

Search 30 Years with CTC

(Prashant sir)  
Sbi

Parnav Gupta  
999 757 2222

1. Type of Deed	: Sale Deed
2. Village/City Name & code	: PARAM VIHAR
3. Segment/Block Name & code	: 6
4. Unit Land (Sq. Yds.)	: 435 Sq.Mtrs. (520.26 Sq.Yds.)
5. Type of property	: plot
6. Covered Area	: Nil
7. Transaction Value	: Rs.17,00,000/-
8. Stamp Duty	: Rs.2,27,625/-
9. Stamp No. & Date	: 6033/14-15-2002
10. Execution Date	: 15-10-2002
11. Commercial or Residential	: Residential

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SALE DEED

THIS SALE DEED IS MADE AT GURGAON ON THIS 16th Day of Oct. 2002 by Smt. Parvinder Kaur W/o Sh. Mohinder Jit Singh R/o House No. D-85, Panchsheel Enclave, New Delhi presently residing at L-3, Green Park (Main), New Delhi (hereinafter called the VENDOR) which expression shall mean and include her respective heirs, successors, survivors, administrators, executors, and assigns, of the ONE PART.

-2-

Approved site Plan  
entire chain of title  
Leeds, 1 Police  
Last (CTC)

28500/-  
R. No. 2126 Dated 16/10/02  
Form Dore R. Chappan  
2022)



0200 723518

-2-

IN FAVOUR OF

Mrs. Renuka Dahiya W/o Sh. S.K. Dahiya & Mr. Manish Dahiya S/o  
Sh. S.K. Dahiya both R/o House No. 179, Sector-17, Gurgaon (HR)  
(hereinafter called the VENDEES) which expression shall mean and  
include their heirs, successors, survivors, administrators  
executors and assigns of the OTHER PART.

-3-

*Philwa*





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WHEREAS the above said VENDOR is owner and in possession of the Plot No. 49 Block G measuring 435 Sq. Mtrs., in the residential colony known as PALAM VIHAR, Gurgaon (Haryana), situated around villages Chauma & Carterpuri Teh. & Distt. Gurgaon (Haryana), and bounded as under:-

EAST : Road

WEST : G-32

NORTH : G-48

SOUTH : G-50

by way of sale deed vasika No. 4396 addl. Book No. 1 Jild 6226 on pages 25-26 addl. Book No. 1 Jild 638 page 162 dated 20-07-2000 registered before Sub-Registrar, Gurgaon (hereinafter called the property).

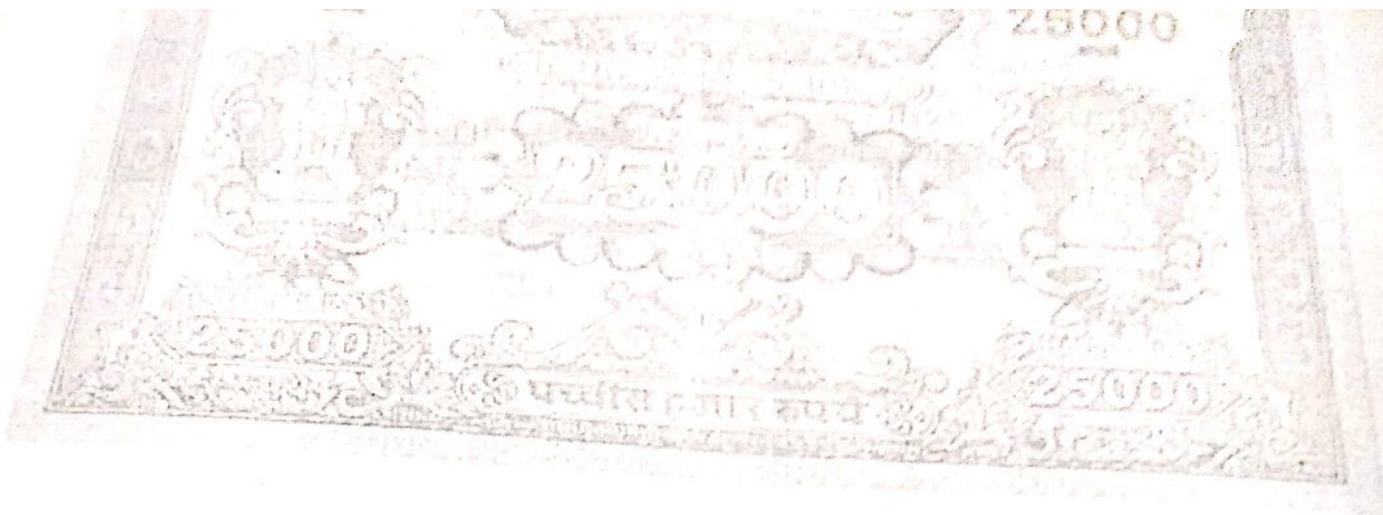
AND WHEREAS the VENDOR herein due to some legal needs and commitments decided to sell the above said property and the VENDEES herein agreed to purchase the same.

