

Sanjeev Gupta

ADVOCATE

Office: 198, Patiala House Court, New Delhi- 110001

211-A (Ground Floor), Shastri Nagar, Geeta Colony, Delhi-110031

Mob. No. 9811154597, 9667560775, Office No.9818533277

E-mail: advsgupta73@gmail.com.

ANNEXURE - V

CERTIFICATE

REFERENCE NO....

ENTRY SERIAL NO.NIL /REGISTER NO.1 OF YEAR 2023

(Counsel to give serial no. to the certificate as entered in register of
Searches maintained by him)

DATE:24/01/2023

The AGM / *Chaitanya Kumar / DGM*

Punjab National Bank

BO: MCC, Sector-01, Noida Branch,
Noida (U.P).

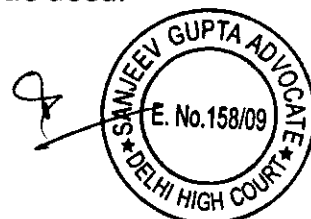
Opinion on investigation of title and obtaining of Search Report in respect of A Leasehold Residential Plot, bearing Plot No. 48, area measuring 450 Sq. Mtrs, Block-B, Situated at Sector-71, Noida, Distt. Gautam Budh Nagar (U.P).

Belonging to M/S Kailash Health Care Ltd.

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed. I hereby certify that the registration particulars - number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/ Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed.



Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANYOTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed here to, conducted by me, for the period from 01/01/1992 to 20/01/2023 disclose encumbrances as stated therein.

I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder:

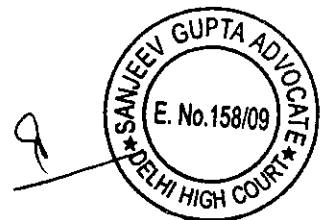
- (a) Name of lender- Not Applicable
- (b) Date of opinion & reference no. (If any)
- (c) Remarks – Not Applicable

I find no defects in the title of the person offering mortgage: -

I hereby certify that M/S Kailash Heath Care Ltd. have got a clear, valid and marketable title over the above said property as per Regd. Transfer Deed cum Sale Deed dated 02/07/2022 and he/she/they is/are competent to Mortgage the said property in favour of Bank.

The valid Equitable Mortgage can be created by deposit of the following Original title deeds.

1. Original Allotment Letter issued by Noida Authority in favour of Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy dated 19/01/2004.
2. Original NOC for Mortgaging the Plot issued by Noida Authority in favour of HSBC Bank Ltd. Delhi on 31/03/2004.



3. Original Regd. Lease Deed executed by Noida Authority in favour of Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy on 01/10/2004, duly Regd. as Document No.6104/6105, entered in Book No. 1, Volume No. 571, on Pages 847/872, Regd. on 01/10/2004, with the office of S.R.I, Noida (UP).
4. Original Possession Order issued by Noida Authority in favour of Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy on 08/10/2004.
5. Original Possession Certificate issued by Noida Authority in favour of Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy on 19/10/2004.
6. Original Transfer Memorandum issued by Noida Authority in favour of M/S Kailash Healthcare Limited on 01/07/2022.
7. Original Regd. Transfer Deed Cum Sale Deed executed by Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy in favour of M/S Kailash Healthcare Limited on 02/07/2022, duly Regd. as Document No.4190, entered in Book No. 1, Volume No. 11368, on Pages 365/388, Regd. on 02/07/2022, with the office of S.R., Gautam Budh Nagar.
8. Original Mutation Letter issued by Noida Authority in favour of M/S Kailash Healthcare Limited on 23/08/2022.
9. Copy of Sanctioned building plan.
10. Original Mortgage Permission from Noida Authority in favour of Bank.
11. Latest Electricity Bill.

Note: -Bank should verify Physical possession of the said property and same has not been tenanted or possession has been part with to anybody.



- Encl: 1. Special Report
2. Chain of Title
3. Search Report
4. Inspection Slip

Sanjeev Gupta

ADVOCATE

Office: 198, Patiala House Court, New Delhi- 110001

211-A (Ground Floor), Shastri Nagar, Geeta Colony, Delhi-110031

Mob. No. 9811154597, 9667560775, Office No.9818533277

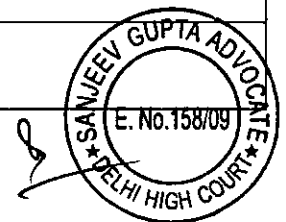
E-mail: advsgupta73@gmail.com,

ANNEXURE – IV

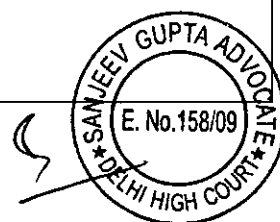
SPECIAL REPORT ON TITLE

Reg: A Leasehold Residential Plot, bearing Plot No. 48, area measuring 450 Sq. Mtrs., Block-B, Situated at Sector-71, Noida, Distt. Gautam Budh Nagar (U.P) Belonging to M/S Kailash Heath Care Ltd.

