

Sanjeev Kumar Sen
ADVOCATE

OFFICE: CHAMBER NO. 1,
BLOCK NO. 5, BEHIND
S.D.M. COURT COMPOUND,
DEHRADUN – 248001

Mobile No. : 9412346561, 8449222590

To,

Date: 20-12-2022

Place: Dehradun

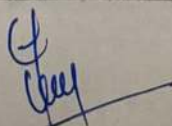
**The Branch /Senior /Chief Manager,
Bank of Baroda,
Balbir Road Branch,
Distt. Dehradun.**

Dear Sir/Madam,

Reg. : Title Opinion report certifying non encumbrance of all that residential land /property detailed in sale deed dt.22-08-1978, Sr. no.6929, property bearing municipal no. 37, Naya Gaon, Mohini Road, Distt. Dehradun, measuring area 2450 Sq. ft or 227.61 Sq. mtrs., out of which total covered area 256.90 Sq. mtrs., belonging to **Smt. Madhur Lata Pitaliya W/o Sh. Kailash Chand Pitaliya, R/o 37, Naya Gaon, Mohini Road, Distt. Dehradun, U.K. (Owner)**

I, referee to your request to me to furnish non encumbrance and certify and submit the Title cum Opinion report about the clear and marketable title to the above property to above be mortgaged for securing the credit facility(s) granted/ proposed to be granted to **Smt. Madhur Lata Pitaliya W/o Sh. Kailash Chand Pitaliya, R/o 37, Naya Gaon, Mohini Road, Distt. Dehradun, U.K. (Borrower)**

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| 1. Description and area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements. | All that residential property bearing municipal no. 37, Naya Gaon, Mohini Road, Distt. Dehradun, measuring area 2450 Sq. ft or 227.61 Sq. mtrs., out of which total covered area 256.90 Sq. mtrs., butted and bounded as under :- East : House of Sh. Nanak Chand. West : Janki Road. North : House of Sh. Pancham. South : House of Sh. Nanak Chand. Dimensions as sale deed dt.22-08-1978, Sr. no.6929. |
| 2. Nature of Property (Whether Agricultural Non - Agricultural, Commercial, residential or Industrial). If Non-Agricultural, the reference & | (Residential) Property is within the limits of Nagar Nigam, Dehradun & compounding approved building sanction |



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| ate of conversion order from the competent authority should also mentioned. | plan no. R-867/S-4/13 dt. 30-05-2015 from M.D.D.A., Dehradun. |
| 3.Name of the Mortgagor and his status in A/C (whether sole prop. Partner, Director, Karta, Trustee agent or guarantor or co-borrower | Smt. Madhur Lata Pitaliya W/o Sh. Kailash Chand Pitaliya, R/o 37, Naya Gaon, Mohini Road, Distt. Dehradun, U.K. (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. | No, minor lunatic or un-discharged insolvent is involved & mortgagor has sufficient capacity to contract. |
| 5.Whether the property is free hold of Leasehold. If Lease hold then period of lease and if Freehold Whether Urban land Ceiling Act applies and permission to be obtained. | Property is freehold. Urban Land Ceiling Act have been repealed in the state of Uttarakhand. |
| 6.Source of Property i.e. Self -acquired of Ancestral. If Ancestral then mode of Succession and Whether Original Will/Probate o is available. | Self -Acquired |
| 7. Whether the Mortgage is Co-Owner/ joint owner and / or any partition of the Property is made between the members of the family through Partition Deeds. If yes, Whether Original Registered Partition Deeds is available or it is only a family settlement. | Owner. |
| 8.Whether the Mortgager is in exclusive possession of the property Or is leased / rented out to third Party. | As per information provided by owner/ mortgager/ borrower of the property is in his/ her possession. |
| 9.Whether the property is mutated in municipal/revenue records and Mortgage's name is reflection and if not the reason thereof. | Yes the property is mutated in Nagar Nigam Records in favour of the Smt. Madhur Lata Pitaliya. |
| 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 | Original title deed is already mortgaged with the Bank of Baroda, Balbir Road |

