

**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.
 Ch. No. - 105, Tehsil Campus, Roorkee
 Ch. No. - 366, Civil Court, Roorkee
 Ch. No. - 28, Tehsil Bhagawanpur
 Distt. Haridwar(Uttarakhand)
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 Mob. : 9411175962, 9758655609

Ref No.
TIR No. 142/2022

Date
 30.12.2022
 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 RASMECCC CUM SARC HARIDWAR
	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 RASMECCC CUM SARC HARIDWAR
	c) Name of Borrower	Shri Ashish Bhardwaj S/o Shri Hari Kishan Bhardwaj R/o H. No. 69, Moh. Kashipuri Ramnagar Roorkee Pargana & Tehsil Roorkee Distt. Haridwar.
2.	a) Name of the Unit/concern/Company/person offering the property (ies) security.	As above
	b) Constitution of the Unit/concern/ person/ body/authority offering the property for creation of charge.	Shri Ashish Bhardwaj S/o Shri Hari Kishan Bhardwaj R/o H. No. 69, Moh. Kashipuri Ramnagar Roorkee Pargana & Tehsil Roorkee Distt. Haridwar is the proposed owner of this property who will mortgage it in favor of Bank after execution & registration of sale deed in his name.
	c) state as to under what capacity is security offered(Whether as joint applicant or borrower or as guarantor, etc.	Individual borrower
3.	Complete or full description of the immovable property(ies) offered as security including the following details	A residential open plot its measuring East- 27 feet 6 Inches, West- 27 feet 6 Inches, North- 60 feet & South- 60 feet, having total area 1650 sq. feet i.e. 153.34 sq. meter Boundaries are towards East- House of unknown person, West- way 20 feet wide, North- property of unknown person & South- rest plot of Seller bearing part of old khasra No. 118 & New khasra No. 109 ख, Situated at Nand Vihar Colony Vill. Sunhera presently under limit Nagar Nigam Roorkee Pargana & Tehsil Roorkee Distt. Haridwar
	a) Survey No.	old khasra No. 118 & New khasra No. 109 ख
	b) Door/House No.(in case of House property)	No
	c) Extent/area including plinth/built up area in case of House property	NA
	d) Location like name of the place, Village, city, registration, sub District etc.	Nand Vihar Colony Vill. Sunhera presently under limit Nagar Nigam Roorkee Pargana & Tehsil Roorkee Distt. Haridwar
4.	a) Particulars of the documents scrutinized-serially and chronologically	1. Extract of khatauni Khata No. 16, belonging to khasra No. 109 ख, 1423-1428 fasli year, Village Sunhera in the Name of Shri Arvind Kumar 2. Certified Copy of present Registered Sale deed dt. 13.07.2016 regd. No. 6481, dt. 14.07.2016 executed by Shri Arvind Kumar in favor of Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri

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		Vinod Kumar Sharma 3. Extract of khatauni Khata No. 16, belonging to khasra No. 109 ख, 1429-1434 fasli year, Village Sunhera in the Name of Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma 4. Extract of Khasra No. 109 ख, 1430 fasli year, Village Sunhera in the Name of Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma 5. Certified Copy of CH-41 1405 fasli year for Khasra No. 109 ख Village Sunhera 6. Original unregistered Agreement to sale dt. 30.12.2022 executed by Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma in favor of Shri Ashish Bhardwaj (Borrower)
		b) Nature of documents verified and as to whether they are original or certified copies or registration extracts duly certified. Sl. No. Date Name/Nature of the Document -----As above-----
5.		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
		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 the Original document submitted? Yes
		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 Shri Sudhanshu Vats & Shri Rameshwar Dutt