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*[Handwritten signature]*







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0200 723516

THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND  
RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. That the VENDOR has agreed to sell the above said property and the VENDEES have agreed to purchase the same for a sum of Rs. 17,00,000/- (Rupees Seventeen Lacs Only) which is paid by the VENDEES to the VENDOR as under:-

Rs. 8,50,000/- vide Pay order No. 825756 dated 16.10.2002 drawn on Syndicate Bank, Dhaula Kuan, New Delhi-110010.

Rs. 3,50,000/- vide Pay order No. 825755 dated 16.10.2002 drawn on Syndicate Bank, Dhaula Kuan, New Delhi-110010.

Rs. 5,00,000/- vide Pay order No. 280847 dated 16.10.2002 drawn on Syndicate Bank, Q Block, Rajaji Marg, Delhi-110011.

*AS*

-5-

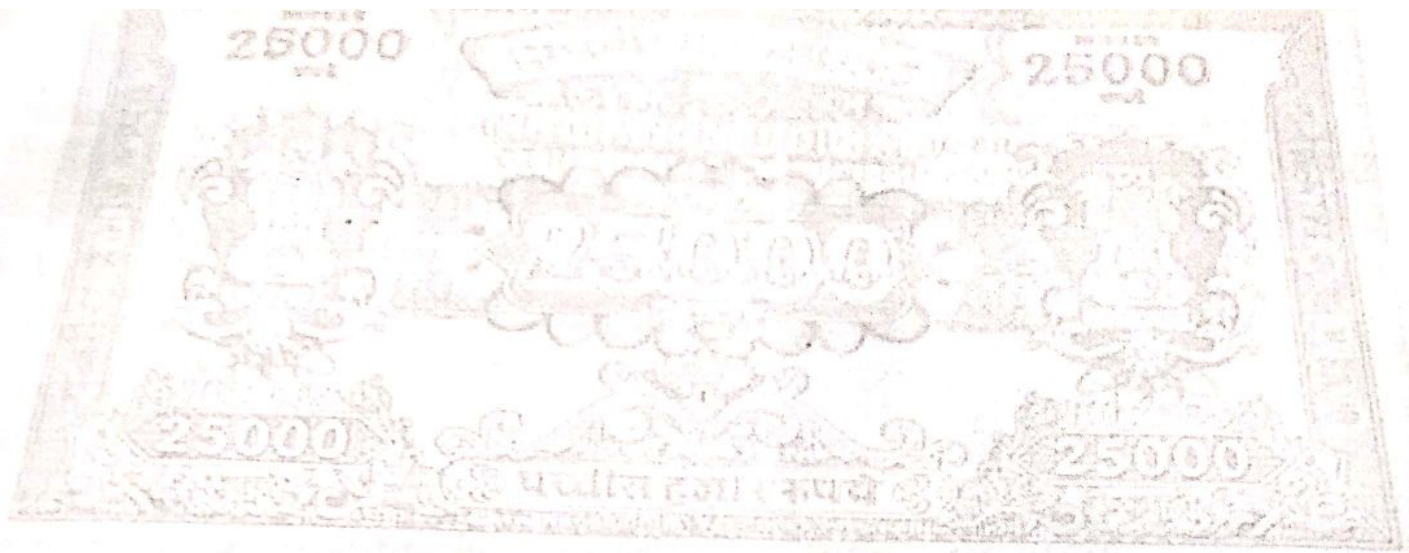


- 5 -



Poland





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-6-

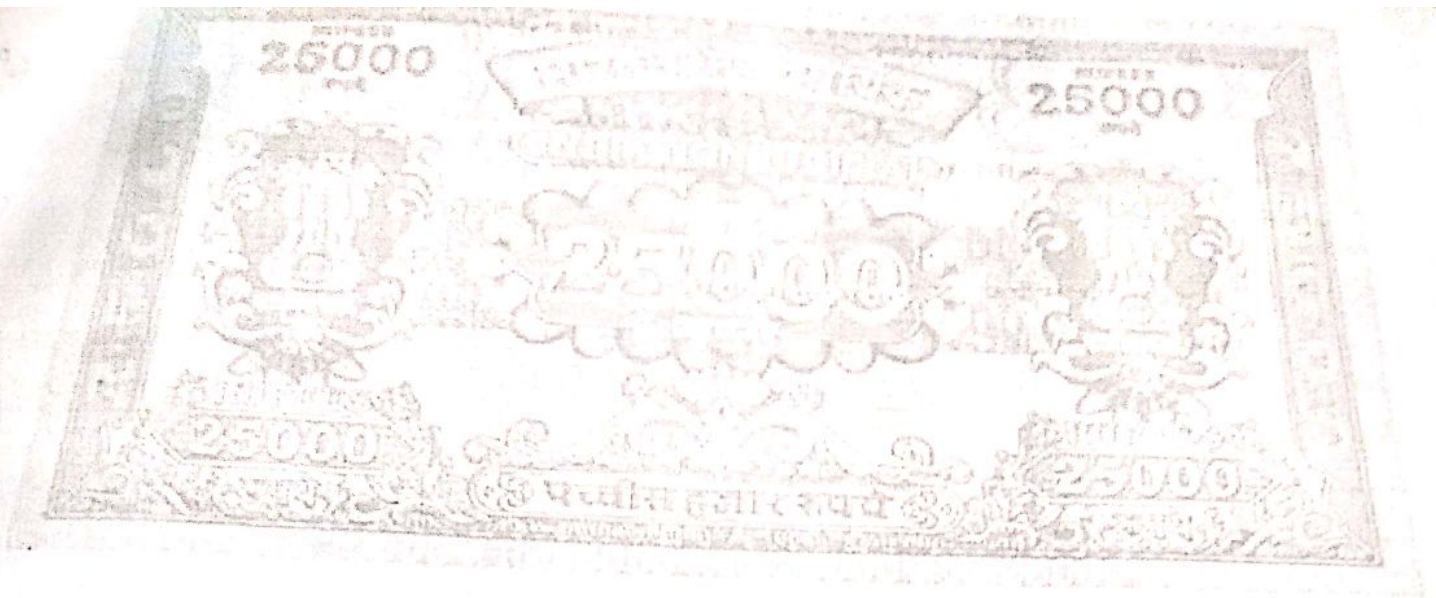
3. That the said property transferred herein is free hold and free from all encumbrances, claims, demands, dues, liens, mortgages, decrees, litigations, prior sales, agreement to sell etc.

*Shikha*

-7-







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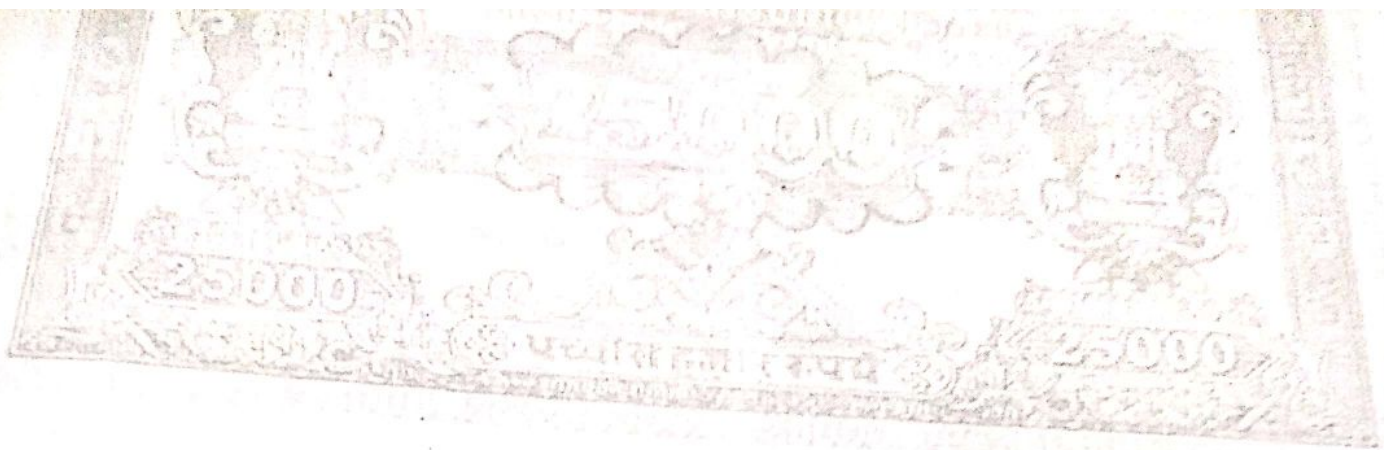
-7-

