

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक (प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

03-Jan-2022

प्रस्तुतकर्ता या प्रार्थी का नाम

KULDEEP JAISWAL ADV

लेख का प्रकार

मुआयना 19 वर्ष

(1992 - 2010)

प्रतिफल की धनराशि

0.00

1 रजिस्ट्रीकरण शुल्क

0.00

2 प्रतिलिपि करण शुल्क

0.00

3 इलैक्ट्रानिक शुल्क

0.00

4 निरीक्षण या तलाश शुल्क

95.00

Application No

69

5 मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क

0.00

6 कमीशन शुल्क

0.00

7 नकल शुल्क

0.00

8 विविध

5.00

9 यात्रिक भत्ता

0.00

10 कम रजिस्ट्रीकरण शुल्क

0.00

11 योग

100.00

शुल्क वसूल करने की दिनांक

03-Jan-2022

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, देहरादून, प्रथम

सब रजिस्ट्रार (प्रथम)
देहरादून

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक (प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

03-Jan-2022

प्रस्तुतकर्ता या प्रार्थी का नाम

कुलदीप जयसवाल एडो

लेख का प्रकार

मुआयना

13 वर्ष

(2,010 - 2,022)

प्रतिफल की धनराशि

0.00

1 रजिस्ट्रीकरण शुल्क

0.00

2 प्रतिलिपि करण शुल्क

0.00

3 इलैक्ट्रॉनिक शुल्क

0.00

4 निरीक्षण या तलाश शुल्क

65.00

Application No

10

5 मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क

0.00

6 कमीशन शुल्क

0.00

7 नकल शुल्क

0.00

8 विविध

5.00

9 यात्रिक भत्ता

0.00

10 कम रजिस्ट्रीकरण शुल्क

0.00

11 योग

70.00

शुल्क वसूल करने की दिनांक

03-Jan-2022

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, देहरादून, द्वितीय

Kuldeep Jaiswal
Advocate

Resi:- 43, Sanjay Colony,
Guru Road,
Dehradun.
Mob: 9412368828

Email: kuldeepjaiswal.advocate@gmail.com

Date: 04.01.2022

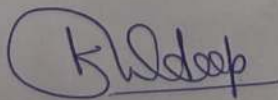
To

The Senior Manager
Bank of Baroda,
Branch MDDA,
Dehradun.

Dear Sir

Sub: Report/opinion certifying non encumbrances in respect of all that residential plot of land comprised in Khasra No. 36 Min, measuring 116.17 sq. meters, situated in Mauza Inderpur, Pargana Parwa Doon, District Dehradun owned by Sh. Deepak Chandra Joshi S/o Sh. Bhuwan Chandra Joshi R/o Near Joshi Restaurant, Majri Mafi, Mohkampur Kalan, Dehradun.

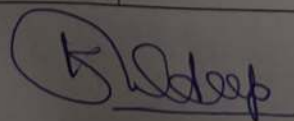
I refer to your letter No.....NIL..... [Verbal instruction dated 28.12.2021] requesting me to furnish, non encumbrances, certifying and submitting the Title cum Opinion Report about the clear and marketable title to the property mentioned above proposed to be mortgaged for securing the credit facility(s) granted/proposed to be granted to titleholder/mortgagor Sh. Deepak Chandra Joshi.



1.	Description and Area of the property proposed to be mortgaged with Specific number(s) and address of property along with boundaries and measurements.	<p>All that residential plot of land comprised in Khasra No. 36 Min, measuring 116.17 sq. meters, situated in Mauza Inderpur, Pargana Parwa Doon, District Dehradun, bounded and butted as under:-</p> <p>North by: 25 ft. wide passage, side measuring 50 ft.</p> <p>South by: Land of Sh. Rajkumar Gupta, side measuring 43 ft,</p> <p>East by: Land of others, side measuring 25 ft.</p> <p>West by: 20 ft. wide passage, side measuring 25 ft</p>
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 plot of land. The titleholder proposes to construct double storey residential house on the said plot of land on the basis of building plan no. R-1259/21-22 sanction by MDDA on 28.08.2021 and as such any conversion/declaration in respect of said land is not contemplated.
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.	Sh. Deepak Chandra Joshi S/o Sh. Bhuwan Chandra Joshi R/o Near Joshi Restaurant, Majri Mafi, Mohkampur Kalan, Dehradun is the sole & exclusive owner of the land involved in the capacity of borrower is expected to created equitable mortgage of the "said land".