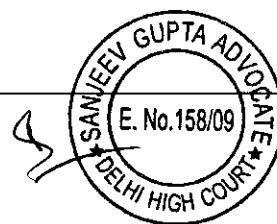
	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A.	PARTICULARS	
1.	Name of the Borrower with address	M/S Kailash Healthcare Limited.
2.	Name of the person offering Mortgage with parentage / constitution and address:	M/S Kailash Healthcare Limited.
3.	Details of the property to be mortgaged	A Leasehold Residential Plot, bearing Plot No. 48, area measuring 450 Sq. Mtrs, Block-B, Situated at Sector-71, Noida, Distt. Gautam Budh Nagar (U.P).
	As per title deed ---	M/S Kailash Healthcare Limited.
	As per present- --	M/S Kailash Healthcare Limited.
	INVESTIGATIONS	
1.	Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration	As per "Annexure-A"
2.	whether certified copies have been obtained from the Registrar 's office	Yes



3.	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	No
4.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes,
5.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes.
6.	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	No
7.	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes.
8.	Whether the property has been mutated in the name of the person offering the mortgage?	Yes (In Noida Authority Record).
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes, As per Bank Guidelines.
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes).	No



11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No
12.	Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Not Required Property in question is Leasehold and Lease period is 90 years from the date of Allotment Letter of builder dated 19/01/2004.
13.	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Company ownership.
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	Yes
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	N/A
16.	In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	Mortgage permission is required from Noida Authority in favour of Bank
17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	As per Clauses of PTM.
18.	Whether copy of title deed favoring lessor (other than Govt.) is made available to examine the validity of the lease?	N/A
19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	N/A



20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	N/A
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N/A
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	N/A
23.	Whether the mortgaged property is enforceable under SARFAESI Act – 2002.	YES, THE SUBJECT PROPERTY IS ENFORCEABLE UNDER SARFAESI ACT-2002.

DATE: 24/01/2023

PLACE: Delhi



Sanjeev Gupta

ADVOCATE

Office: 198, Patiala House Court, New Delhi- 110001

211-A (Ground Floor), Shastri Nagar, Geeta Colony, Delhi-110031

Mob. No. 9811154597, 9667560775, Office No.9818533277

E-mail: advsgupta73@gmail.com.

Annexure V-B

SEARCH REPORT

Account: - M/S Kailash Health Care Ltd.

BO: MCC, Sector-01, Noida Branch, Noida (U.P).

Search report relates to searches made in:

a) Sub Registrar Office: Sub Registrar Office Noida, Distt. Gautam Budh Nagar (U.P).

b) Registrar of Companies. Not Applicable

c) Courts. Not Applicable

d) Other offices :

a) Office of the Co-operative Society. Not Applicable

b) _____ Development Authority. Not Applicable

(DDA/HUDA/and the like)

e) Any other documents

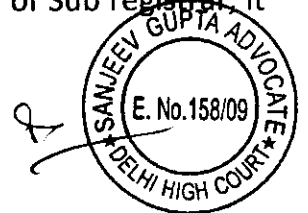
i) Receipt for payment of Municipal Taxes etc.

1. Sub Registrar /Registrar of Assurance Office

The encumbrance certificate was obtained from the Sub Registrar Office Noida, Distt. Gautam Budh Nagar (U.P) for the period of 30 Years from 1992 to 2023 and the same disclosed following encumbrances (Certificate enclosed):

a) Not Applicable

(If there is no system of issue of encumbrance certificate in the office of Sub registrar, it be stated accordingly)



भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

समिति/संस्था संदर्भ प्रथम

क्रम संख्या 2023146001583

गौतम बुद्ध नगर

लेख या प्राथमिक पत्र प्रस्तुत करने का दिनांक 20/01/2023

प्रस्तुतकर्ता या प्रार्थी का नाम संजीव गुप्ता

उसका पता/संस्था 1992 वर्ष से 2023 वर्ष तक

प्रतिपक्ष की प्रतिक्रिया

1. निवेदन/प्रतिक्रिया शब्द
2. प्रतिनिधित्व/प्रतिक्रिया शब्द
3. निवेदन या तलाश शब्द
4. प्रत्यक्ष के अधिप्राप्ति करने लिए शब्द
5. समीक्षा शब्द
6. विनिर्देश
7. निर्देश/प्रतिक्रिया

1 से 6 तक का योग

100

लेख/प्रतिक्रिया करने का दिनांक

20/01/2023

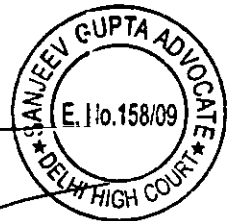
दिनांक जब लेख प्रतिनिधि या तलाश

20/01/2023

प्रमाण पत्र वापस करने के लिए वेबसाइट

प्रतिक्रिया/प्रतिक्रिया के प्रस्ताव

SUB REGISTRAR - 1
NOIDA (G. B. NAGAR)



2. Besides obtaining encumbrance certificate from the Sub Registrar, personal search was carried out by me for the purpose. Inspection was made on 20/01/2023 for the period from 01/01/1992 to 20/01/2023 at the following sub Registrar / offices: -

- a) Sub Registrar Office Noida, Distt. Gautam Budh Nagar (U.P).