4. That the actual physical possession of the said property hereby conveyed has been delivered to the VENDEES at the spot who has become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. and absolute owner in the said property without any hindrance, claims, demands by the VENDOR or her heirs etc.

-8-

*Agreed*





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5. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the VENDEES.

*Prishu*

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25000

25000

25000

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-9-

c. That the taxes, cesses, dues or demands in respect of this property has been paid and cleared by the VENDOR upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEES for future taxes etc.

-10-

*Handwritten signature*





-10-

7. That all the previous sale deed and other relevant papers concerning this property have been handed over by the VENDOR to the VENDEES in original at the time of execution of this sale deed.

*Asikra*

-11-





-11-

THE VENDOR DECLARE AND ASSURE THE VENDEES

A. That the property hereby conveyed was her self acquired property by virtue of the sale deed and mentioned hereinabove and that no one else except the VENDOR has any rights, claims, interest, and concern whatsoever in the said property hereby conveyed or any part thereof.

-12-

*As per*







-12-

5. That the property hereby conveyed is free from all sorts of encumbrance, charges, legal, flaws, liens, taxes, mortgages, prior sales, court decrees, dues, demand, gifts, liability, notifications and attachments etc.

-13-

*John*





-13-

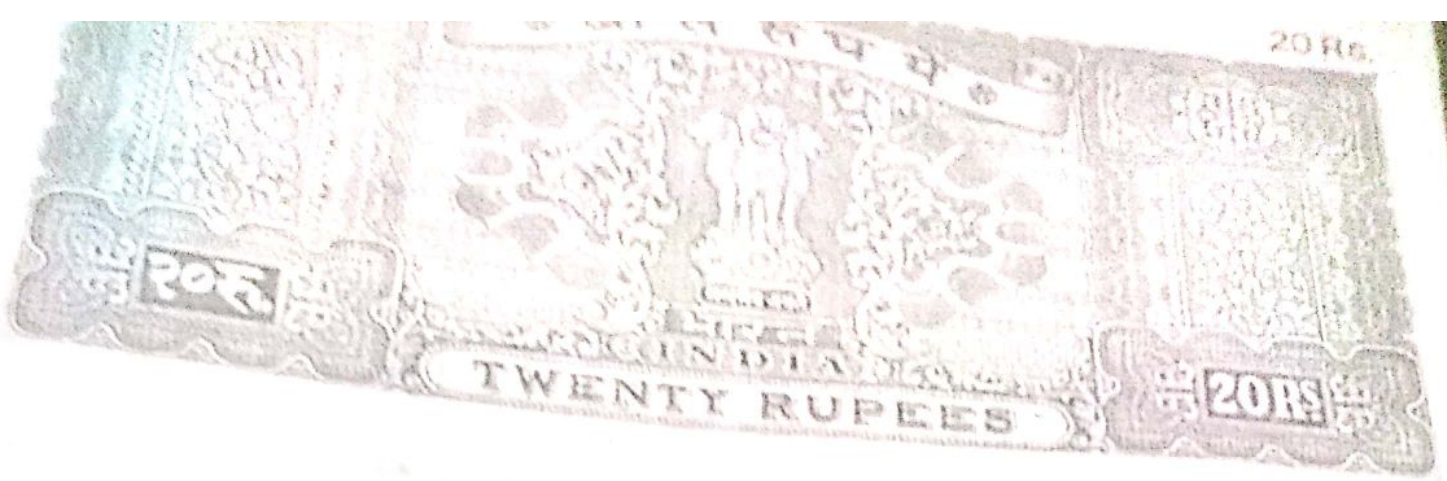
C. That the contents of these presents are true and correct and if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the VENDOR of her rights, to sell the property hereby

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*Polish*







-14-

conveyed or any part thereof and the VENDEES suffers any loss then the VENDOR shall be liable to make good the loss thus suffered by the VENDEES and keep the VENDEES saved, harmless and indemnified through her property movable and immovable against all losses cost, damages and expenses accruing thereby to the VENDEES.

