

PREM SINGH DUHAN
MRS. SURENDER DUHAN
B.Sc.LLB

PRATIK DUHAN
B.A.LLB(HONS.)
ADVOCATES



REGD.NO.P/362/1978
REGD.NO.P/726/1982
REGD.NO.P/3124/2010.
(BAR COUNCIL OF PB & HR
AT CHANDIGARH)

OFFICE :
CHAMBER NO.94-95 FIRST FLOOR,
JUDICIAL COMPLEX, G.T. ROAD, PANIPAT.
MOBILE NO. 9416151633, 9896800012
RESIDENCE:
39, SECTOR-11, HUDA, PANIPAT-132 103
PHONE: 0180-2661622 -MOB-9416655266
E-mail: psduhan@yahoo.co.in
E-mail: pratikduhan@gmail.com

REF.NO. NECIN-1002

DATE: 07.09.2016

Chief Manager,
Bank of Baroda,
G.T.Road, PANIPAT.

**SUPPLEMENTARY LEGAL OPINION CUM NON-ENCUMBRANCE
CERTIFICATE**

A/C: M/S L.M.J. INTERNATIONAL LIMITED HAVING ITS CORPORATE
OFFICE AT 9, HANUMAN ROAD, CONNAUGHT PLACE, NEW DELHI
THROUGH ITS MANAGING DIRECTOR SRIJAYANT KUMAR JAIN.

Dear Sir,

With reference to your letter No. Nil dated 30.08.2016, I may submit my legal
opinion in respect of the property sent by you as under:-

1. *Description and Area of the property proposed to be mortgaged. Specific number(s)
and address of property along with boundaries and measurements.*

Property measuring 31Kanal-18Marla i.e.,

- i. 17K-12M comprising in Khewat No.140/141 Khatoni No.145,
Rect.No.85 Killa No.14(5-3), 15(8-6), 16/1(2-18), 17(1-11),
- ii. 14K-06M comprising in Khewat No.600/594 Khatoni No.634 Rect.
No.85 Killa No.6(8-0), 7(6-6),

situated in revenue estate of Vill.Patti Kalyana Tehsil Samalkha
Distt.Panipat, vide Jamabandi for the year 2014-2015 of Vill.Patti Kalyana
Tehsil Samalkha Distt Panipat, whose boundaries and dimensions are as
under :-

North : Land of Ch. Narain Singh (Narain Wale) 405'-6".

South : Metalled Road 10'-9" + 338'-9"


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East : Land of Sh. Gupta Ji(Delhi Wale) 466'-0".

West : Passage 329'-9"+141'-3"

As per Regd. Sale Deed & Site Plan by Valuer

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.

Industrial property as per sale deed and revenue record.

3. Name of the Mortgagor/ Owner and status in the Account i.e., borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the mortgagor is Partner/ Director/ Trustee who is mortgaging the property on behalf of Partnership/ Company/ Trust, whether he/she has the authority. Copy of the Resolution/ Memorandum & Articles of Association/ Trust Deed etc, whether examined and verified.

M/s L.M.J International Limited having its Corporate office at 9, Hanuman Road, Connaught Place, New Delhi through its authorized representative Sh.Bijay Kumar Jain s/o Sh.Sampat Lal Jain r/o 5, Under Hill Lane, Rajpur Road, Delhi.

(Mortgagors/Owner)

4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.

N/A.



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5. *Whether the property is Freehold or Leasehold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions 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 Mortgagor is Co-Owner/ Joint Owner and/or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.*

N/A.

8. *Whether the Mortgagor is in exclusive possession of the property or it is leased/ rented out to third party.*

Yes, the mortgagor is in exclusive possession and same is not leased/rented out to third party

9. *Whether the Property is mutated in municipal/ revenue records and Mortgagor's name is reflecting and if not, the reason thereof.*

Yes, the property is mutated in the name of mortgagor in the revenue record.


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DATE: 07.09.2016

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.

Following Title Deeds in Original is available as per mortgagor & Bank.

- i. Original Regd. Sale deed No.5186 dated 22.02.2010 duly registered in the office of Sub Registrar, Samalkha in Book No.1 Vol. No.85 at page No.29 and copy of same has been pasted in addl. Book No.1 Vol. No.1628 at page No.41-46.
- ii. Certified Copy of Regd. Sale deed No.5186 dated 22.02.2010 duly registered in the office of Sub Registrar, Samalkha in Book No.1 Vol. No.85 at page No.29 and copy of same has been pasted in addl. Book No.1 Vol. No.1628 at page No.41-46.
- iii. Photo Copy of Regd. Sale deed No.643 dated 09.06.2009 duly registered in the office of Sub Registrar, Samalkha in Book No.1 Vol. No.1525 at page No.196 and copy of same has been pasted in addl. Book No.1 Vol. No.1541 at page No.5-12.
- iv. Photo Copy of Regd. Sale deed No.2068 dated 24.10.2005 duly registered in the office of Sub Registrar, Samalkha in Book No.1 Vol. No.62 at page No.6 and copy of same has been pasted in addl. Book No.1 Vol. No.1186 at page No.87-93.
- v. Certified Copy of Jamabandi for the year 2014-2015 of Vill.Patti Kalyana Tehsil Samalkha Distt.Panipat.
- vi. Computer Copy of Jamabandi for the year 2008-2009 of Vill.Patti



