

Kuldeep Singh Bhandari
Advocate

Office: Chamber No. 77,
New Building, First Floor,
Opp. Barr Association,
Court Compound, Dehradun.
Contact No. : 9412030689

Reference No. 22118.....

Date: 17-12-2018

To,

The Chief Manager,
Punjab National Bank
Retail Branch, Dehradun.

SUPPLEMENTARY TITLE/ VERIFICATION REPORT

Reg.: All that land entered as Khata no. 122 (For the fasli year 1394-1399)
Khasra no. 1/1 M area 0.6872 Hect. or 6872 Sq. Mtrs. situated at
Mauza Central Hope Town, Pargana Pachwa Doon, Tehsil
Vikasnagar, Distt. Dehradun

Sir,

This Supplementary N.E.C. is being issued in continuance to the
Supp. NEC issued by **Panel Advocate** by me on dated **28-03-2017**
regarding the verification of title, one account of below mentioned property.
I have inspected the concerned record in the office of **Sub-Registrar Vikas**
Nagar for the period **from 28-03-2017 to 17-12-2018** till date. No recorded
encumbrances have been found in respect of the property mentioned
hereinafter **EXCEPT ALREADY MORTGAGE IN PNB, DEHRADUN.**

Description of the Property

All that land entered as Khata no. 122 (For the fasli year 1394-1399) Khasra no. 1/1 M area 0.6872 Hect. or 6872 Sq. Mtrs. situated at Mauza Central Hope Town, Pargana Pachwa Doon, Tehsil Vikasnagar, Distt. Dehradun bounded and butted as under:


East : Road
West : Property of SIEL
North: Property of SIEL
South: Road and Plot No. D-9

Name and address of the owner of the property :-

As the present owner M/s Jindal PE-X Tubes (P) Ltd. through its authorized person Shri Arvind Jindal (Director) acquired and purchased the aforesaid property M/s Sara Industrial Estate Ltd. through its Director Shri Sumit Dhawan S/o Shri V.K. Dhawan by virtue of Sale deed dated 25-10-2005 duly registered in the office of Sub-Registrar Vikasnagar in book no. 1 Vol. 02 Page 485 A.D.F.B.No. 1 Vol. 616 Page 591 to 600 at Sr. no. 6575 on dated 25-10-2005.

M/s Jindal PE-X Tubes (P) Ltd. through its authorized person Shri Arvind Jindal (Director) has clear, absolute, marketable and transferable rights and title over the aforesaid property.

Regarding Encumbrances :-

I have personally and carefully inspected the index register as made available to me in the office of Sub-Registrar, Dehradun upto date and on inspection of Registrar, no adverse entry has been found regarding the property under verification. 

Inspection fee receipt is being filed herewith.


Documents required for the creation of Equitable Mortgage :

Affidavit executed by M/s Jindal PE-X Tubes (P) Ltd. through its authorized person Shri Arvind Jndal (Director) Other relevant documents described in the Main NEC issued by **Panel Advocate**.

Enclosed:-

1. Receipt of inspection issued by S.R. Vikas Nagar.

Yours Faithfully,


(K.S. Bhandari)
Advocate

Kuldeep Singh Bhandari

Advocate

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Contact No. : 9412030689

Date: 28-03-2017


Ref. No.

The Asst. Gen. Manager,
Punjab National Bank,
Yamuna Colony Branch,
Dehradun

SPECIAL REPORT ON TITLE

REGARDING: SEARCH REPORT / NON-CUMBRANCE CERTIFICATE IN RESPECT OF
All that land entered as Khata no. 122 (For the fasli year 1394-1399) Khasra no. 1/1 M area 0.6872 Hect. or 6872 Sq. Mtrs. situated at Mauza Central Hope Town, Pargana Pachwa Doon, Tehsil Vikasnagar, Distt. Dehradun.