*Alia*




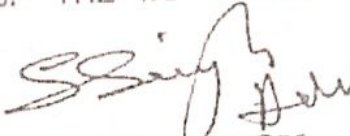
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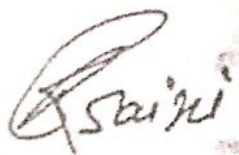
IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE AFFIXED  
THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY MONTH AND YEAR  
WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

WITNESSES:-

1.   
M. S. SANKHLA  
Advocate  
Gurgaon

  
SURENDER SINGH  
Advocate  
GURGAON

  
VENDER

2.   
Baburam Saini & Oshin K. R. Saini  
Village Chourmo (Gurgaon)

  
VENDEES

9061

करीका नं० 9061 प्रति० बही नं० 1  
जिल्द नं० 135 पृष्ठ नं० 85 पर  
वसूला किया गया वसूल नं० 1  
जिल्द नं० 135 पृष्ठ नं० 85 पर  
दिनांक 16/10/2002 को राबख्त किया गया

सब रजिस्ट्रार  
मुहगांवा

16/10/2002





प्रेम

सगाह

परमेश्वर कान्त

रमेश दलिया

B. Saini

Babu Ram Saini

M.S. Sankhla

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रमाणित किया गया कि 9,061 आज दिनांक 16/10/2002 को बही नः 1  
पृष्ठ नः 12 पृष्ठ नः 66 पर दर्ज किया गया तथा इसको एक प्रति अतिरिक्त बही सख्या 1  
पृष्ठ नः 189 के पृष्ठ सख्या 91 से 92 पर चिपकाई गया।

दिनांक 16/10/2002

उप/संयुक्त प्रमाणित अधिकारी  
सब रजिस्ट्रार  
गुडगावा  
गुडगावा



Date-01.12.2022  
1231/ASR/12/22

The Chief Manager  
State Bank of India  
SME Mayapuri,  
New Delhi, Delhi.

**PREMISES:-** PLOT NO 49, BLOCK-G, MEASURING 435 SQ.METER, IN THE RESIDENTIAL COLONY KNOWN AS PALAM VIHAR SITUATED IN AROUND VILLAGE CHAUMA & CARTERPURI TEHSIL & DISTRICT GURGAON, HARYANA.

**Non Encumbrance Search Report/Legal Opinion** of PLOT NO 49, BLOCK-G, MEASURING 435 SQ.METER, IN THE RESIDENTIAL COLONY KNOWN AS PALAM VIHAR SITUATED IN AROUND VILLAGE CHAUMA & CARTERPURI TEHSIL & DISTRICT GURGAON, HARYANA In the name of Smt. Renuka Dahiya w/o Shri S.K Dahiya (ii) Shri Manish Dahiya s/o Shri S.K Dahiya.

Dear Sir,

This is in reference to the documents submitted to our office for conducting Title Investigation Search Report in respect of the above mentioned property.

Upon reviewing the documents and the evidence on record, I hereby adduce my legal opinion as follows.

**Annexure-B**

**Report of Investigation of Title in respect of immovable Property**  
**(All columns/items are to be completed/commented by the Advocate)**

1	a	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, SME <b>Mayapuri, Delhi.</b>
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil

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	c	Name of the Borrower.	M/s Pragati Infra.
	a	Type of Loan	Loan Against Property
	b	Type of property	Residential Property
3	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Smt. Renuka Dahiya w/o Shri S.K Dahiya (ii) Shri Manish Dahiya s/o Shri S.K Dahiya.
	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.)	Guarantor
4	a	Value of Loan (Rs. in crores)	As per Sanction Letter
5		Complete or full description of the immovable property (ies) offered as security including the following details.	PLOT NO 49, BLOCK-G, MEASURING 435 SQ.METER, IN THE RESIDENTIAL COLONY KNOWN AS PALAM VIHAR SITUATED IN AROUND VILLAGE CHAUMA & CARTERPURI TEHSIL & DISTRICT GURGAON, HARYANA
	a	Survey No.	N.A
	b	Door/House no. ( in case of house property)	PLOT NO 49
	c	Extent/ area including plinth/ built up area in case of house property	MEASURING 435 SQ.METER