[Handwritten Signature]

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| <p>ther relevant documents are available. Please give detailed list.</p> | <p>Branch, Distt. Dehradun.</p> |
| <p>12. Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records.</p> | <p>Yes.</p> |
| <p>13. Whether the Search is being made for the period of 30 years. If no reason thereof.</p> | <p>Yes. (30 years) (From 1992 to 2022)</p> |
| <p>14. Details of documents examined / scrutinized (Which are in chronological order with serial numbers, type / nature of document date of execution, parties, date of registration details including the details of revenue / society records etc.)</p> | <ol style="list-style-type: none"> 1. Original sale deed dt.09-08-1978, Sr. no.6929, regd. on 22-08-1978 in favour of Smt. Madhur Lata Pitaliya. 2. Copy of compounding approved building sanction plan no. R-867/S-4/13 dt. 30-05-2015 from M.D.D.A., Dehradun. 3. Copy of house tax bill/ receipt. 4. Copy of electricity bill/ receipt. |
| <p>15. Tracing of chain of title in favour of the Mortgage/ owner starting from the earliest document available. The nature of document/ Deed conveying the title should be mentioned with description of parties along with description of parties along with the type of right it creates.</p> | <p>This is to certify that I have thoroughly searched and inspected the records available in the office of the Sub Registrar Dehradun records from the year 1992 upto 29-11-2022 for last more than 30 years in respect of the said residential property bearing municipal no. 37, Naya Gaon, Mohini Road, Distt. Dehradun, measuring area 2450 Sq. ft or 227.61 Sq. mtrs., out of which total covered area 256.90 Sq. mtrs., and have found that the said property is standing in the name of Smt. Madhur Lata Pitaliya W/o Sh. Kailash Chand Pitaliya, R/o 37, Naya Gaon, Mohini Road, Distt. Dehradun, U.K.</p> <p>The name of Smt. Madhur Lata Pitaliya W/o Sh. Kailash Chand Pitaliya, R/o 37, Naya Gaon, Mohini Road, Distt. Dehradun, U.K. is recorded owner of above said property bearing municipal no. 37, Naya Gaon, Mohini Road, Distt. Dehradun, measuring area 2450 Sq. ft or 227.61 Sq. mtrs., out of which total covered area 1499 Sq. ft. or 139.26 Sq.</p> |



mtrs. since year 1978 according to sale deed dt. 09-08-1978, Sr. no.6929, regd. on 22-08-1978

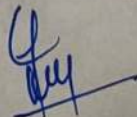
And whereas, **Smt. Madhur Lata Pitaliya W/o Sh. Kailash Chand Pitaliya**, R/o 37, Naya Gaon, Mohini Road, Distt. Dehradun, U.K. had purchased the above said property bearing municipal no. 37, Naya Gaon, Mohini Road, Distt. Dehradun, measuring area 2450 Sq. ft or 227.61 Sq. mtrs., out of which total covered area 1499 Sq. ft. or 139.26 Sq. mtrs. from **Smt. Kaushaliya Devi W/o Late Sh. Om Prakash**, R/o 71, Dhamawala Mohalla, Dehradun & **Smt. Prem Lata W/o Sh. Janeshwar Das**, R/o 6, Malviya Road, Dehradun vide sale deed dt. 09-08-1978 which is duly registered in the office of the Sub Registrar-I, Dehradun in book No. 1, Vol. 1498, on pages 172 to 181 at serial No. 6929 along with Musanna No.6930/6932 regd. on 22-08-1978.

The name of **Smt. Madhur Lata Pitaliya W/o Sh. Kailash Chand Pitaliya** has been duly mutated in Nagar Nigam records, Distt. Dehradun and got a residential compounding approved building sanction plan no. R-867/S-4/13 dt. 30-05-2015 from M.D.D.A., Dehradun for extra construction whose total covered area 256.90 Sq. mtrs.

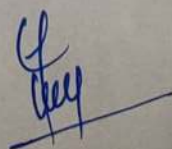
As such the borrower have a clear marketable title to the said property and they are entitled to create an equitable mortgaged by deposit of the documents mentioned in para 18 below.