(Signature)

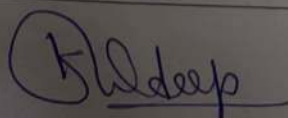
4.	Whether any minor lunatic or undischarged or insolvent in involved?	No minor, lunatic or undischarged or insolvent person is involved in respect of land detailed herein. It is confirmed that proposed mortgagor has sufficient title and have capacity to contract in respect of "said land".
5.	Whether the property is freehold or leasehold. If leasehold then period of lease and if freeholder whether Urban Land Ceiling Act applies and permission to be obtained.	Freehold land is involved which is situated within the limits of Nagar Nigam, Dehradun. Provisions of Urban Land Ceiling are not applicable. Moreover the said Act has since been repealed.
6.	Source of property i.e. self acquired or ancestral. In case ancestral then mode of succession and whether original Will/probate is available?	Self acquired land. The said land has been purchased by titleholder namely Sh. Deepak Chandra Joshi vide a sale deed dated 08.05.2020 (document no. 913).
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.	The titleholder/mortgagor is the sole & absolute owner of the land involved.
8.	Whether the mortgagor is in exclusive possession of the property or it is leased/rented out to 3 rd Party.	As reported by the titleholder that the said land in his exclusive possession.
9.	Whether the property is mutated in the municipal/revenue records & mortgagor's name is reflecting if not, the reason thereof.	Name of the titleholder/mortgagor namely Sh. Deepak Chandra Joshi is recorded in the records of Khatauni at Khata No. 115 pertaining to 1425-1430 fasli of Mauza Inderpur, Dehradun.



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 deed including link title deed(s) and other relevant document are available.	Sale deed in favour of titleholder and previously link deed are in original, Extract of Khatauni and other relevant documents are available with the titleholder/mortgagor. These documents are being fully detailed here-in-below.
12.	Whether the Advocate has personally visited the sub registrar/revenue/municipal office and examined the records.	Yes. I the undersigned personally visited in the office of Sub Registrar, Dehradun on 03.01.2022. In token of my above search I am enclosing the Receipt No. 2/38 for a sum of Rs. 100/- issued by Sub Registrar-I, Dehradun & Receipt No. 2/62 for a sum of Rs. 70/-issued by Sub Registrar-II, Dehradun both dated 03.01.2022.
13.	Whether the search is being made for the period of 30 years. If no reason thereof.	Yes. Report is based on inspection of record, in respect of period of 30 years commencing from 01.01.1991 to 02.01.2022 in the office of Sub Registrar(s), Dehradun.
14.	<p>Details of documents examined/scrutinized (this should be in chronological order with serial num/type/nature of document, date of registration details including the details of revenue/society record).</p> <ol style="list-style-type: none"> 1. Original sale deed dated 08.05.2020 executed by Sh. Sumit Singh Rawat in favour of titleholder/mortgagor namely Sh. Deepak Chandra Joshi. (Document No. 913) 2. Original gift deed dated 29.12.2017 executed by Sh. Narender Singh in favour of Sh. Sumit Singh Rawat. (Document No. 6938) 	

