AMARJEET SINGH

ADVOCATE

Office:-Ch.No.-13 New Building Civil Court Ghazlabad

> Bank's Panel Advocate

Mobile No: 9015030540

To, The Branch Manager, Punjab National Bank Branch- Chandra Nagar, Ghaziabad.

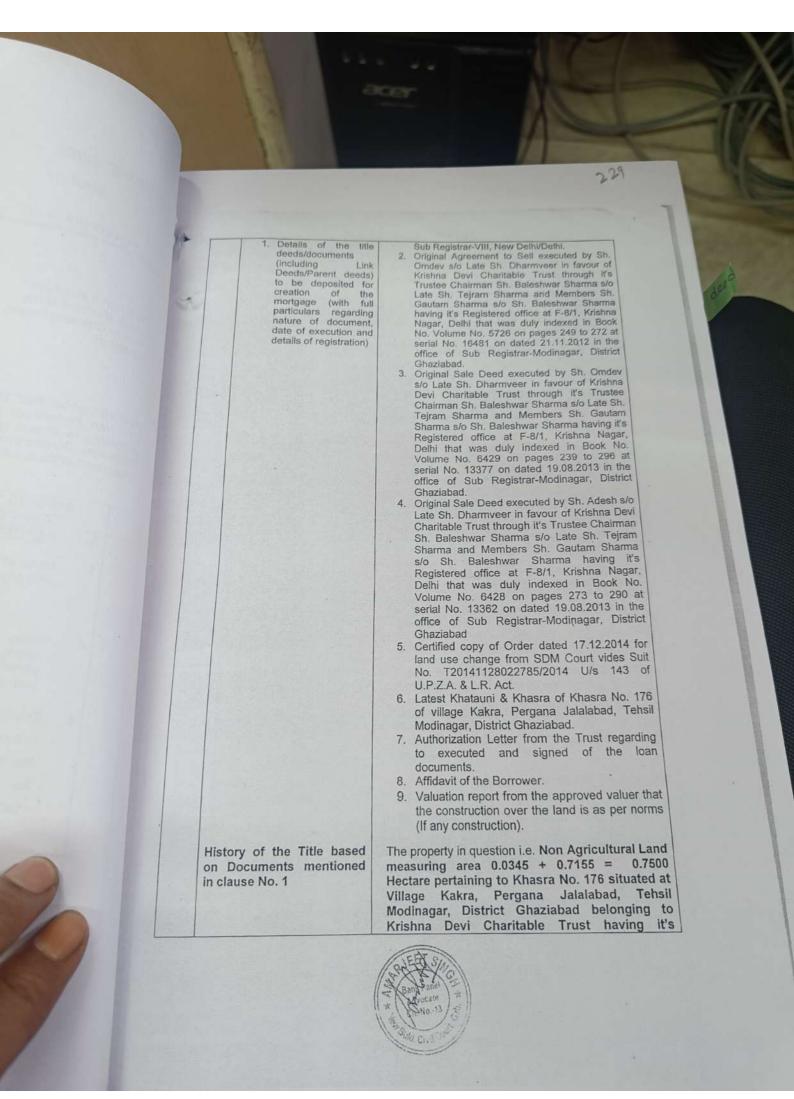
Date-10.03.2016

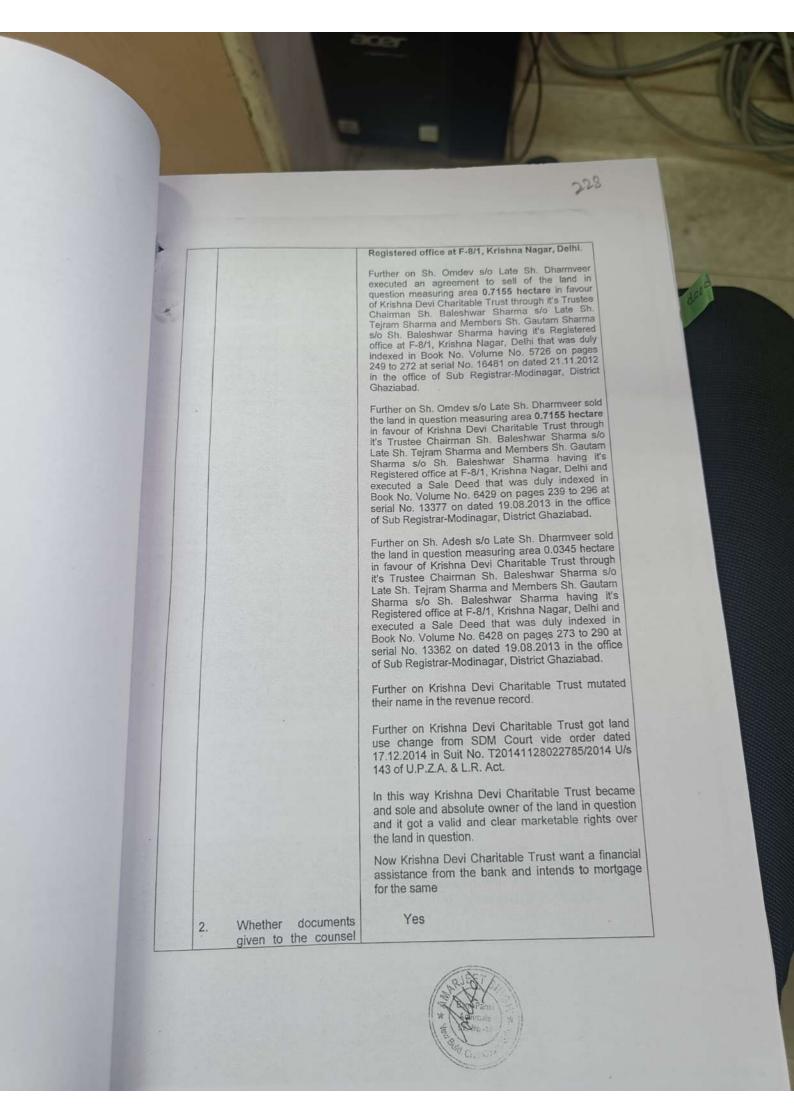
SPECIAL REPORT ON TITLE

REG:-SEARCH REPORT /NON-ENCUMBERANCE CERTIFICATE IN RESPECT OF: Non Agricultural Land measuring area 0.0345 + 0.7155 = 0.7500 Hectare pertaining to Khasra No. 176 situated at Village Kakra, Pergana Jalalabad, Tehsil Modinagar, District Ghaziabad belonging to Krishna Devi Charitable Trust having it's Registered office at F-8/1, Krishna Nagar, Delhi.

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A.	PARTICULARS	
1.	Name of the Borrower with address:	Krishna Devi Charitable Trust having it's Registered office at F-8/1, Krishna Nagar, Delhi. (Borrower/Purchaser).
2.	Name of the person offering Mortgage with parentage/constitution and address:	above
3.	Details of the property to be mortgaged As per title deed. As per present Position	Non Agricultural Land measuring area 0.0345 + 0.7155 = 0.7500 Hectare pertaining to Khasra No. 176 situated at Village Kakra, Pergana Jalalabad, Tehsil Modinagar, District Ghaziabad belonging to Krishna Devi Charitable Trust having it's Registered office at F-8/1, Krishna Nagar, Delhi which is bounded as:-
В.	INVESTIGATIONS	East: As per site, West: As per site North: As per site, South: As per site. 1. Attested copy of Turst Deed dated 29.11.2007 that was duly indexed in Book No. IV Volume No. 2574 on at serial No. 7530 in the office of







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are original* one or more copies of documents?(*Counsel should examine original documents only and if any of the documents in original is not shown, the details of the document be given with reasons thereof)

- Whether documents given as original title deeds raise any doubt or suspicion?
- 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?
- 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?
- 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?
- 7. Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from

Originals are verified from vender herein and search has been conducted in the concerned Sub-Registrar office and after obtaining the certified copy of the latest sale deed ,undersigned came to the conclusion that the original of Title deeds raise no doubt or Suspicion.

Yes, the registration particulars number & date and page particulars as given in the title deed shown to undersigned with the particulars as stated in the records of the registrar's office.

Yes, the registration particulars number & date and page particulars as given in the title deed shown to undersigned with the particulars as stated in the Second Copy kept in registrar's office.