ASPECT TO BE CONSIDERED	COUNSEL'S STATEMENT
A- PARTICULARS	
1. Name of the borrowers with address	M/s Jindal PE-X Tubes (P) Ltd. having its registered office at 803 Vikram Tower, Rajendra Palace, New Delhi through its authorized person Shri Arvind Jndal (Director)
2. Name of the owner with parentage/constitution and address.	M/s Jindal PE-X Tubes (P) Ltd. having its registered office at 803 Vikram Tower, Rajendra Palace, New Delhi through its authorized person Shri Arvind Jndal (Director)
3. Details of the property to be mortgaged : As per title deed - As per present position -	All that land entered as Khata no. 122 (For the fasli year 1394-1399) Khasra no. 1/1 M area 0.6872 Hect. or 6872 Sq. Mtrs. situated at Mauza Central Hope Town, Pargana Pachwa Doon, Tehsil Vikasnagar, Distt. Dehradun bounded and butted as under: East: Road West: Property of SIEL North: Property of SIEL South: Road and Plot No. D-9
B - INVESTIGATIONS	
1. Brief Details of the Title deeds/ documents scrutinized	1. Original Sale deed registered at Sr. no. 6575 on dated 25-10-2005 executed by M/s Sara Industrial Estate Ltd. in favour of M/s Jindal PE-X Tubes (P) Ltd. on dated 25-10-2005 duly registered in the office of Sub-Registrar Vikasnagar in book no. 1 Vol. 02 Page 485 A.D.F.B.No. 1 Vol. 616 Page 591 to 600 at Sr. no. 6575 on dated 25-10-2005 <i>with certified copy of the same.</i> 2. Certified copy of Sale deed registered at Sr. no. 1656


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- on dated 29-03-2004 executed by Shri Kamal Kishore in favour of M/s Sara Industrial Estate Ltd. on dated 29-03-2004 duly registered in the office of Sub-Registrar Vikasnagar in book no. 1 Vol. 02 Page 64 A.D.F.B.No. 1 Vol. 410 Page 307 to 316 at Sr. no. 1656 on dated 29-03-2004.
3. Copy of khatauni of Khata no. 122 (For the fasli year 1394-1399).

History of the Title based on Documents mentioned in Clause No.

Whereas the present owner M/s Jindal PE-X Tubes (P) Ltd. through its authorized person Shri Arvind Jindal (Director) acquired and purchased the aforesaid property M/s Sara Industrial Estate Ltd. through its Director Shri Sumit Dhawan S/o Shri V.K. Dhawan by virtue of Sale deed dated 25-10-2005 duly registered in the office of Sub-Registrar Vikasnagar in book no. 1 Vol. 02 Page 485 A.D.F.B.No. 1 Vol. 616 Page 591 to 600 at Sr. no. 6575 on dated 25-10-2005.

And whereas above named M/s Sara Industrial Estate Ltd. purchased the aforesaid land from Shri Kamal Kishore S/o Shri Tulsi through attorney holder Shri Omkar Nath Agarwal S/o Late Shri Bihari Lal vide sale deed dated 29-03-2004 duly registered in the office of Sub-Registrar Vikasnagar in book no. 1 Vol. 02 Page 64 A.D.F.B.No. 1 Vol. 410 Page 307 to 316 at Sr. no. 1656 on dated 29-03-2004.

That the name of present owner have been duly mutated in the revenue records.

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|----|--|--|
| 2. | Whether documents given to the counsel are original one or more copies of documents ? | Yes |
| 3. | Whether documents given as original title deeds raise any doubt or suspicious? | Xerox are verified from concerned Sub-Registrar Office and Serch has been conducted there and after obtaining the certified copy of the latest Sale deed, undersigned came to the conclusion that the Xerox copy of the Title Deed given raises no doubt or suspicion. |
| 4. | Whether the particulars of registration also given in the title deed shown to the counsel tally with the particulars as stated in 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 records of the registrar's office. |
| 5. | Whether the registration particulars and dated and page particulars as given in the title deed tally with the particulars as stated in records of the registrar's office? | Yes, the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the Second copy kept in the registrar's office. |
| 6. | Whether the photographs of the parties affixed in the conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the 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. |

Fuldeep Singh Bhandari
Advocate

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.

the contents as stated in the Second copy kept in the registrar's office.