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	Sharma & Shri Vinod Kumar Sharma (Sellers) presently available in the office of Sub Registrar Roorkee & 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?	N.A.
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 documents in respect of the property in question ?	No
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	<p>As per searches conducted for 13 (01.01.2010 to 2022) year at the office of Sub Registrar & Tehsildar Roorkee, I found that the Previously the land alongwith other belong to Shri Arvind Kumar Sharma S/o Late Shri Ram Singh R/o Vill. Mojibabad Nagal Distt. Meerut at present R/o Bairaj Colony Haridawr by way of regd. sale deed No. 787 dt. 17.02.1992 and as per revenue record khatauni Khata No. 16, belonging to khasra No. 109 ख, 1423-1428 fasli year, Village Sunhera.</p> <p>After that Shri Arvind Kumar sold the 3300 sq. feet open plot out of total land with full right to Shri Sudhanshu Vats S/o Shri Devi Dutt Sharma R/o Ramnagar Sunhera Tehsil Roorkee Distt. Haridwar & Shri Rameshwar Dutt Sharma S/o Shri Radhey Shyam Sharma R/o Vill. Pherupur Ramkheda Tehsil & Distt. Haridwar & Shri Vinod Kumar Sharma S/o Shri Ramnath R/o 319 saket Colony Muzaffarnagar through registered sale deed dt. 13.07.2016 registered in Bahi No. 1, Zild No. 3206, Page No. 345-376, Serial No. 6481, dated 14/07/2016 in the office of Sub-Registrar Roorkee and the name of Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma has been mutated in revenue record khatauni Khata No. 16, belonging to khasra No. 109 ख, 1423-1428 fasli year vide case No. 1675/15-16, order dt. 19.09.2016 in the court of Upper Tehsildar Roorkee</p>

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		<p>After that Made a new khatauni Khata No. 16, belonging to khasra No. 109 ख, 1429-1434 fasli year, Village Sunhera in the Name of Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma by revenue dept.</p> <p>The Khasra number of the above property was 118 during the consolidation process, but after the completion of the consolidation process in village Sunhra, the Khasra number 118 has been changed to the new Khasra number 109 as per CH-41</p> <p>After that Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma execute a unregistered agreement to sale dated 30.12.2022 in favor of proposed owner Shri Ashish Bhardwaj S/o Shri Hari Kishan Bhardwaj R/o H. NO. 69, Moh. Kashipuri Ramnagar Roorkee Pargana & Tehsil Roorkee Distt. Haridwar. according to above agreement to Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma is bound to sale the said property detailed in Schedule-II to Shri Ashish Bhardwaj (Borrower)</p> <p>Thus the chain of title is completed in all respect.</p>
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 right after execution of the sale deed in favor of Shri Ashish Bhardwaj (Borrower) .
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	No



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	so whether such valid permission is available.	
12	If occupancy right, whether.	Self occupied
	a) Such right is heritable and transferable.	Yes
	b) Mortgage can be created.	Equitable Mortgage
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,
14	If the property has been transferred by way of Gift/Settlement Deed, whether:	The said property is Not transferred through registered gift/Settlement Deed
	a) The Gift/Settlement Deed is duly stamped and registered;	NA
	b) The Gift/Settlement Deed has been attested by two witnesses;	NA
	c) The Gift/Settlement Deed transfers the property to Donee;	NA
	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;	NA
	e) Whether there is any restriction on the DoNor in executing the gift/settlement deed in question;	NA
	f) Whether the Donee is in possession of the gifted property;	NA
	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;	NA
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	NA
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
	(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?	NA
	(a) In case of wills, whether the will is registered	NA

Rajendra Prasad

LL.M
Bank Advocate



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	will or unregistered will?	
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	NA
	(c) Whether the property is mutated on the basis of will?	NA
	(d) Whether the original will is available?	NA
	(e) Whether the original death certificate of the testator is available?	NA
	(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.)	NA
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 having any restriction in creation of charges on such properties?	No
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 is a residential open plot on the sport.
	(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
	(c) In the case of conversion of Agricultural land	The said property is a residential open plot which

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	for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	is situated under limit of Nagar Nigam roorkee & entered abadi of Village Khasra, So No need for conversion.
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, Coastal Zone Regulations, Environmental Clearance, etc.),	No.
22	(a) Whether the property is subject to any pending or proposed land acquisition proceedings? (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?	The said property is Not involved in or subject matter of any litigation as per record, a Affidavit executed by the Mortgagor/borrower in this regard is attached.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	NA
	(c) Whether the title documents have any court seal/markings which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	No
24	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	(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) ?	N.A.
	b) iii) Whether the above search of charges	



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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.	No
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
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/	No

