

TO

DATE: 21-02-2022

THE ASSISTANT GENERAL MANAGER  
PUNJAB NATIONAL BANK  
MCC, NIT, FARIDABAD  
DISTT. FARIDABAD

**SPECIAL REPORT ON TITLE (ANNEXURE-IV)**

**REG: TITLE SEARCH REPORT IN RESPECT OF INDUSTRIAL PLOT BEARING NO. 11  
MEASURING 19200 SQ. MTRS. SITUATED IN SECTOR-11, INDUSTRIAL AREA,  
IIE, RANIPUR, HARIDWAR, TEHSIL & DISTRICT HARIDWAR**

**A. PARTICULARS :**

1.	Name of the Borrower(s) with Address	M/s Lakhani Footwear Pvt. Limited
2.	Name of Person offering the mortgage with parentage / constitution and Address	M/s Lakhani Footwear Pvt. Limited
3.	Details of the Property to be mortgaged as per title deed / revenue record and as per present position	Industrial plot bearing No. 11 measuring 19200 sq. mtrs. situated in Sector-11, Industrial Estate, IIE Ranipur Haridwar, Tehsil & District Haridwar. <b>Boundaries:</b> East: Raw River West: 60 meters wide road North: Plot No.12 South: Plot No.10

**B. INVESTIGATIONS:**

1.	Details of the title deed / documents (including link deeds parent deed) deposited for creation of mortgage (with full particulars regarding nature of documents, date of execution, details of registration)	(i) Original Lease Deed dt. 18-06-2009 registered in Book No.1, Vol. 1080 on pages 331-372 at Sr. No. 4594 dt. 18-06-2009 with sub-registrar, Haridwar (ii) Photocopy of Permission for Change of Name issued vide Memo No.
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(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

21-Feb-2022

प्रस्तुतकर्ता या प्रार्थी का नाम

अमित भल्ला-एड0

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

Application No 626

5 मुख्तारनामा 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

21-Feb-2022

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, हरिद्वार, प्रथम



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		21137/DGM(T)/SIDCUL/2010 dated 26-03-2010 (iii) Original Permission to mortgage issued vide Memo No. 307/DGM/(Tech)/SIDCUL/10 dated 23-04-2010
2.	Whether certified copies have been obtained from Registrar office?	Certified copy is already available on record
3.	Whether documents in hand are compared with certified copies and whether documents raise any doubt or suspicion?	Documents have been compared with certified copies and there is no doubt or suspicion.
4.	Whether the registration particular number & date and page particulars as given in title deed shown to the counsel tally with the particulars as stated in the record of the registrar's office?	Yes
5.	Whether the registration particular number & date and page particulars as given in title deed tally with the particulars as stated in the certified copy obtained from the registrar's office.	Yes
6.	Whether the photographs of the parties as affixed in conveyance deed/title deed tally with the photographs seen in the certified copy as obtained from the Registrar's office?	Yes
7.	Whether the contents of title deed tally verbatim with the contents as stated in certified copy obtained from registrar's office? If not, variations be specified. What is the effect?	Yes
8.	Whether the property has been mutated in name of person offering the mortgage?	N.A.
9.	Whether Equitable mortgage can be created at the place the branch disbursing the loan is situated?	Yes
10.	Whether there is any bar under any local law for creation of mortgage of the property to be mortgage? (in some states, there are restrictions for sale of property to residents outside the State)	No
11.	Whether there are any restrictions	No





	regarding sale of the property to be mortgaged? (In some states there are restrictions on sale of the property to residents outside the state).	
12.	Whether all the approvals, clearances/sanction required for creation of the mortgage has been obtained? If not obtained what are sanctions, approvals and clearances yet to be obtained.	Permission to mortgag has been issued by SIDCUL vide Memo No. 307/DGM/(Tech)/SIDCUL/10 dated 23-04-2010
13.	Whether property is ancestral/under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Property is not ancestral, but self-acquired. There is no minor's interest in the same.
14.	Whether the property to be mortgaged has been acquired under Land 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 lease hold property, whether permission / NOC from Lessee is required for creation of Mortgage?	Yes and same has been issued by SIDCUL vide Memo No. 307/DGM/(Tech)/SIDCUL/10 dated 23-04-2010
17.	What is rate of sharing of unearned income with Lesser, in the event of sale of the property? Whether copy of title deeds favoring lesser (other than Govt. is mare available to examine the validity of the lease)	N.A.
18.	Whether copies of title deed in favour of Lessor (other than govt.) is made available to examine the validity of lease?	No
19.	Whether the terms and conditions given in lease-deed have been complied with? If any conditions is violated, effect thereof?	There is no violation.
20.	Whether any permission of Income Tax Authorities/Assessing officer is required under provisions of Income Tax Act for creation of mortgage or any Certificate is to be submitted to bank to show that No dues are outstanding to the Income Tax Dept.?	No objection certificate under Section 281(1) (ii) of Income Tax Act, 1961 is not mandatorily required for creation of mortgage. However in order to safeguard its interest Bank may obtain the same or in alternative obtain a Declaration cum