Yes, the photographs of parties as affixed in title deed tally with the photograph seen in the second copy kept in registrar's office.

Yes, contents as given in the title deed Tally verbatim with the as stated in the Second Copy kept in registrar's office.



- Ihe registrar's office? If not, variations be specified. What is its effect?
- 8. Whether the property has been mutated in the name of the person offering the mortgage?
- 9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?
- 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 purposes).
- 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).
- 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?
- 13. Whether the property is ancestral/ or under joint ownership or the

Yes.

In view of the above undersigned is of the view that since the house is Residential therefore the Securitization Act is applicable and Equitable Mortgage can be done.

No. there is no bar under any local law for creation of the mortgage of the property to be mortgaged.

No. there is no restrictions regarding sale of the property to mortgaged.

Not Applicable.

Not Applicable



minor is having interest in the property? If so, its effect thereof.

- 14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?
- 15. Whether Urban Land Ceiling Act is applicable in the State where the property is located?
- 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?

What is the rate of sharing of unearned income with lessor, in the event of sale of the property?

Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?

Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.

17. 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

Not Applicable

Not Applicable

No, Freehold Rights property, Mortgagor is not required Mortgage permission from Ghaziabad Development Authority Ghaziabad in favour of Bank.

Yes.

Yes.

Yes.

N/A.



show that no dues are outstanding to the Income Tax Department?		
18. In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N/A	
19. 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.)	No	

DATE: 10-03-2016

PLACE: Ghaziabad

Yours sincerely 10312011

AMARJEET SINGH

Advocate

AMARJEET SINGH

ADVOCATE



Office:-Ch.No.-13 New Building Civil Court Ghaziabad

Bank's Panel Advocate

Mobile No: 9015030540

Date-10.03.2016

To, The Branch Manager, Punjab National Bank Branch-Chandra Nagar Ghaziabad.

CERTIFICATE

REG:-SEARCH REPORT /NON-ENCUMBERANCE CERTIFICATE IN RESPECT OF: Non Agricultural Land measuring area 0.0345 + 0.7155 = 0.7500 Hectare pertaining to Khasra No. 176 situated at Village Kakra, Pergana Jalalabad, Tehsil Modinagar, District Ghaziabad belonging to Krishna Devi Charitable Trust having it's Registered office at F-8/1, Krishna Nagar, Delhi.

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-Modinagar, District Ghaziabad 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 /seen in the title deed tally with records of office of Sub-Registrar-Modinagar, District Ghaziabad.

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-Modinagar, District Ghaziabad.

- Attested copy of Turst Deed dated 29.11.2007 that was duly indexed in Book No. IV Volume No. 2574 on at serial No. 7530 in the office of Sub Registrar-VIII, New Delhi/Delhi
- 2. Original Agreement to Sell executed by Sh. Omdev s/o Late Sh. Dharmveer in favour of Krishna Devi Charitable Trust through it's Trustee Chairman Sh. Baleshwar Sharma s/o Late Sh. Tejram Sharma and Members Sh. Gautam Sharma s/o Sh. Baleshwar Sharma having it's Registered office at F-8/1, Krishna Nagar, Delhi that was duly indexed in Book No. Volume No. 5726 on pages 249 to 272 at serial No. 16481 on dated 21.11.2012 in the office of Sub Registrar-Modinagar, District Ghaziabad.



Authorization Letter from the Trust regarding to executed and signed of the loan

Affidavit of the Borrower,

Valuation report from the approved valuer that the construction over the land is as per norms (if any construction).

The search report of which is annexed hereto, conducted by me, in the Sub-Registrar-Modinagar, District Ghaziabad vide Receipt No 14 Dated 10.03.2016 from 2003 to 2016 as well as the certified Copy of the Latest Sale Deed has also been obtained by me (enclosed herewith).