16. Whether there is any doubt / suspicious about the genuines of the Original documents. If yes, then Specify.

No.

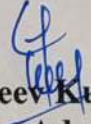


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| <p>17. The final Certificate of the Advocate confirming that title of the property's to be mortgaged is examined by him and the same is/are clear and marketable.</p> | <p>The owner has a clear marketable title to the property and the chain of title complete. The security by the way of equitable mortgage by the deposit of the Original Title Deed is a good security and the Bank interest is secured by such security the property is free from all recorded encumbrances. Original title deed is already mortgaged with the Bank of Baroda, Balbir Road Branch, Distt. Dehradun. The Bank can advance loan to the borrower and in case of the borrower fail to repay the loan, bank can enforce the collateral security and recover the loan amount, by sale of mortgage property. Bank can apply Securitization and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002.</p> |
| <p>18. List of documents to be deposited for creation of Mortgage by the mortgagor including any additional document required in addition to the documents available.</p> | <ol style="list-style-type: none"> 1. Original sale deed dt.09-08-1978, Sr. no.6929, regd. on 22-08-1978 in favour of Smt. Madhur Lata Pitaliya. 2. Copy of compounding approved building sanction plan no. R-867/S-4/13 dt. 30-05-2015 from M.D.D.A., Dehradun. 3. Copy of house tax bill/ receipt. 4. Copy of electricity bill/ receipt. 5. Search receipt no. 257/05 dt. 29-11-2022 Sub Registrar office, Dehradun. 6. Affidavit of borrower on Stamp Rs. 10/- 7. Declaration/Undertaking of borrower on Stamp Rs.100/-. |
| <p>19. Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specially in case of Flat(s) Property(s) letter, possession letter share, certificate, affidavit, power of attorney etc. is required.</p> | <p>No.</p> |



Annexure :-

1. Certified copy of sale deed dt.09-08-1978, Sr. no.6929, regd. on 22-08-1978 in favour of Smt. Madhur Lata Pitaliya.
2. Copy of compounding approved building sanction plan no. R-867/S-4/13 dt. 30-05-2015 from M.D.D.A., Dehradun.
3. Copy of house tax bill/ receipt.
4. Copy of electricity bill/ receipt.
5. Search receipt no. 257/05 dt. 29-11-2022 Sub Registrar office, Dehradun.
6. Affidavit of borrower on Stamp Rs. 10/-
7. Declaration/Undertaking of borrower on Stamp Rs.100/-.


(Sanjeev Kumar Sen)
Advocate

SANJEEV KUMAR SEN
Advocate
S.D.M. Court Compound, Dehradun.



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

₹10

e-Stamp

71010210210

Certificate No. : IN-UK17667151120159U
 Certificate Issued Date : 10-Nov-2022 06:58 PM
 Account Reference : NONACC (SV)/ uk1282004/ DEHRADUN/ UK-DH
 Unique Doc. Reference : SUBIN-UKUK128200440802085300763U
 Purchased by : SANJEEV KUMAR SEN ADVOCATE
 Description of Document : Article Miscellaneous
 Property Description : NA
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SANJEEV KUMAR SEN ADVOCATE
 Second Party : NA
 Stamp Duty Paid By : SANJEEV KUMAR SEN ADVOCATE
 Stamp Duty Amount(Rs.) : 10
 (Ten only)

सत्यमेव जयते



16267151120159U

श्रीमती दीक्षिका अग्रवाल
राम्य विक्रम सिंहासन सं०-179)
कचहरी, देहरादून

Please write or type below this line

नं० 1 जिल्द 1498 के पृष्ठ 172 /
 एंटी-फॉर्जिंग जिल्द में पृष्ठ 181 /
 69292 में नं० 69322 पर आज दिनांक 22/8/28
 को रजिस्ट्री की गई ।

फोटो कापी जाचकता

सत्यप्रतिषिद्धि
सब रजिस्ट्रार (प्रथम)
देहरादून

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.enclustamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.