		undertaking from the mortgagor that no proceedings for recovery of taxes is pending against it under the Income Tax Act, 1961 nor any notice has been served to it under Rule 2,16 or 51 of Second Schedule of the Act
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 towards the mortgagor? (Copies of revenue record be submitted to the bank while submitting the certificate of the investigation).	N.A.
23.	Whether the mortgaged property is enforceable under SARFAESI Act, 2002?	Yes

**DATE: 21-02-2022**  
**PLACE: FARIDABAD**



## ANNEXURE - I

### CHAIN OF TITLE

#### DETAILS OF LAND FOR MORTGAGE:

Industrial plot bearing No. 11 measuring 19200 sq. mtrs. situated in Sector-11, Industrial Estate, IIE Ranipur Haridwar, Tehsil & District Haridwar.

#### DETAILS OF THE TITLE DEEDS / DOCUMENTS SCRUTINIZED:

Sr. No.	Particulars of Documents	Date and Registration Number	Original / Certified / Photocopy
1.	Lease Deed	4594 dt. 18-06-2009	Original
2.	Permission of Change of Name	26-03-2010	Photocopy
4.	Permission to Mortgage	23-04-2010	Original

#### CHAIN OF TITLE :

- I. That the subject property (i.e. Industrial plot bearing No. 11 measuring 19200 sq. mtrs. situated in Sector-11, Industrial Estate, IIE Ranipur Haridwar, Tehsil & District Haridwar) has been leased out by **State Infrastructure and Industrial Development Corporation of Uttarakhand Ltd.** to M/s Lakhani Footwear Limited vide Lease deed registered in Book No.1, Vol. 1080 on pages 331-372 at Sr. No. 4594 dt. 18-06-2009, with sub-registrar, Haridwar for period of 90 (Ninety) years commencing from 18-06-2009.
- II. That on request of Lakhani Footwear Limited, **State Infrastructure and Industrial Development Corporation of Uttarakhand** granted permission for change of name from Lakhani Footwear Limited to Lakhani Footwear Pvt. Ltd. vide Letter issued vide Memo No. 21137/DGM(T)/SIDCUL/2010 dated 26-03-2010.
- III. That **State Infrastructure and Industrial Development Corporation of Uttarakhand** has granted permission to Lakhani Footwear Pvt. Ltd. to mortgage the said plot with Punjab National Bank vide Memo No. 307/DGM/(Tech)/SIDCUL/10 dated 23-04-2010.
- IV. That by virtue of Lease Deed duly registered as Document No. 4594 dt. 18-06-2009, **M/s Lakhani Footwear Pvt. Limited** is the Lessee of subject property i.e. Industrial plot bearing No. 11 measuring 19200 sq. mtrs. situated in Sector-11, Industrial Estate, IIE Ranipur Haridwar, Tehsil & District Haridwar. It is competent to mortgage the leasehold rights over the subject property.

DATE: 21-02-2022  
PLACE: FARIDABAD

**AMIT BHALLA**  
Advocate





TO

DATE: 21-02-2022

THE ASSISTANT GENERAL MANAGER  
PUNJAB NATIONAL BANK  
MCC, NIT, FARIDABAD  
DISTT. FARIDABAD

**REG: OPINION ON INVESTIGATION OF THE TITLE AND OBTAINING OF  
SEARCH REPORT IN RESPECT OF PROPERTY OWNED BY LAKHANI FOOTWEAR  
PVT. LTD.**

As requested, I have conducted the legal investigation of 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 search 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 office of sub-registrar/ Registrar of assurance as well as certified copies of title deed.

I further certify that chain of title relating to property is complete as given in annexure thereto.

I have verified, tallied and compared title document documents from the records of the office of sub-registrar/Registrar of assurance.