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	stamped/ authenticated in terms of the Law of the place, where it is executed.	
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	The said property is a residential open plot on spot
	(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, etc.;	No
	(h) Approval of building plan, permission of appropriate/local authority, etc.;	Approval of building plan is Not required
	(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
	(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-IInd in the office of Sub-Registrar Roorkee for a period of 13 years i.e. 01.01.2010- 2022 up to date and I found that the said property is free from all encumbrances.
31	The period covered under the encumbrance certificate and the name of the person in whose favor the encumbrance in 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?	N.A.
33	(a) Urban land ceiling clearance, whether required and if so, details thereon.	N.A. as the provisions of Urban Land Ceiling Act, are Not applicable in the State of Uttarakhand



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	(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	NA
34.	Details of RTC extracts/mutation extracts/khata extracts pertaining to the property in question.	Extracts of Khatauni is enclosed
35	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes, the name of Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma (Sellers) presently reflected as a owners in the revenue records
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?	The Said property is a residential open plot, So can be identified from the land khasra Number & Boundaries
	(a) Document in relation to electricity connection;	No
	(b) Document in relation to water connection;	No
	(c) Document in relation to Sales Tax Registration, if any applicable;	No
	(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 approval building plan is Not required but valuation report is 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? Property is SARFAESI compliant (Y/N)	Yes,
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	Present title deed is registered sale deed in the Name Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma

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- 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.

Ch. No. - 105, Tehsil Campus, Roorkee

Ch. No. - 366, Civil Court, Roorkee

Ch. No. - 28, Tehsil Bhagawanpur

Distt. Haridwar (Uttarakhand)

E-mail : gourav.rajendra444@gmail.com

E-mail : anurag.gupta474@gmail.com

Mob. : 9411175962, 9758655609

Ref No.....

Date.....

	of certified extracts duly certified etc. as also any precaution to be taken by the bank in this regard.	(Sellers) After execution of the Sale Deed in favor of Shri Ashish Bhardwaj (Proposed Buyer) is to be deposited in Bank.
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	N.A.
44	Additional aspects relevant for investigation of title as per local laws.	N.A.
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.	Shri Ashish Bhardwaj S/o Shri Hari Kishan Bhardwaj R/o H. NO. 69, Moh. Kashipuri Ramnagar Roorkee Pargana & Tehsil Roorkee Distt. Haridwar (Proposed Buyer)
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

Annexure-C2

Certificate of Title on the Basis of Parent deed and sale agreement in favor of the Borrower

I have examined the **Certified copies** of original Title Deed in the name **Shri Sudhanshu Vats S/o Shri Devi Dutt Sharma R/o Ramnagar Sunhera Tehsil Roorkee Distt. Haridwar & Shri Rameshwar Dutt Sharma S/o Shri Radhey Shyam Sharma R/o Vill. Pherupur Ramkheda Tehsil & Distt. Haridwar & Shri Vinod Kumar Sharma S/o Shri Ramnath R/o 319 saket Colony Muzaffarnagar** the certified copies of previous title deeds and original **Sale agreement** intended to be deposited relating to the schedule property (ies) to be offered as security by way of *Registered/ Equitable/English Mortgage and certify that the documents of title referred to in the Opinion are valid as evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created along with the original sale deed in the name of **Shri Ashish Bhardwaj S/o Shri Hari Kishan Bhardwaj R/o H. NO. 69, Moh. Kashipuri Ramnagar Roorkee Pargana & Tehsil Roorkee Distt. Haridwar** it will satisfy the requirements of creation of Registered/ Equitable Mortgage, I further certify that:

- 2 I have examined the **original/ Certified** copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors and undertake to re-examine



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Ch. No. - 28, Tehsil Bhagawanpur
Distt. Haridwar (Uttarakhand)
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E-mail : anurag.gupta474@gmail.com
Mob. : 9411175962, 9758655609

Ref No.....

