

Deepak Mengwal

B.Sc , LL.M, P.G.D in Human Rights (I.L.H.R., New Delhi)

Advocate

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near Main Gate, C.J.M. Court
Court Compound, Dehradun,
Uttarakhand. India.

CERTIFICATE

APPENDIX-VI

Date 11.03.2023

To,

The Chief Manager,
Punjab National Bank,
Rajpur Road, Dehradun, UK.

SUB: Opinion and Investigation of Title and obtaining of Search Report in respect of all that Land Khata No. 01263 (old khata No. 206) (fasli year 1424-1429) bearing khasra No.2099 min area measuring 202 Sq. Mtrs., situated at Mauza Shankarpur Hakumatpur, Pargana Pachhwadon, Tehsil Vikasnagar, District Dehradun, U.K.

Belonging to:- **Sh. Rajendra Kumar son of Sh. Munshi Ram Residence of House No. 304, Khurbura Mohalla, Dehradun, U.K.**

Dear Sir,

As requested, I have conducted the legal investigation of the title and searched the records in the office of the Sub Registrar, Dehradun 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 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 the Sub-Registrar, Dehradun of assurance as well as certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certified that the photograph of previous owner and of intendnig mortgagor affixed / seen in the title deed tally with records **Sub-Registrar, Vikasnagar, Dehradun** 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 records of **Sub- Registrar, Vikasnagar, Dehradun** of assurances and also from the records of other appropriate authorities.

1. Certified copy of Sale deed serial No. 2599 on dated 17.04.2006.
2. Copy of Khatauni Khata No. 01263 (fasli year 1424-1429).
3. Copy of Punrikshit Khasra and Khatauni.

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 ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions. However it is made clear that my report is based on the searches may before the Sub-Registrar Office. I have not physically verified the property at site which may be demarcated and verified only by the Revenue Authorities.

The search report of which is annexed hereto, conducted by me, for the period of 01.01.2010 to till date vide receipt attached with the report. Certified copy of the Transfer Deed is enclosed herewith and thereby undersigned came to the conclusion that No. Encumbrance has been found in respect of the above mentioned property.

I have not given opinion earlier on investigation of title relating to the same land/property as detailed under :-

- A) Name of Lender :NIL
- B) Date of Opinion & reference no. (if any) : NIL
- C) Remarks : NIL

I find following defects/ no defects in the title of the person offering mortgage.

I hereby certify that Sh. Rajendra Kumar son of Sh. Munshi Ram Residence of House No. 304, Khurbura Mohalla, Dehradun, U.K. has a clear, valid and marketable title over the above said property and he is competent to create an equitable mortgage in favour of the Bank.

The valid mortgage can be created by deposit of the following original title deeds. The said title deeds are genuinely registered and are not duplicate or fake as observed by me :-

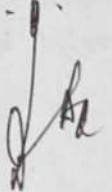
(Given hereunder details of title deeds which are required to be deposited to create equitable mortgage).

1. Original Sale deed serial No. 2599 on dated 17.04.2006.

Enc:

- 1- Special Report
- 2- Chain of Title
- 3- Certified copy of title deeds
- 4- Search report
- 5- Affidavit

Your's Sincerely



(Deepak Mengwal)
Advocate

SPECIAL REPORT ON TITLE

Opinion and Title Investigation and Special Report in respect all that Land Khata No. 01263 (old khata No. 206) (fasli year 1424-1429) bearing khasra No.2099 Min area measuring 202 Sq. Mtrs., situated at Mauza Shankarpur Hakumatpur, Pargana Pachhwadon, Tehsil Vikasnagar, District Dehradun, U.K.