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 unqualified right to publish my name for including in caution list being maintained by Indian Bank's Association or Reserve bank of India or any other such body for circulation amounts Bank's / Financial institutions.

The search report which is annexed hereto conducted by me for the period of 13 years i.e. from 01.01.2009 to till date does not disclose any encumbrances therein **except mortgage with Punjab National Bank, LCB Branch, New Delhi.**

I have not given opinion earlier on investigation of the said property in the name of above applicant(s).

I hereby certify that **M/s Lakhani Footwear Pvt. Ltd.** has clear, valid and marketable title over the said property (M/s Lakhani Footwear Pvt. Limited) and the company is competent to create mortgage in favour of bank.

The valid mortgage has been created by deposit of following title deeds by way of Equitable Mortgage. The said title deeds are original and genuine and not duplicate or fake as observed by me.

- a) Original Lease Deed registered dt. 18-06-2009 registered in Book No.1, Vol. 1080 on pages 331-372 at Sr. No. 4594 dt. 18-06-2009, with sub-registrar, Haridwar



- b) Photocopy of permission for change of Name issued vide Memo No. 21137/DGM(T)/SIDCUL/2010 dated 26-03-2010
- c) Original Permission to mortgage issued vide Memo No. 307/DGM/(Tech)/SIDCUL/10 dated 23-04-2010

**Note: In addition to above Bank is advised to obtain following documents:**

- (i) Up-to date receipts of premium and Rent paid by the Lessee (Lakhani Footwear Pvt. Ltd.) to the Lessor (State Infrastructure and Industrial Development Corporation of Uttarakhand)
- (ii) Sanctioned Building plan / map
- (iii) Occupancy Certificate





**SEARCH REPORT****SEARCH REPORT RELATES TO SEARCHES MADE IN:**

- a) Sub Registrar Office : Haridwar I
- b) Registrar of Companies
- c) Courts
- d) Other offices:
- a) Office of the Co-operative Society.
- b) \_\_\_\_\_Development Authority.  
(DDA/HUDA/and the like)

**1. Sub Registrar / Registrar of Assurance Office: There is no system of issue of encumbrance certificate from the office of concerned sub-registrar.**

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

**2. Besides obtaining encumbrance certificate from the Sub Registrar, personal search was carried out by me for the purpose. Inspection was made on 21-02-2022 for the period from 01-01-2009 to till date at the following sub registrar / office:**

- a) Sub-registrar, office Haridwar

**3. The search report disclosed the followings encumbrances: There is no encumbrance except mortgage with Punjab National Bank, LCB Branch, New Delhi.**

**4. The search was made out in the office of Registrar of Companies disclosed:-**

ROC	INFORMATION

**5. 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	Name of Order

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

Office	Date of search / Inspection	Information
Sub-registrar, Haridwar I	21-02-2022	No registered encumbrance found <b>except mortgage with Punjab National</b>



		Bank, LCB Branch, New Delhi.
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7. A study of the following documents disclosed:

Details of Documents Perused	Information
Lease Deed registered dt. 18-06-2009 registered in Book No.1, Vol. 1080 on pages 331-372 at Sr. No. 4594 dt. 18-06-2009, with sub-registrar, Haridwar.	M/s Lakhani Footwear Pvt. Limited is the Lessee of subject property. It has clear and marketable title over the property in question. There is no charge or encumbrance <b>except mortgage with Punjab National Bank, LCB Branch, New Delhi.</b>

Defects noticed are indicated in The Certificate given by me.

DATE:21-02-2022  
PLACE: FARIDABAD



## SEARCH REPORT

TO

THE ASSISTANT GENERAL MANAGER  
PUNJAB NATIONAL BANK  
MCC, NIT, FARIDABAD  
DISTT. FARIDABAD

### SEARCH REPORT RELATES TO SEARCHES MADE IN SUB-REGISTRAR OFFICE HARIDWAR

I have conducted search / inspection of the registration records on 21-02-2022 with the office of sub-registrar, Haridwar for the period 01-01-2009 to till date to ascertain any defect in the title of property of M/s Lakhani Footwear Pvt. Limited. The search so conducted by me has not disclosed any registered charge or encumbrance over the subject property (i.e. Industrial plot of land bearing No. 11 measuring 19200 sq. mtrs. situated in Sector-11, IIE Ranipur Haridwar, Pargana Jwalapur, Tehsil & District Haridwar) **except mortgage with Punjab National Bank, LCB Branch, New Delhi.**

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