	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	East : Road West : G-32 North : G-48 South : G-50. <b>SITUATED IN AROUND VILLAGE CHAUMA &amp; CARTERPURI TEHSIL &amp; DISTRICT GURGAON, HARYANA</b>	
6	a	Particulars of the documents scrutinized- serially and chronologically.	<u><b>ORIGINAL DOCUMENTS ARE VERIFIED.</b></u>	
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.  Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.		
S r . N o	Date	Name / Nature of document	Original l/ certified copy/ certified extract/ photocopy etc.	In case of copies, whether the original was scrutinized by the advocate.
1.	Dated 06.06.2000.	<b>Handing over Letter issued by M/s Ansal Properties &amp; Industries Ltd in the name of Shri Pawan Aggarwal s/o Late Shri Muni Lal Aggarwal</b>	<b>Original</b>	<b>Original</b>
2.	vide	<b>Sale Deed executed by M/s</b>	<b>Original</b>	<b>Original</b>





Reg no 2418, in Addlbo ok No I, Volume no 6184/6 36, on Pages 05 to 06 , on Dated 06.06.2 000.	Ansal Properties & Industries Ltd through Manish Kaul in favour of Shri Pawan Aggarwal s/o Late Shri Muni Lal Aggarwal .		
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3. vide Reg no 4396, in Addlbo ok No I, Volume no 6226/6 38 , on Pages 25 to 26/162 , on Dated 20.07.2 000	Sale Deed executed by Shri Pawan Aggarwal s/o Late Shri Muni Lal Aggarwal in favour of Smt. Parvinder Kaur w/o Shri Mohinder Jit Singh .	Original	Original
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	Dated 16.10.2 002	Final Payment Receipt executed by Smt. Parvinder Kaur w/o Shri Mohinder Jit Singh in favour of Smt. Renuka Dahiya w/o Shri S.K Dahiya (ii) Shri Manish Dahiya s/o Shri S.K Dahiya	Original	Original
5.	vide Reg no 9061 , in Addlbo ok No I, Volume no 12/189 , on Pages 66/91 to 92 , on Dated 16.10.2 002	Sale Deed executed by Smt. Parvinder Kaur w/o Shri Mohinder Jit Singh in favour of Smt. Renuka Dahiya w/o Shri S.K Dahiya (ii) Shri Manish Dahiya s/o Shri S.K Dahiya	Original	Original
7	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.) (HL : If the value of	Certified copy of Sale Deed Dt. 16.10.2002, as mentioned in point no. 6, is being submitted along the TIR and the same has been verified.	



		loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	
	b	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 the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	Yes, Certified Copy of the <b>Sale Deed</b> , have been matched with the Original one.
8	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?	Not Applicable
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not Applicable
	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
	d	Whether proper registration of documents completed. Details thereof to be provided.	Not Applicable
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar :- Gurgaon



	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. Ifso, please name all such offices?	Sub Registrar :- Gurgaon (1992-2022)
	c	Whether search has been made at all the offices named at (b) above?	As mentioned in point no. 7 (a)
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	NO
10	0a	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.	As per separate sheet detailed as Annexure B Column No 10.
	b	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 theTitle.  In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets maybe used)	Minor's Interest is Not involved
	c	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.	Minor's Interest is Not involved



a	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Freehold Rights.
(1)	If Ownership Rights,	
a	Details of the Conveyance Documents	Sale Deed executed by Smt. Parvinder Kaur w/o Shri Mohinder Jit Singh in favour of Smt. Renuka Dahiya w/o Shri S.K Dahiya (ii) Shri Manish Dahiya s/o Shri S.K Dahiya vide Reg no 9061 , in Addlbook No I, Volume no 12/189 , on Pages 66/91 to 92 , on Dated 16.10.2002
b	Whether the document is properly stamped.	Yes
c	Whether the document is properly registered.	Yes
(2)	If leasehold, whether;	
a	The Lease Deed is duly stamped and registered	N.A
b	The lessee is permitted to mortgage the Leasehold right,	N.A
c	duration of the Lease/unexpired period of lease,	N.A
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.	N.A
e	Whether the leasehold rights permits for the creation of any superstructure (if	N.A



	applicable)?	
f	Right to get renewal of the leasehold rights and nature thereof.	N.A
(3)	<b>If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder /Allottee etc, whether;-</b>	Not Applicable
a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
b	the mortgagor is competent to create charge on such property?	Not Applicable
c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable
(4)	<b>If occupancy right, whether;</b>	
a	Such right is heritable and transferable,	Yes
b	Mortgage can be created.	Yes
12	Has the property been transferred by way of Gift/Settlement Deed	The property has not been transferred through Gift Deed
a	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
b	The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
d	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
e	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable



	f	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable
	g	Whether the Donee is in possession of the gifted property?	Not Applicable
	h	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;-	Not Applicable
	i.	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
		Has the property been transferred by way of partition / family settlement deed	No, the said property is not transferred by way of Partition Deed.
13	a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	b	Whether mutation has been effected	Not Applicable
	c	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/complied with.	Not Applicable
	f	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken	Not Applicable