Date.....

the original title deeds after completion of registration formalities and as and when produced and

- 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 **proposed** Title Holders from creating a valid Mortgage on production of the original title deeds. 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.
- Following scrutiny of Land Records/ Revenue Records and relative original/ Certified copies of Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness on the basis of the **original/** certified copies of the Title Deeds in the name of **Shri Sudhanshu Vats S/o Shri Devi Dutt Sharma R/o Ramnagar Sunhera Tehsil Roorkee Distt. Haridwar & Shri Rameshwar Dutt Sharma S/o Shri Radhey Shyam Sharma R/o Vill. Pherupur Ramkheda Tehsil & Distt. Haridwar & Shri Vinod Kumar Sharma S/o Shri Ramnath R/o 319 saket Colony Muzaffarnagar** Suspensions/ Doubt, if any, has been clarified by making necessary enquiries.
- There are No prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **01.01.2010 to 2022** pertaining to the Immovable Property/(ies) covered by above said **original/** Certified copies Title Deeds. The property is free from all Encumbrances.
- In case of second/subsequent charge in favor 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 (Delete, whichever is inapplicable).
- Minor/(s) and his/ their interest in the property/(ies) is to the extent of NIL
- The Mortgage if created **along with the original sale deed in the name of Shri Ashish Bhardwaj S/o Shri Hari Kishan Bhardwaj R/o H. NO. 69, Moh. Kashipuri Ramnagar Roorkee Pargana & Tehsil Roorkee Distt. Haridwar**, will be available to the Bank for the Liability of the Intending Borrower, **Shri Ashish Bhardwaj S/o Shri Hari Kishan Bhardwaj R/o H. NO. 69, Moh. Kashipuri Ramnagar Roorkee Pargana & Tehsil Roorkee Distt. Haridwar**.
- I certify that **Shri Ashish Bhardwaj S/o Shri Hari Kishan Bhardwaj R/o H. NO. 69, Moh. Kashipuri Ramnagar Roorkee Pargana & Tehsil Roorkee Distt. Haridwar** will have an absolute, clear and Marketable title over the Schedule property/ (ies) **after registration of the sale deed in the name of Shri Ashish Bhardwaj S/o Shri Hari Kishan Bhardwaj R/o H. NO. 69, Moh. Kashipuri Ramnagar Roorkee Pargana & Tehsil Roorkee Distt. Haridwar**. I further certify that the above **original/** certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds **including sale deed in the name of Shri Ashish Bhardwaj** and the said Mortgage would be enforceable.
- In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of the following title deeds/ documents would create a valid and enforceable mortgage (**Specify original/ Certified**):-
- There are No legal impediments for creation of the Mortgage on production of above title deeds, the certified/**original** copies of which I have examined under any applicable Law/ Rules in force.
- It is certified that the property is SARFAESI Compliant.

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

30-Dec-2022

प्रस्तुतकर्ता या प्रार्थी का नाम

राजेन्द्र प्रसाद 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 इलेक्ट्रॉनिक शुल्क

0.00

4 निरीक्षण या तलाश शुल्क

65.00

5 मुद्दतारनामा 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

30-Dec-2022

Application No 8,384

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, रुडकी, प्रथम

Place : Roorke

Dated : 30.12.2022

Submitted by

RAJENDRA PRASAD
 Bank Advocate
 Ch. No.- 105, Reg. No.-7310/01
 Tehsil Compus, Roorkee (Haridwar)
 Mob: 9719242951

Rajendra Prasad

LL.M
Bank Advocate



ओम्

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Ch. No. - 366, Civil Court, Roorkee

Ch. No. - 28, Tehsil Bhagawanpur

Distt. Haridwar(Uttarakhand)

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BANK PANEL LAWYER

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- Uttarakhand Gramin Bank
- Axis Bank
- Distt. Co-Operative Bank
- Mob. : 9719242951

Ref. No.....

Date.....

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

1. Extract of khatauni Khata No. 16, belonging to khasra No. 109 ख, 1423-1428 fasli year, Village Sunhera in the Name of Shri Arvind Kumar
2. Certified Copy of present Registered Sale deed dt. 13.07.2016 regd. No. 6481, dt. 14.07.2016 executed by Shri Arvind Kumar in favor of Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma
3. Extract of khatauni Khata No. 16, belonging to khasra No. 109 ख, 1429-1434 fasli year, Village Sunhera in the Name of Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma
4. Extract of Khasra No. 109 ख, 1430 fasli year, Village Sunhera in the Name of Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma
5. Certified Copy of CH-41 1405 fasli year for Khasra No. 109 ख Village Sunhera
6. Original unregistered Agreement to sale dt. 30.12.2022 executed by Shri Sudhanshu Vats & Shri Rameshwar Dutt Sharma & Shri Vinod Kumar Sharma in favor of Shri Ashish Bhardwaj (Borrower)
7. Affidavit of Borrower
8. Inspection Receipt No 251/53 Dated 30.12.2022 issued by Sub Registrar office Roorkee.