Belongs to:- **Sh. Rajendra Kumar son of Sh. Munshi Ram Residence of House No. 304, Khurbura Mohalla, Dehradun, U.K.**

Aspects to be considered

A. PARTICULARS		Counsel's Statement	
1	Name of the borrowers with address	Sh. Rajendra Kumar son of Sh. Munshi Ram Residence of House No. 304, Khurbura Mohalla, Dehradun, U.K.	
2	Name of the person offering mortgage with parentage/ constitution & address.	Sh. Rajendra Kumar son of Sh. Munshi Ram Residence of House No. 304, Khurbura Mohalla, Dehradun, U.K.	
3	Details of the plot of property to be mortgaged: As per Title Deed As per present Position	<u>SCHEDULE OF THE PROPERTY</u> All that Land Khata No. 01263 (old khata No. 206) (fasli year 1424-1429) bearing khasra No.2099 Min area measuring 202 Sq. Mtrs., situated at Mauza Shankarpur Hakumatpur, Pargana Pachhwadon, Tehsil Vikasnagar, District Dehradun, U.K. Same	
B INVESTIGATION			
1.	Brief Details of the Title Deeds/document Scrutinized :- 1. Certified copy of Sale deed serial No. 2599 on dated 17.04.2006. 2. Copy of Khatauni Khata No. 01263 (fasli year 1424-1429). 3. Copy of Punrikshit Khasra and Khatauni.		
2	Whether certified copies have been obtained from the Registrar's office.	:	Yes
3	Whether documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion ?	:	Yes, the document in hand is compared with the certified copy and the documents do not given raise to any doubt and suspicion.
4	Whether the registration particular number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the certified copy as obtained from 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 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?	:	Yes

	Whether the contents 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
	Whether the property has been mutated in the name of the person offering the mortgage ?	:	Yes
	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated ?	:	Yes
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 purpose).	:	No,
11	Where 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, the property situated within the limits of MDDA, Dehradun.
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?	:	No.
13	Whether the property is ancestral / or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	:	No
14	Whether the property to be mortgaged has been acquired under Property Acquisition Act 1894?	:	No
15	Whether urban Land Ceiling Act is applicable in the State where the property is located?	:	No
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?	:	N.A.
17	What is the rate of sharing of unearned income with Lessor, in the event of the sale of the property?		N.A.
18	Whether the copy of the title deed favouring 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?	:	Not related to me.
21	In respect of agriculture Land, whether Land is declared surplus or under consolidation of holding?	:	No

Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor?

(Copies of revenue records are submitted to the Bank while submitting the certificate of Title Investigation).

Whether the mortgaged property is enforceable under SARFAESI Act -2002.

:

Copy enclosed

Yes

Date : 11.03.2023

Your's Sincerely



(Deepak Mengwal)
Advocate

Search report

ANNEXURE-VI A

ount:- Sh. Rajendra Kumar son of Sh. Munshi Ram Residence of House No. 304, Khurbura Mohalla,
Dehradun, U.K.

O: PNB, Rajpur Road,
Dehradun, UK.

SEARCH REPORT RELATES TO SERACHES MADE IN :

- a) Sub- Registrar Office:-
- b) Registrar of Companies. : NA.
- c) Courts : NA.
- d) Other Offices : NA.
- a) Office of the Co-operative Society : NA
- b) _____ Development Authority : NA.
- e) Any other Documents :
 - 1) Receipt for payment of Municipal Tax etc. : NA.

1. Sub Registrar / Registrar of Assurance Office.

If there is no system of issue of encumbrance certificate to private parties in the office of Sub Registrar, Vikasnagar, Dehradun.

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

- 2. Personal Serach was carried out by me for the purpose. Inspection was made on 01.01.2010 to for the period from to till date at the office of Sub-Registrar/office, Vikasnagar, Dehradun.
The Search report disclosed the followings encumbrances:- NIL
- 3. The ownership of the property being of a company, search was conducted in the following offices of the Registrar of companies: - NA
The search made out in the office of the sub Registrar of Companies disclosed :-

ROC	Information
N.A.	N.A.

4. Inspection of Court Records disclosed :-

(This may detail suit pending, Decrees, Attechement before judgment Injucnction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of order	Nature of order
No litigation is pending regarding the property to be mortgaged as per affidavit of the mortgager.		

Search made/inspectoins carried out in the following offices disclosed:


Office	Date of search/Inspection	Information
Sub Registrar, Vikasnagar, Dehradun	27.02.2023	No recorded encumbrances has been found.

