, Roorkee (Haridwar)