Deep

	<p>3. Certified copy of Release deed dated 09.10.2012 executed by Smt. Nirmala Devi in favour her two sons namely Sh. Narender Singh & Sh. Arun. (document no. 8268)</p> <p>4. Extract of Khatauni at Khata No. 115 pertaining to 1425-1430 fasli of Mauza Inderpur, Dehradun.</p> <p>5. Certified copy of Khatauni at Khata No. 13 pertaining to 1389-1394 fasli of Mauza Inderpur, Dehradun.</p> <p>6. Copy of family settlement dated 14.08.2013 entered between Shri Narendra Singh on one part and Shri Arun Kumar on second part.</p> <p>7. Copy of building plan no. R-1259/21-22 sanction by MDDA on 28.08.2021.</p>
<p>15. Tracing the chain of title in favour of the mortgagor/owner starting from the earliest documents available. The nature of documents/Deed conveying the title should be mention with description of properties along type of right it creates.</p>	<p>Revenue record reveals that in the year of 1974-75 one Sh. Satya Pal Singh S/o Sh. Nain Singh was the owner of all that plot of land comprised in Khasra No. 36 measuring 2.43 acre situated in Mauza Inderpur, Pargana Parwa Doon, Distt. Dehradun.</p>
	<p>Sh. Satya Pal Singh died leaving behind his two sons Sh. Narender Singh & Sh. Arun Singh and widow Smt. Nirmala Devi as legal heirs of the deceased. Name of the aforesaid owners were mutated by Supervisor Kanungo, Raipur, Dehradun on 25.09.2012 vide Form ५०६० ११६ Sl. No. 1. The said entry reflects in the records of Khatauni at Khata No. 115 pertaining to 1425-1430 fasli of Mauza Indepur, Dehradun.</p> <p>Smt. Nirmala Devi released her share in favour of her both sons namely Sh. Narender Singh & Sh. Arun Singh vide a Release Deed dated 09.10.2012 duly registered in the office of Sub Registrar-II, Dehradun in Book No. 1 Vol. 4435 at pages 249/258 as document no. 8268 on 09.10.2012.</p> <p>Sh. Narender Singh & Sh. Arun mutually divided the land owned by them on 14.08.2013 and land subject matter of this certificate fell in the share of Sh. Narender Singh.</p>



Sh. Narender Singh Gifted a portion of land comprised in Khasra No. 36 Min, measuring 116.17 sq. meters, situated in Mauza Inderpur, Pargana Parwa Doon, District Dehradun to his Sh. Sumit Singh Rawat vide a Gift deed dated 29.12.2017 duly registered in the office of Sub Registrar-III, Dehradun in Book No. 1 Vol. 1941 at pages 319/342 as document no. 6938 on 29.12.2017.

Name of the aforesaid owner is recorded in the records of Khatauni at Khata No. 115 pertaining to 1425-1430 fasli of Mauza Inderpur, Dehradun on the strength of an order dated 28.02.2019 passed by Naib Tehsildar, Dehradun in mutation case no. 3247/2018.

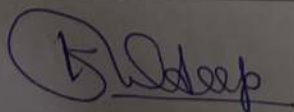
Sh. Sumit Singh Rawat sold the said land comprised in Khasra No. 36 Min, measuring 116.17 sq. meters, situated in Mauza Inderpur, Pargana Parwa Doon, District Dehradun to the titleholder namely Sh. Deepak Chandra Joshi vide a sale deed dated 08.05.2020 duly registered in the office of Sub Registrar-II, Dehradun in Book No. 1, Vol. 6947 at pages 263/286 as document no. 913 on 08.05.2020.

Name of the titleholder/mortgagor namely Sh. Deepak Chandra Joshi is recorded in the records of Khatauni at Khata No. 115 pertaining to 1425-1430 fasli of Mauza Inderpur, Dehradun on the strength of an order dated 18.11.2020 passed by Naib Tehsildar, Dehradun in mutation case no. 3415/20.

The titleholder proposes to construct double storey residential house on the said plot of land on the basis of building plan no. R-1259/21-22 sanction by MDDA on 28.08.2021.

Accordingly chain of title is complete and the mortgagor has absolute title over the said land. The said land is proposed to be mortgaged by the mortgagor namely Sh. Deepak Chandra Joshi by creating equitable mortgage in favour of Bank.