S.K Dahiya.

(ii) Shri Manish Dahiya s/o Shri

9. I certify that Shri/Smt/M/s. Smt. Renuka Dahiya w/o Shri S.K Dahiya (ii) Shri Manish Dahiya s/o Shri S.K Dahiya. has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

**ORIGINAL DOCUMENTS TO BE TAKEN BY THE BANK AUTHORITY FROM THE BORROWER:-**

1. Allotment Letter issued by M/s Ansal Properties & Industries Ltd in the name of Shri Pawan Aggarwal s/o Late Shri Muni Lal Aggarwal on Dated 21.03.1984.
2. Handing over Letter issued by M/s Ansal Properties & Industries Ltd in the name of Shri Pawan Aggarwal s/o Late Shri Muni Lal Aggarwal on Dated 06.06.2000.
3. Sale Deed executed by M/s Ansal Properties & Industries Ltd through Manish Kaul in favour of Shri Pawan Aggarwal s/o Late Shri Muni Lal Aggarwal vide Reg no 2418, in Addlbook No I, Volume no 6184/636, on Pages 05 to 06 , on Dated 06.06.2000.
4. Sale Deed executed by Shri Pawan Aggarwal s/o Late Shri Muni Lal Aggarwal in favour of Smt. Parvinder Kaur w/o Shri Mohinder Jit Singh vide Reg no 4396, in Addlbook No I, Volume no 6226/638 , on Pages 25 to 26/162 , on Dated 20.07.2000.
5. Final Payment Receipt executed by Smt. Parvinder Kaur w/o Shri Mohinder Jit Singh in favour of Smt. Renuka Dahiya w/o Shri S.K Dahiya (ii) Shri Manish Dahiya s/o Shri S.K Dahiya on Dated 16.10.2002.
6. Sale Deed executed by Smt. Parvinder Kaur w/o Shri Mohinder Jit Singh in favour of Smt. Renuka Dahiya w/o Shri S.K Dahiya (ii) Shri Manish Dahiya s/o Shri S.K Dahiya vide Reg no 9061 , in Addlbook No I, Volume no 12/189 , on Pages 66/91 to 92 , on Dated 16.10.2002.

**PHOTOCOPY DOCUMENTS TO BE TAKEN BY THE BANK FROM THE BORROWER:-**

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st Property tax & Electricity Bill of the above said property.  
approved site plan of the said property.

**CERTIFIED COPY :-** Sale Deed executed by Smt. Parvinder Kaur w/o Shri Mohinder Jit Singh in favour of Smt. Renuka Dahiya w/o Shri S.K Dahiya (ii) Shri Manish Dahiya s/o Shri S.K Dahiya vide Reg no 9061 , in Addlbook No 1, Volume no 12/189 , on Pages 66/91 to 92 , on Dated 16.10.2002.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules inforce.

12. It is certified that the property is SARFAESI compliant.

That the property in question is SARFAESI compliant and in case of default in repayment, the bank can take the possession of the aforesaid property under Securitization of Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made under there and the said property is covered under Securitization of Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

SCHEDULE OF THE PROPERTY(IES)

**PLOT NO 49, BLOCK-G, MEASURING 435 SQ.METER, IN THE RESIDENTIAL COLONY KNOWN AS PALAM VIHAR SITUATED IN AROUND VILLAGE CHAUMA & CARTERPURI TEHSIL & DISTRICT GURGAON, HARYANA.**

Thanking You & Assuring My Best Services At All Times.

**Encl:**

- a. Title Investigation Search Report.
- b. Performa of Affidavit.
- c. Original Receipt.
- d. Certified Copy
- e. Professional Fee Bill.

Place : Delhi

Date : 01.12.2022.

  
Signature of the advocate  
Simi Dua-Adv