SCHEDULE OF THE PROPERTY/IES

A residential open plot its measuring East- 27 feet 6 Inches, West- 27 feet 6 Inches, North- 60 feet & South- 60 feet, having total area 1650 sq. feet i.e. 153.34 sq. meter **Boundaries are towards** East-House of unknown person, West- way 20 feet wide, North- property of unknown person & South- rest plot of Seller bearing part of old khasra No. 118 & New khasra No. 109 ख, **Situated at Nand Vihar Colony Vill. Sunhera presently under limit Nagar Nigam Roorkee Pargana & Tehsil Roorkee Distt. Haridwar**

Place : Roorkee

Dated : 30.12.2022

Submitted by
RAJENDRA PRASAD
Bank Advocate
Ch. No.- 105, Reg. No.-7310/01
Tehsil Campus, Roorkee (Haridwar)
Mob: 9719242951

उद्देश्यता उद्देश्यता

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[illegible]

Ch. No. 105 Reg. No. 7310101
Tehsil Campus, Rohtak (Haryana)
Mob. 9719212951



BHULEKH
Uttarakhand

भाषा चुने Change



NOTE : डाटा उपलब्ध ना होने पर डिजिटल हस्ताक्षरित होने तक प्रतीक्षा करें।

खाता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : सुनहरा	परामा : (रूडकी)	तहसील : रूडकी	जनपद : हरिद्वार	फसली वर्ष : 1429-1434	भाग : 1	खाता संख्या : 00016
खतरेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान	भौतिक अधिकार का वर्ष	खसरा संख्या	क्षेत्रफल (हे.)	अंश	रिजिस्ट्री	
श्रेणी : 1-क / भूमि जो संक्रमणीय अधिकार वाले भूमिधारों के अधिकारों को						
अमरिन्द कुमार / राम सिंह / मोजिबुल्लाह नाल बि.सेठ	प. 1405फ	109ख	0.0780			
जगराम / गोविन्द / मल्लवपुर						
वीणा शर्मा / फनी राम मोहन शर्मा / नि. 113 सरस्वती सोनी मार्ग देवदूत						
चन्द्रमोहन / अजीत सिंह / नि. मलेमपुर राजपुतान						
मनोज कुमार / सतपाल सिंह / शेरपुर						
मेघनाथ / रघुवीर सिंह / सालियर सालहापुर						
राममोहन शर्मा / अलमराम शर्मा / 113 सरस्वती सोनी मार्ग देहरादून						
सुधांशु वर्मा / देवीदत्त शर्मा / नि. श्यामनगर सुनहरा रूडकी						
राधेश्वर दत्त शर्मा / राधेश्याम शर्मा / नि. फेरपुर रामखेडा पर0						

Disclaimer: उक्त ऑनलाइन मात्र अवलोकनार्थ है, तहसील कम्प्यूटर केन्द्र से उद्घरण की प्रमाणित प्रति प्राप्त की जा सकती है।

Data Updated Upto: Thu Dec 08 16:10:33 IST 2022

Technical Support By: National Informatics Center, Uttarakhand State Unit, Dehradun.

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RAJENDRA KUMAR
Ch. Sec. Dist. Office, Dehradun
Dist. Office, Dehradun
Mobile: 9713912931



खता विवरण (अप्रमाणित प्रति)