16.	Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.	No.
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17.	The final certificate of the Advocate confirming that title of the property to be mortgaged is examined by him and the same is clear and marketable.	I the undersigned Advocate on the basis of inspection of revenue records and registration offices in Dehradun head Quarter and Tehsil, hereby confirm & certify absolute title of the proposed mortgagor over the said land. The said land is free from all encumbrances and the same is clear and marketable.
18.	<p>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> <ol style="list-style-type: none"> 1. Original sale deed dated <u>08.05.2020</u> executed by Sh. Sumit Singh Rawat in favour of titleholder/mortgagor namely Sh. Deepak Chandra Joshi. (Document No. 913) 2. Original gift deed dated <u>29.12.2017</u> executed by Sh. Narender Singh in favour of Sh. Sumit Singh Rawat. (Document No. <u>6938</u>) 3. Certified copy of Release deed dated <u>09.10.2012</u> executed by Smt. Nirmala Devi in favour her two sons namely Sh. Narender Singh & Sh. Arun. (document no. 8268) 4. Extract of Khatauni at Khata No. 115 pertaining to 1425-1430 fasli of Mauza Inderpur, Dehradun. 5. Certified copy of Khatauni at Khata No. 13 pertaining to 1389-1394 fasli of Mauza Inderpur, Dehradun. <i>(Khatauni in name of Lt Satyapal Singh No Nayan Singh No Majra Maji. Satyapal Singh Father of Narender Singh)</i> 6. Copy of family settlement dated <u>14.08.2013</u> entered between Shri Narendra Singh on <u>one part</u> and Shri Arun Kumar on second part. 7. Copy of building plan no. R-1259/21-22 sanction by MDDA on 28.08.2021. 8. Undertaking from the mortgagor namely Sh. Deepak Chandra Joshi. 9. Affidavit of mortgagor namely Sh. Deepak Chandra Joshi. 10. Inspection receipt issued by Sub Registrar(s), Dehradun. 	

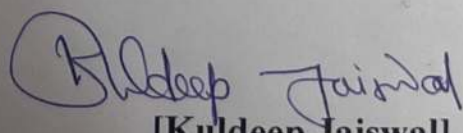
(Signature)

19.	Whether and additional formalities to be completed by the proposed mortgagor. If yes, state specifically.	No.
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There are no legal impediments for creation of the mortgage under any applicable law. In case of default, recovery proceedings can be initiated under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (54 of 2002).

Enclosure:

1. ✓ Certified copy of sale deed dated 08.05.2020 executed by Sh. Sumit Singh Rawat in favour of titleholder/mortgagor namely Sh. Deepak Chandra Joshi. (Document No. 913)
2. ✓ Certified copy of gift deed dated 29.12.2017 executed by Sh. Narender Singh in favour of Sh. Sumit Singh Rawat. (Document No. 6938)
3. ✓ Certified copy of Release deed dated 09.10.2012 executed by Smt. Nirmala Devi in favour her two sons namely Sh. Narender Singh & Sh. Arun. (document no. 8268)
4. ✓ Extract of Khatauni at Khata No. 115 pertaining to 1425-1430 fasli of Mauza Inderpur, Dehradun.
5. ✓ Certified copy of Khatauni at Khata No. 13 pertaining to 1389-1394 fasli of Mauza Inderpur, Dehradun.
6. ✓ Copy of family settlement dated 14.08.2013 entered between Shri Narendra Singh on one part and Shri Arun Kumar on second part
7. Copy of building plan no. R-1259/21-22 sanction by MDDA on 28.08.2021.
8. ✓ Undertaking from the mortgagor namely Sh. Deepak Chandra Joshi.
9. ✓ Affidavit of mortgagor namely Sh. Deepak Chandra Joshi.
10. ✓ Inspection Receipt No. 2/38 for a sum of Rs. 100/- issued by Sub Registrar-I, Dehradun & Receipt No. 2/62 for a sum of Rs. 70/- issued by Sub Registrar-II, Dehradun both dated 03.01.2022.


[Kuldeep Jaiswal]

Advocate
Kuldeep Jaiswal
Advocate