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REGD.NO.P/362/1978.
REGD.NO.P/726/1982.
REGD.NO.P/3121/2010
(BAR COUNCIL OF PB & HR
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OFFICE :
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RESIDENCE :
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E-mail: pratikduban@gmail.com

REF.NO. NECIN-1002

DATE: 07.09.2016

Kalyana Tehsil Samalkha Distt.Panipat

- vii. Certified Copy of Mutation No.12428 sanctioned on 10.03.2010.
 - viii. Computer Copy of Mutation No.12415 sanctioned on 17.02.2010.
 - ix. Computer Copy of Mutation No.12414 sanctioned on 17.02.2010.
 - x. Site Plan by Valuer dated 30.03.2010.
12. Whether the advocate has personally visited the Sub Registrar/ Revenue/ Municipal office and examined the records.
- YES, I have personally visited the office of Sub Registrar, Samalkha and examined the record.
13. Whether the Search is being made for the period of 30 years. If no, reason thereof.
- Yes, I have inspected the index of alienation maintained by the Sub-Registrar, Samalkha for the last 7 years i.e. since 22.02.2010 to now, after depositing the necessary inspection fee vide receipt no.83 dated 07.09.2016, being supplementary report. I have not found any kind of alienation by way of sale, mortgage, gift or otherwise in respect of the said property by aforesaid owner in favour of any body.
14. Details of documents examined/scrutinized (This should be 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).


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REGD NO P/362/1978
REGD NO P/126/1982
REGD NO P/121/2010
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E-mail: pratikduhan@gmail.com

REF.NO. NI-CIN-1002

DATE 07.09.2016

i. Original Regd. Sale deed No.5186 dated 22.02.2010 duly registered in the office of Sub Registrar, Samalkha in Book No.1 Vol. No.85 at page No.29 and copy of same has been pasted in addl. Book No.1 Vol. No.6228 at page No.41-46 executed by M/s L.M.J Distributors Pvt. Ltd. having its Branch Office at 9 Hanuman Road, New Delhi through its Manager Sh.Dalip Kumar in favour of

M/s L.M.J International Ltd. having its registered Office At 9,Hanuman Road,Connaught Place, New Delhi Through Its Director Sh.Vijay Kumar Jain and Mutation No.12428 sanctioned on 18.03.2010.

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.

Since 22.02.2010 to now the aforesaid property is owned and possessed by M/s L.M.J International Ltd. having its Corporate Office At 9,Hanuman Road,Connaught Place, New Delhi Through Its Director Sh.Vijay Kumar Jain vide regd. Sale deed No.5186 dated 22.02.2010 and Mutation No.12428.

I have not found any encumbrance, except equitable mortgage in favour of Bank of Baroda Consortium at International Business Branch A, India Exchange Place,Kolkata-700001. in the above a/c

16. Whether there is any doubt/ suspicion about the genuineness of the original document. If yes, then specify.
NO.



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REGD.NO.P/3124/2010.

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AT CHANAKYAPUR)

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17. List of documents to be confirmed deposited for creation of Supplementary Mortgage by the Mortgagor including any additional document required in addition to the documents available.
- Original Regd. Sale deed No.5186 dated 22.02.2010 duly registered in the office of Sub Registrar, Samalkha in Book No.1 Vol. No.85 at page No.29 and copy of same has been pasted in addl. Book No.1 Vol. No.1628 at page No.41-46.
 - Certified Copy of Regd. Sale deed No.5186 dated 22.02.2010 duly registered in the office of Sub Registrar, Samalkha in Book No.1 Vol. No.85 at page No.29 and copy of same has been pasted in addl. Book No.1 Vol. No.1628 at page No.41-46.
 - Photo Copy of Regd. Sale deed No.643 dated 09.06.2009 duly registered in the office of Sub Registrar, Samalkha in Book No.1 Vol. No.1525 at page No.196 and copy of same has been pasted in addl. Book No.1 Vol. No.1541 at page No.5-12.
 - Photo Copy of Regd. Sale deed No.2068 dated 24.10.2005 duly registered in the office of Sub Registrar, Samalkha in Book No.1 Vol. No.62 at page No.6 and copy of same has been pasted in addl. Book No.1 Vol. No.1186 at page No.87-93.
 - Certified Copy of Jamabandi for the year 2014-2015 of Vill.Patti Kalyana Tehsil Samalkha Distt.Panipat.
 - Certified copy of Mutation No.12428 sanctioned on 10.03.2010.
 - Computer Copy of Mutation No.12415 sanctioned on 17.02.2010.
 - Computer Copy of Mutation No.12414 sanctioned on 17.02.2010.
 - Site Plan by Valuer dated 30.03.2016.