6. A Study of the following document disclosed :-

Details of documents perused	Information
As Per Chain of Title And Special Report on Title.	All the documents were properly registered over there.

Defects noticed are indicated in the certificate given by me.

Your's Sincerely



(Deepak Mengwal)
Advocate

Office:
Plot No. 1
Near Main Gate, C.J.M. Court
Court Compound, Dehradun,
Uttarakhand, India.

CERTIFICATE OF NON ENCUMBRANCE

The Chief Manager,
Punjab National Bank,
Rajpur Road, Dehradun, U.K.

It is certified that on careful inspection of the available index registers, as indexed up to the date in the office of the Sub Registrar, Vikasnagar, Dehradun for the last 13 years commencing from 2010 till date, no recorded encumbrances has been found in respect of the property mentioned here-in-below.

SCHEDULE OF THE PROPERTY

All that Land Khata No. 01263 (old khata No. 206) (fasli year 1424-1429) bearing khasra No.2099 Min area measuring 202 Sq. Mtrs., situated at Mauza Shankarpur Hakumatpur, Pargana Pachhwadoon, Tehsil Vikasnagar, District Dehradun, U.K.

Name and Address of the Present Owner/ mortgagee:

Sh. Rajendra Kumar son of Sh. Munshi Ram Residence of House No. 304, Khurbura Mohalla, Dehradun, U.K.

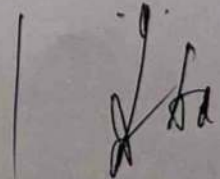
Title Verification:

- All that khasra and other khasras situated at Mauza Shankarpur Hakumatpur, Pargana Pachhwadoon, Tehsil Vikasnagar, District Dehradun, U.K. recorded in the name of Sh. Hukum Singh son of Sh. Ghasi and others since the fasli year 1384 i.e. 1977.
- Sh. Hukum Singh son of Sh. Ghasi executed a sale deed dated 17.04.2006. (area measuring 202 Sq. Mtrs.) in favour of Sh. Rajendra Kumar son of Sh. Munshi Ram and duly registered in the office of the Sub-Registrar, Dehradun in book No. 1 volume 633 on page 9 Addl. File book No. 1 Volume 699 page 521 to 532 at serial No. 2599 dated 17.04.2006.
- After the purchase the name of Sh. Rajendra Kumar son of Sh. Munshi Ram have been duly mutated in revenue records.
- Whereas as per affidavit file by the present owner, he is in peaceful, continuous and uninterrupted possession of the scheduled land Since the date of its purchased/acquisition and the scheduled land is not involved or subject matter of any litigation which is pending or concluded.

As such the chain of title of the scheduled land is complete.

Regarding Encumbrance:-

I have personally and carefully inspected the legible index registers as indexed upto the date in the office of the Sub Registrar, Vikasnagar, Dehradun on inspection on these registers as index upto the date, no encumbrance has been found in respect of the property mentioned hereinabove.



confirm and certify that:-

1. I have searched the relevant available records with regards to the immovable land/property which is intended to be mortgage in the office of the sub Registrar, Vikasnagar, Dehradun and I further verified the marketable title of the present owner on the basis of inspection of record.
2. I have searched the relevant available records and on the basis of such search, the mortgaged has clear, legal marketable title of the said immovable land/property.
3. I further certify that the documents tendered by the borrower/mortgagor of the purpose of creation of mortgage/charge/security are genuine and original documents of title to the said immovable property.

Conclusion & Opinion

Thus on the basis of all the documents referred to hereinabove and further on the basis of information derived from inspection of the available and legible index registers as indexed up to the date, and in my opinion, that the borrower has a clear marketable title over the said property and the same shall be free from all charges, liens and encumbrances and he will be entitled to create equitable mortgage in favour of the Bank by deposit of original title deed and it will be a good security for the bank and the said property can be proceeded under the provisions of SARFAESI Act.

Encls: As above.