I have not given /have given opinion earlier on investigation of title relating to the same property.

equitable mortgage, it will satisfy the requirements of creation of equitable mortgage. The following person/s should be present personally (along with identity proof) to deposit the original title deeds with your Bank / Branch for creation of equitable mortgage. From the said mortgage, the interest of the Bank is secured and Borrowers / Mortgager) personally present trough it's authorized signatory (along with identity proof) and deposits the title deeds in original, with intention to create Agricultural Land measuring area 0.0345 + 0.7155 = 0.7500 Hectare pertaining to Khasra No. 176 situated at Village Kakra, Pergana Jalalabad, Tehsil Modinagar, District Ghaziabad belonging to Krishna Devi Charitable Trust having it's Registered office at F-8/1, Krishna Nagar, Delhi. If Krishna Devi Charitable Trust (Intended hereby certify that Krishna Devi Charitable Trust having it's Registered office at F-8/1, Krishna Nagar, Delhi has a clear, valid and marketable title over the above said Non safeguarded.

AMARJEET BINGH Advocate Yours Singere

Encl: 1. Special Report

2. Chain of Title

3. Certified Copy of Sale Deed Dated-19.08.2013(846/2016)

4. Certified Copy of Sale Deed Dated-18.08,2013(847/2016)

4. Search Report

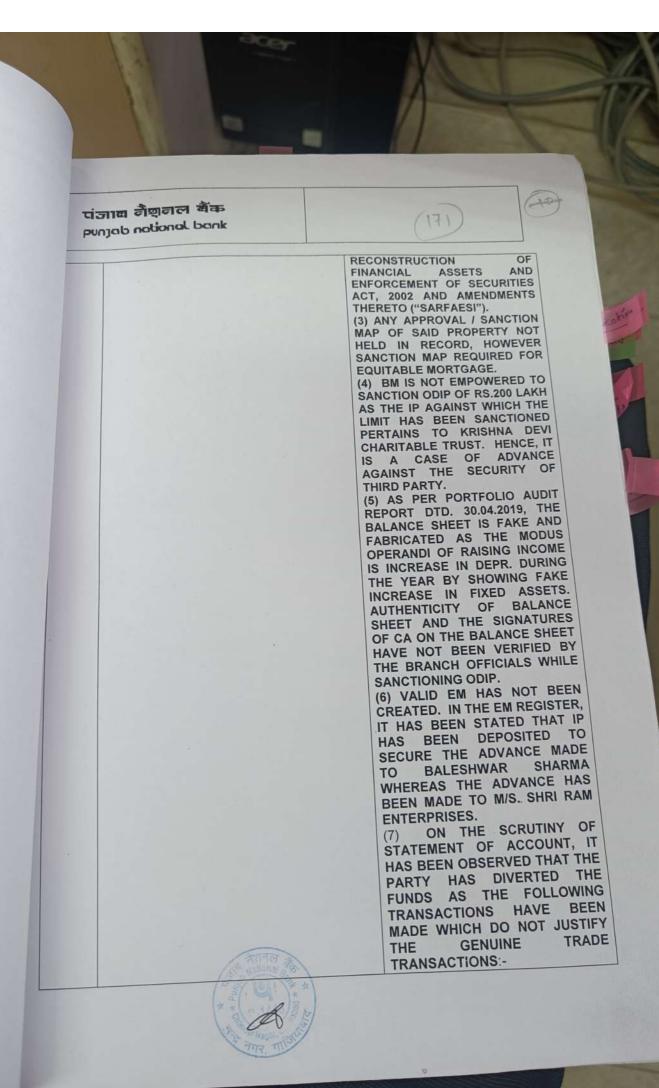
Search receipt- 14 Dated-10.03.2016

पंजाब वैञ्चल बैंक punjab national bank

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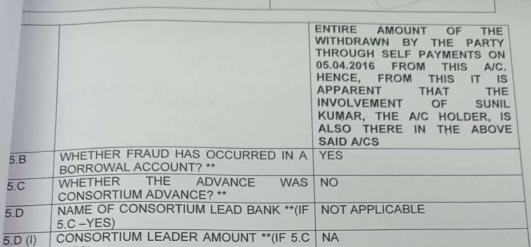
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ART A.	FRAUD REPORT	
7.	NAME OF THE BANK	PUNJAB NATIONAL BANK
	EDMIS REF. NO.	
THE STATE OF	TIP I AIL 3 OF THE DRAINGH	0304060
\	BRANCH CODE **(BSR NO. ALLOTTED BY	0301662
A		
-	NAME OF THE BRANCH	CHANDER NAGAR
.B		M/S SHREE RAM ENTERPRISE
I.A (I)	(SUSPECTED/ACTUAL) **	PROPERTOR OU DAI FOUNAR
	(000)	PROPRIETOR- SH. BALESHWAR
		SHARMA (37)
		TO A STATE PROPERTY
12.5	NAME OF ACCOUNT **	M/S SHREE RAM ENTERPRISE
1.A (II)	NAME OF ACCOUNT	THE COUNTY D
		(PROPRIETOR- SH. BALESHWAR
		SHARMA)
	OF TI	HE MANUFACTURING AND TRADING