8. Whether the property has been mutated in the name of the person offering the mortgage?

YES

9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated.

THE PROPERTY IS ALREADY MORTGAGED IN HDFC BANK, DELHI AND ORIGINAL TITLE DEED HAS NOT BEEN SHOWN BY ME BECAUSE THE ORIGINAL DEED IS ALREADY MORTGAGE IN HDFC BANK DELHI AND THE E.M. CAN BE CREATED AFTER OBTAINING NO DUES FROM HDFC BANK.

10. Whether there is any bar under any local law for creation of mortgage of the property to be mortgaged?

No

11. Where there are restrictions regarding sale of the property to be mortgaged?

No

12. Whether all the approvals, clearance/sanctioned required for creation of the mortgage have been obtained? If not obtained, what are such sanction/ approvals and clearances yet to be obtained.

Not Applicable

13. Whether the property is ancestral/or under joint ownership or the minor is having interest in the property. If so its effect thereof.

Not Applicable

14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894.


Not Applicable

15. Whether Urban Land Ceiling Act is applicable in the State where the property is located.


Not Applicable

16. In case of lease hold property whether permission/NOC from the Lessor is required for creation of mortgage. Whether permission of the Lessor/NOC is obtained.

Not Applicable


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17.	What is the rate of sharing unearned income with Lessor in the event of the sale of the property?	Confirmed from the Borrower.
18.	Whether copy of the title deed favouring Lessor is made available to examine the validity of the lease.	Not Applicable
19.	Whether terms and conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Not Applicable
20.	Whether the permission of the Income Tax Authorities/ Assessing Officer is required under the provisions of the 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.	As per the physical Verification of the property, nothing evident as such.
21.	In respect of the agricultural land whether land is declared surplus or under consolidation of holdings.	Not Applicable
22.	Whether certified copies of revenue records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor.	THE PROPERTY IS ALREADY MORTGAGED IN HDFC BANK, DELHI.


 (K.S. Bhandari)
 Advocate

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Contact No. : 9412030689

Date: 28-03-2017

The Asst. Gen. Manager,
Punjab National Bank,
Yamuna Colony Branch,
Dehradun

CERTIFICATE

Reg: All that land entered as Khata no. 122 (For the fasli year 1394-1399) Khasra no. 1/1 M area 0.6872 Hect. or 6872 Sq. Mtrs. situated at Mauza Central Hope Town, Pargana Pachwa Doon, Tehsil Vikasnagar, Distt. Dehradun..

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 the Sub-Registrar Vikasnagar.

I further certify that the photographs of previous owner, affixed/seen in the title deed tally with records of Sub-Registrar, **Dehradun**.

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 Sub-Registrar Vikasnagar :-

1. Original Sale deed registered at Sr. no. 6575 on dated 25-10-2005 executed by M/s Sara Industrial Estate Ltd. in favour of M/s Jindal PE-X Tubes (P) Ltd. on dated 25-10-2005 duly registered in the office of Sub-Registrar Vikasnagar in book no. 1 Vol. 02 Page 485 A.D.F.B.No. 1 Vol. 616 Page 591 to 600 at Sr. no. 6575 on dated 25-10-2005 **with certified copy of the same**.
2. Certified copy of Sale deed registered at Sr. no. 1656 on dated 29-03-2004 executed by Shri Kamal Kishore in favour of M/s Sara Industrial Estate Ltd. on dated 29-03-2004 duly registered in the office of Sub-Registrar Vikasnagar in book no. 1 Vol. 02 Page 64 A.D.F.B.No. 1 Vol. 410 Page 307 to 316 at Sr. no. 1656 on dated 29-03-2004.
3. Copy of khatauni of Khata no. 122 (For the fasli year 1394-1399).

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.

As per your instructions and pursuant to my search conducted in the office of Sub-Registrar Vikasnagar from the period **01-03-2004 to 21-03-2017** 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.