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REGD. NO. P/726/1982

REGD. NO. P-3124/2010
(BAR COUNCIL OF PB & HR
AT CHANDIGARH)

OFFICE:

CHAMBER NO. 91-95 FIRST FLOOR,
JUDICIAL COMPLEX, G.T. ROAD, PANIPAT
MOBILE NO. 9116151633, 9896800012

RESIDENCE:

39, SECTOR-11, HUDA, PANIPAT-132 103
PHONE: 0189-2661622 -AIOB-9416655266

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18. The final Certificate of the Advocate confirming that the title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable.

I further certify that the aforesaid property is free from all sorts of encumbrances, liens, charges etc. except equitable mortgage in favour of Bank of Baroda Consortium at International Business Branch 4, India Exchange Place, Kolkata-700001, in the above a/c. And thus the title of aforesaid owner (s)/mortgagor(s) to the property mentioned in the schedule-II, is good, clear and marketable, except equitable mortgage in favour of Bank of Baroda Consortium at subject to above mortgage, so as to create supplementary equitable mortgage, in favour of Bank, by confirming deposit of the original Sale deed and other documents mentioned under item 17 above.

19. Whether additional formalities to be completed by the proposed mortgagor, if yes, state specifically 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.

20. Comments on enforceability of property under SARFAESI Act, 2002.

Provision of SARFAESI will be enforceable.

NOTE: Bank's charge be also got noted in the revenue record and same be subsequently got verified.

Yours Sincerely

P. S. Duhan

P. S. Duhan

Adv

जमाबंदी नकल

पटवारी कानूनगो फॉर्म नं. 10

गांव: पट्टी कलियाणा

हदबस्त नं.: 86

तहसील: मालखा

जिल्ला: मनीपल

साल: 2008-2009

खेवट या जमाबंदी नं.	खतीनी नं.	नाम तरफ या पत्नी	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुण या सिंचाइ के अन्य साधन का नाम	नम्बर खसरा या गुरब्बे और किले का नम्बर	रक्बा और किस्म जमीन	दर और रेटिंग के ब्यारे के साथ लगान जो नुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का दंग	माल और सवाई के ब्यारे सहित मांग	अभियुक्ति
141	146	पाना मुसलमान	सन्तलाल	पानाबुजा		85/1			फैवट्री		लाल अरुण
142		ठोलाभिन्डा सोहन	राम लाल पुत्र	लालकान		14	5-3 गै. मु.				लाल अरुण
135		लालनगबरदार	नाहरा पुत्र				फैवट्री				लाल अरुण
			रादराम			15	8-0 गै. मु.				लाल अरुण
			हरदो रामभाग				फैवट्री				लाल अरुण
			हकदराम रामलाल			16/1	2-18 गै. मु.				लाल अरुण
			मैसज एम.एम.				फैवट्री				लाल अरुण
			प्रोडक्ट प्रा लि			17	1-11 गै. मु.				लाल अरुण
			एफ. 117 अशोक बिहार				फैवट्री				लाल अरुण
			दिल्ली फैज। दवारा								
			शिवकुमार पुत्र			किते 4	17-12				
			जानीराम डायरेक्टर				कुल गैर मजरुआ				
			पुत्र								
			वासीदेह				17-12				
							17-12				
							गै.मु.				

यह नकल केवल सूचनाय है। सरकारी कार्य हेतु या प्रमाणित एवं हस्ताक्षर सहित नकल के लिये सम्बंधित तहसील में सम्पर्क करें।

जमाबंदी नकल
पटवारी कानूनगो फॉर्म नं. 10

गांव: पट्टी कलियाणा हदबस्त नं.: 86 तहसील: मालखा जिलमानीपत साल: 2008-2009

खेवट या जमाबंदी न.	खतानी न.	नाम तरफ या पत्ती	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुण या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रकबा और किस्म जमीन	दर और संख्या के ब्यौरे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का ढंग	मान और सवाई के ब्यौरे सहित मांग	अभियुक्ति
594	631	पाना मुसलमान	मैसज एम.एम प्राइवेट	मकबूजा		85//			कब्जा		लाल आरक्षण
//		ठोलाभिन्डा सोहन	लि.एफ-117 अशोक विहार	मालक		6	8-0 गै. मु.				लाल आरक्षण
539		लालनम्बरदार	फेज दिल्ली द्वारा								लाल समाप्त
			शिवकुमार पुत्र			7	6-6 गै. मु.				लाल आरक्षण
			जानीराम पुत्र				रास्ता				लाल आरक्षण
			वासिदेह								लाल समाप्त
						किंते 2	14-6				लाल आरक्षण
							कुल गैर मजरुआ				लाल आरक्षण
											लाल समाप्त
							14-6				
							14-6 गै.मु.				

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