NOTE: डाटा उपलब्ध ना होने पर डिजिटल हस्ताक्षरित होने तक प्रतीक्षा करें।

ग्राम का नाम : सुनहरा	परगना : (रूडकी)	तहसील : रूडकी	जनपद : हरिद्वार	फसली वर्ष : 1423-1428	भाग : 1	खता संख्या : 00016	दिप्पनी
खतदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान	भौमिक अधिकार का वर्ष	खसरा संख्या	क्षेत्रफल (हे.)	आदेश			
श्रेणी : 1-क / भूमि जो सड़कमधीय अधिकार वाले भूमिधारो के अधिकारमे हो							
अरविन्द कुमार / राम सिंह / मौजीबाद नागल जि.भेठ	पू.1405फ.	109ख	0.0780	1424फ0 न्यायालय अपर तहसीलदार रूडकी बाद स0 1675/15-16 /19.09.16 को आदेश हुआ कि खसरा नं0 109ख/0.0780हे0 के अपने भाग मे से 0.0307हे0 (307.69 वर्गमी0) भू-स0 स0 1.70 से विभेक्ता अरविन्द कुमार शर्मा पुर स्व0 राम सिंह शर्मा निवासी ग्राम व डाक मौजीबाद नागल जिला भेठ हल			
जगराम / गोविन्द / मलबपुर				निवासी बैराज कालोनी मायापुर हरिद्वार का नाम खारिज करके केला सुपार्शु वरस पुर देवीदल शर्मा निवासी श्यामनगर सुनहरा रूडकी व रामेश्वर दल शर्मा पुर राधेश्याम शर्मा निवासी फेरुपुर रामछेडा पर0 ज्वालापुर व विनोद कुमार शर्मा पुर रामनाथ शर्मा निवासी 319 सोबेल कालोनी मु0नगर का नाम			
चन्दमोहन / अजीत सिंह / नि. सलेमपुर राजपूतान				द्वारा बैनामा रजि0 स0 6481/14.07.16 अंकन 19,00,000/- से बदले स0भूमिधर अंकित हो। ह0र0क0/19.09.16			
मनोज कुमार / सतपाल सिंह / शेरपुर							
मेघनाथ / रघुवीर सिंह / सालियर साल्हापुर							
राममोहन शर्मा / आत्माराम शर्मा / 113 सरस्वती सोनी मार्ग देहरादून							

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3206
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Data Updated Upto: Thu Dec 08 15:45:24 IST 2022

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गांव नुनहरा

परगना

मंडली

तहसील

हार्द कंडली

जिला

हरिद्वार

नई संख्या	क्षेत्रफल	पुरानी संख्या	क्षेत्रफल	नयी खाता खतोनी संख्या	पिछले बन्दोबस्त की भूमि श्रेणी (Soil Class)	सिचाई का साधन	विशेष विवरण
१	२	३	४	५	६	७	८
१०३	०.०६१	१२०मि	०.०६१	११६	जंगल चहारम		१०८
१०४	०.०६१	१२०मि	०.०६१	११७	जंगल चहारम		१०९
१०५	०.०६१	१२०मि	०.०६१	५८	जंगल चहारम		११०
१०६	०.०९६	११८मि	०.०९६	१८८	जंगल सोमम		१११
१०७	०.५१४	११८मि	०.४५०	६४	जंगल सोमम	टपूवेल	६०
१०८	०.०४२	११८मि	०.०४२	६४	जंगल सोमम	असिंचित	६०
१०९	०.१२६	११८मि	०.१२६	६३	जंगल सोमम		५८
११०	०.०६८	११८मि	०.०६८	३८	जंगल सोमम		५८
१११	०.०६०	११८मि	०.०६०	२५	जंगल चहारम	सरकारी टपूवेल	२४
११२	०.१८८	११८मि	०.१८८	६६	जंगल चहारम	सरकारी टपूवेल	२४
११३	०.०६६	११८मि	०.०६६	१५६	जंगल चहारम	सरकारी टपूवेल	२४
११४	०.१८२	११८मि	०.१८२	८०	जंगल चहारम	सरकारी टपूवेल	८४
११५	०.०६६	११८मि	०.०६६	१८६	जंगल चहारम	सरकारी टपूवेल	८४
११६	०.०५८	११८मि	०.०५८	२००	जंगल चहारम		८४
११७	०.०९०	११८मि	०.०९०		जंगल चहारम		८४
११८	०.०८०	११८मि	०.०८०		जंगल चहारम		८४



RAJENDRA PRASAD
Bank Advocate
Reg. No. 7310/01
Muz. No. 10951

प्रार्थना पत्र नं. १५९५
प्रार्थना पत्र दि. ०७-१२-२०२२
नियम का विवरण नं. १२
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कलक्टर हरिद्वार
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