The search report disclosed the followings encumbrances: -

3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: -

The search made out in the office of Registrar of the companies disclosed:

ROC	INFORMATION
Report Attached	As per ROC, M/S KAILASH HEALTHCARE LTD had taken loan from State Bank Of India, Punjab National Bank, Oriental Bank OF Commerce.

4. Inspection of court records disclosed:

(This may detail Suit pending, Decrees, Attachment before Judgment, Injunction, Appointment of Receiver, Appointment of Liquidator)

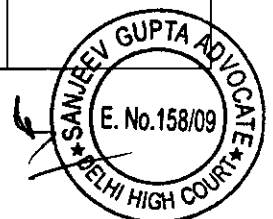
Name of court	Date of order	Nature of order
NA	NA	NA

5. Searches made / Inspections carried out in the following offices disclosed :

Office	Date of Search/Inspection	Information
Sub Registrar Office Noida, Distt. Gautam Budh Nagar (U.P).	20/01/2023	OK

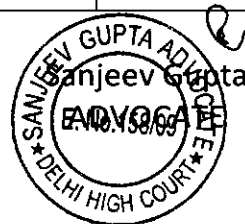
6. A study of the following documents disclosed:

Details of Documents Perused	Information
1. Copy of Allotment Letter issued by Noida Authority in favour of Mrs. Latika Kumari Panigrahy W/o Mr. Shyam	



Sunder Panigrahy dated 19/01/2004.

2. Copy of NOC for Mortgaging the Plot issued by Noida Authority in favour of HSBC Bank Ltd. Delhi on 31/03/2004.
3. Copy of Regd. Lease Deed executed by Noida Authority in favour of Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy on 01/10/2004, duly Regd. as Document No.6104/6105, entered in Book No. 1, Volume No. 571, on Pages 847/872, Regd. on 01/10/2004, with the office of S.R.I, Noida (UP).
4. Copy of Possession Order issued by Noida Authority in favour of Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy on 08/10/2004.
5. Copy of Possession Certificate issued by Noida Authority in favour of Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy on 19/10/2004.
6. Copy of Transfer Memorandum issued by Noida Authority in favour of M/S Kailash Healthcare Limited on 01/07/2022.
7. Copy of Regd. Transfer Deed Cum Sale Deed executed by Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy in favour of M/S Kailash Healthcare Limited on 02/07/2022, duly Regd. as Document No.4190, entered in Book No. 1, Volume No. 11368, on Pages 365/388, Regd. on 02/07/2022, with the office of S.R., Gautam Budh Nagar.
8. Copy of Mutation Letter issued by Noida Authority in favour of M/S Kailash Healthcare Limited on 23/08/2022.



CHAIN OF TITLE

The Property in question was originally acquired by New Okhla Industrial Development Authority (Noida Authority), under land Acquisition Act.

Thereafter, Noida Authority had given allotment of A Leasehold Plot No. 048, Block-B, area measuring 450 Sq. Mtrs, situated at Sector-71, Noida, Distt. Gautam Budh Nagar (U.P) in the name of Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy through Allotment Letter On 19/01/2004.

Thereafter, Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy had taken NOC for Mortgaging the Plot from Noida Authority in the name of HSBC Bank Ltd. Delhi on 31/03/2004.

Thereafter, Noida Authority had executed Regd. Lease Deed for the above said plot in the name of Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy on 01/10/2004, duly Regd. as Document No.6104/6105, entered in Book No. 1, Volume No. 571, on Pages 847/872, Regd. on 01/10/2004, with the office of S.R.I, Noida (UP).

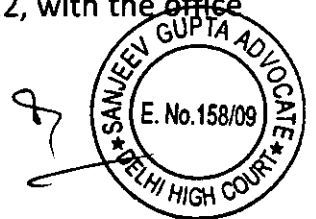
Thereafter, Noida Authority had issued Possession Order in the name of Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy on 08/10/2004.

Thereafter, Noida Authority had issued Possession Certificate in the name of Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy on 19/10/2004.

Thereafter, Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy had constructed the above said plot after getting sanctioned building plan from Concerned Authority/Noida Authority.

Thereafter, Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy had taken Transfer permission from Noida Authority for transfer the above said plot in the name of M/S Kailash Healthcare Limited through Transfer Memorandum on 01/07/2022.

Thereafter, Mrs. Latika Kumari Panigrahy W/o Mr. Shyam Sunder Panigrahy had executed Regd. Transfer Deed cum Sale Deed for the above said plot in the name of M/S Kailash Healthcare Limited on 02/07/2022, duly Regd. as Document No.4190, entered in Book No. 1, Volume No. 11368, on Pages 365/388, Regd. on 02/07/2022, with the office of S.R., Gautam Budh Nagar.



Thereafter, M/S Kailash Healthcare Limited got mutated the above said Plot in his own name from Noida Authority through Mutation Letter on 23/08/2022.