Kuldeep Singh Bhandari

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

- a) Name of Lender: **M/s Jindal PE-X Tubes (P) Ltd. having its registered office at 803 Vikram Tower, Rajendra Palace, New Delhi through its authorized person Shri Arvind Jndal (Director)**
- b) Date of Opinion: **28-03-2017**
- c) Remarks: **THE PROPERTY IS ALREADY MORTGAGED IN HDFC BANK, DELHI AND ORIGINAL TITLE DEED HAS NOT BEEN SHOWN BY ME BECAUSE THE ORIGINAL DEED IS ALREADY MORTGAGE IN HDFC BANK DELHI AND THE E.M. CAN BE CREATED AFTER OBTAINING NO DUES FROM HDFC BANK. PROPERTY CAN BE EQUITABLE MORTGAGE IN FAVOUR OF THE BANK.**

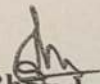
I hereby certify that **M/s Jindal PE-X Tubes (P) Ltd. having its registered office at 803 Vikram Tower, Rajendra Palace, New Delhi through its authorized person Shri Arvind Jndal (Director)** have a clear, valid and marketable title over the above said property and he is competent to mortgage the same in Bank after following the list as mentioned below.

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

- ✓ 1. Original Sale deed registered at Sr. no. 6575 on dated 25-10-2005 executed by M/s Sara Industrial Estate Ltd. in favour of M/s Jindal PE-X Tubes (P) Ltd. on dated 25-10-2005 duly registered in the office of Sub-Registrar Vikasnagar in book no. 1 Vol. 02 Page 485 A.D.F.B.No. 1 Vol. 616 Page 591 to 600 at Sr. no. 6575 on dated 25-10-2005 **with certified copy of the same.**
- ✓ 2. Certified copy of Sale deed registered at Sr. no. 1656 on dated 29-03-2004 executed by Shri Kamal Kishore in favour of M/s Sara Industrial Estate Ltd. on dated 29-03-2004 duly registered in the office of Sub-Registrar Vikasnagar in book no. 1 Vol. 02 Page 64 A.D.F.B.No. 1 Vol. 410 Page 307 to 316 at Sr. no. 1656 on dated 29-03-2004.
- ✓ 3. Copy of khatauni of Khata no. 122 (For the fasli year 1394-1399).

Yours faithfully,

- Enclosures :**
1. Special report
 2. Chain of Title
 3. Search Receipt issued by Sub-Registrar, Dehradun.
 4. Certificate
 5. Certified copy
 6. Affidavit.


(K.S. Bhandari)
Advocate

Kuldeep Singh Bhandari
Advocate

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Contact No. : 9412030689

Date: 28-03-2017

The Asst. Gen. Manager,
Punjab National Bank,
Yamuna Colony Branch,
Dehradun

SEARCH CERTIFICATE

Reg: All that land entered as Khata no. 122 (For the fasli year 1394-1399) Khasra no. 1/1 M area 0.6872 Hect. or 6872 Sq. Mtrs. situated at Mauza Central Hope Town, Pargana Pachwa Doon, Tehsil Vikasnagar, Distt. Dehradun.

1. Sub-Registrar Office

Personal search was carried out for the purpose of inspection conducted by me in the office of Sub-Registrar, Dehradun, from the period of **01-03-2004 to 21-03-2017** vide receipt enclosed 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


2. The Search report disclosed following:

Search Report discloses that the present owner acquired the aforesaid property by virtue of registered Lease deed.

3. Registrar of Companies : N.A.
4. Courts : No.
5. Other offices :
i) Office of the Co-operative Society : N.A.
ii) _____ Development Authority : N.A.
6. Any other documents
a) Receipts for payment of Municipal Taxes etc : N.A.
7. The Search made in ROC:- N.A.
8. Inspection of Court records:- N.A.
9. Search Made / Inspections carried out in the following office disclosed:

Office	Date of Search / Inspection	Information
Sub-Registrar Vikasnagar	21-03-2017	All the documents were property registered over there

Yours faithfully,


(K.S. Bhandari)
Advocate