	NAME OF ACTIVITY	TE WATON AS
4.B	PERPETRATOR **	BAPPS0274N
		ACDICIII IIIKAL LOIS
4.C	PAN OF PERPETRATION WHERE T	
5.A	AREA OF OFLICTION	
J., .	FRAUD HAS OCCURRED **	VILLAGE MODI NAGE
		JALALABAD MODI NACA
		OF KRISHNA DEVI CHARITAB
		OF KRISHNA DEVI CHARLEST AS PER NEC REPO
		TRUST . AS PER NEC (NEC) DATED 22.06.2020 OF APPROV
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		DATED 29/11/2019 VIDE BUS
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		NO 229 TO 258 DOCUMENT 13830 IN THE OFFICE OF 13830 IN THE MODI
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पंजाब गैश्गल मैंक punjab national bank A NO. OF CASH PAYMENTS HAVE BEEN MADE IN THE A/C I.E RS.25 LAKH ON 16.03.2016, RS.25 LAKH ON 16.03.2016, RS.25 LAKH ON 17.03.2016, RS.15 LAKH ON 17.03.2016, RS.15 LAKH TO ASHOK ON 19.03.2016, RS.20 LAKH ON 21.03.2016; ON 30.03.2016 A SUM OF RS.4.55 LAKH, ON 30.03.2016 A SUM OF RS.20.54 LAKH, ON 31.03.2016 A SUM OF RS.19.51 LAKH, HAVE BEEN TRANSFERRED TO SB A/C NO. 3947000100075574 OF ARCHANA SHARMA. - FURTHER, A SUM OF RS.24 LAKH WAS TRANSFERRED TO A/C NO. 1443000110956860 OF SUNIL KUMAR ON 31.03.2016 (8) IT IS TO ADD HERE THAT A/C NO. 1443000110956860 IN THE NAME OF SUNIL KUMAR DEPICTS THE **FOLLOWING** TRANSACTIONS ON 31.03.2016 FROM THE ODIPICC AICS OF THE MENTIONED PARTIES:-8.50 LAKH FROM RS. ASHOKA; 4.00 LAKH FROM RS. CHITRANSH; RS.24.00 LAKH FROM SHREE RAM ENTERPRISES; RS. 7.50 LAKH FROM DAV INFRATECH; RS. 4.90 LAKH FROM SACHIN; RS. 6.00 LAKH FROM A C ENGG.; RS. 5.00 LAKH FROM A C ENGG.; RS. 9.00 LAKH FROM A C ENGG.

पंजाब नैश्नाल बैंक punjab national bank



S. NO.	BANK NAME **	CONSORTIUM MEMBER AMOUNT **	SHARE %
1		Þ	
2	NA		-
3			1
4			
	CONSORTIUM ADVANCE-SUM		

6. A	NATURE OF FRAUD **	DOCUMENTARY CHEATING: PARTY HAS SOLD THE MORTGAGED PROPERTY
6. B	TYPE OF FRAUD **	SERIOUS: PARTY HAS SOLD THE MORTGAGED PROPERTY
6. C	WHETHER COMPUTER IS USED IN COMMITTING THE FRAUD? **	CANNT SAY
6. D	IF YES, DETAILS **	NA •
7. A	TOTAL AMOUNT INVOLVED	RS 201.75LAKH
7. B	AMOUNT FROZEN **	NA
8. A	DATE OF OCCURRENCE **	16.03.2016
8. 3	DATE OF DETECTION **	22.06.2020