Your's sincerely



(Deepak Mengwal)
Advocate

खता विवरण (अप्रमाणित प्रति)

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

ग्राम का नाम : शंकरपुर हनुमन्पुर	पराना : (पहुंचाई)	तहसील : विकासनगर	जनपद : देहरादून	फसली वर्ष : 1424-1429	भाग : 1	खता संख्या : 01263	टिप्पणी
खतियार का नाम / मिला परी संश्लोक का नाम / निवास स्थान	भौतिक अधिकार का वर्ष	खसरा संख्या	क्षेत्रफल (हे.)	अदेश			
श्रेणी : 1-क / भूमि जो सड़कमार्गीय अधिकार वाले भूमिधारो के अधिकारमे हो							
राजेन्द्र कुमार / मुन्शीराम / खुडबुडा मोहल्ला दे.दून	1420फ.से	2099 मि.	0.0202				
योग		1	0.0202				

Disclaimer: ऊक्त डेटा केवल अनुरोधकर्ता के द्वारा प्रमाणित प्रति प्राप्त की जा सकती है।

Data Updated Upto: Mon Mar 06 16:31:13 IST 2023

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सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

₹10

e-Stamp

Certificate No. : IN-UK40692316747180V
Certificate Issued Date : 11-Mar-2023 01:17 PM
Account Reference : NONACC (SV)/ uk1203204/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK120320487326298883338V
Purchased by : RAJENDRA KUMAR
Description of Document : Article 4 Affidavit
Property Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : RAJENDRA KUMAR
Second Party : NA
Stamp Duty Paid By : RAJENDRA KUMAR
Stamp Duty Amount(Rs.) : 10
(Ten only)

सत्यमेव जयते



VIJAY KUMAR AGGARWAL
STAMP VENDOR
Court Compound, DEHRADUN

Pe below this line

IN-UK40692316747180V



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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 reader

AFFIDAVIT

Before the Chief Manager, Punjab National Bank, Rajpur Road, Dehradun, Uttarakhand.
Sh. Rajendra Kumar son of Sh. Munshi Ram Residence of House No. 304, Khurbura Mohalla,
Dehradun, U.K.

.....Deponent

We/I, the above named deponent do hereby solemnly affirm and declare as under:

1. That the deponent is the owner and in possession of the property given in Schedule hereunder and no other person has any share or right in the said property and she /he is entitled to deal with the said property as his/her likes.
2. That the deponent has not created any mortgage, charges or encumbrances on the property described in schedule. The said property is free from all charges, liens, demands, claim and encumbrances. No adverse claims of any kind exist against the said property. The deponent has not received any notice of any intended or compulsory acquisition of the said property.
3. That the deponent has also not received any notice or information and the said property is not reserved for any particular purpose either from the State Govt. or Central Govt. or any public sector, corporation or society.
4. That the deponent possesses the original title deed and has not deposited the sale deed with any person financial institution or corporation including Bank whatsoever as by way of security, equitable mortgage, charge, lien or trust.
5. That the said property is not subject matter of legal proceedings. There is no attachment before or after any judgment pertaining to the said property.
6. That the deponent has not entered into agreement or received any advance for sale of the said property from anyone.
7. That the deponent do hereby undertake that until such time as the deponent do not obtain a written clearance certificate from the bank, the deponent will not transfer by way of sale, mortgage or create encumbrance on the property or concern in the creation of execution which may in any way effect the security of the bank and the deponent will not transfer or handover possession of the same to any person to any manner. The deponent will not do anything which shall or will endanger the security of the Bank.

SCHEDULE OF THE PROPERTY

All that Land Khata No. 01263 (old khata No. 206) (fasli year 1424-1429) bearing khasra No.2099 Min area measuring 202 Sq. Mtrs., situated at Mauza Shankarpur Hakumatpur, Pargana Pachhwadon, Tehsil Vikasnagar, District Dehradun, U.K.

.....Deponent

VERIFICATION:

I, the above named deponents do hereby verify that the contents of the above affidavit from para No. 1 to 7 and schedule of property true of our personal knowledge and belief.

Verified on this the 11th day of March 2023 at Dehradun.

.....Deponent



This affidavit

Shri. Rajender Singh Negi

who is identified by Shri

at Dehradun on

(Rajender Singh Negi)
Advocate & Notary, Dehradun