

ANIL KUMAR CHAUHAN
ADVOCATE
OFF. CUM RES.
'SUKHVEG NIWAS'
C-30, ASHOK NAGAR, GHAZIABAD

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MOBILE : 9810924388

CHAMBER NO. 110

DISTT. CIVIL COURTS COMPOUND,
RAJ NAGAR, GHAZIABAD.

Ref :

Date :- 15.12.2021

ANNEXURE – IV

SPECIAL REPORT ON TITLE

Reg : Property situated at : Land of Khata No. No. 291, Khasra No. 670, AREA 0.1785 Hects, situated AT Vill. Kot, Pargana & Tehsil Dadri, Distt. G.B. Nagar.

Belonging to : Mr. CHAMAN SINGH S/o Sh. SINGHRAJ SINGH.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A. PARTICULARS 1. Name of the Borrower with address : 2. Name of the person offering Mortgage with parentage/constitution and address : 3. Details of the property to be mortgaged : As per title deed As per present B. INVESTIGATIONS 1. Details of the title deeds/documents (including Link Deeds/Parents Deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration.	M/s DHARMRAJ CONTRACTS INDIA PVT. LTD. Mr. CHAMAN SINGH S/o Sh. SINGHRAJ SINGH Land of Khata No. No. 291, Khasra No. 670, AREA 0.1785 Hects, situated AT Vill. Kot, Pargana & Tehsil Dadri, Distt. G.B. Nagar. Bounded – As per Site. 1. Certified Copy of Khatoni infavour of Mr. Ved Prakash. 2. Original Agreement to Sale dtd. 28.07.2010. 3. Original Sale Deed dtd. 04.03.2011. 4. Certified Copy of Khatoni infavour of Mr.Chaman Singh. 5. Extract of Khatoni, consisting endorsement regarding Conversion of Land Use vide order dated 30.09.2013 passed by Dy. Collector. Dadri. (The land abovementioned was owned by Mr. Ved Prakash S/o Sh. Munshi Lal, said owner entered into an Agreement to Sell for a portion of the plot of land with Mr. Chaman Singh S/o Sh. Singh Raj



Singh. The Agreement to Sale was executed with the office of S.R. Dadri, registered vide entry in Bahi No. I, Jild – 2844 on pages 291/312 at Sr. No. 9137 on 28.07.2010. Thereafter Sale Deed in continuation of Agreement to sale dated 28.07.2010 was executed by Mr. Ved Prakash infavour of Mr. Chaman Singh S/o Sh. Singh Raj Singh, with the office of S.R. Dadri, registered vide entry in Bahi No. I, Jild – 3251 on pages 27 – 60 at Srl. No. 3915 on 04.03.2011.

Thereafter Mr. Chaman Singh has got mutated his name in the revenue records. As the abovesaid land has been converted into Non-Agricultural use vide order dated 30.09.2013 passed by Dy. Collector, Dadri and the said order has been mutated in the revenue records).

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|---|------|
| 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 raised any doubt or suspicion? | Yes. |
| 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 the 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. |
| 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 | Yes. |




not, variations be specified, what is its effect?	
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?	Yes.
10. Where 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 mortgages? (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?	N/A.
13. Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	N/A
14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	N/A
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?	N/A.
17. What is the rate of sharing of unearned	Subject to the report of Valuer.

J. Paulson.

income with lessor, in the event of sale of the property?	
18. Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	N/A.
19. Whether terms and 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?	To be obtained by branch, If required.
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 the Title Investigation)	Yes.
23. Whether the mortgaged property is enforceable under SARFAESI Act – 2002.	Yes.

Date : 15.12.2021

Place : Ghaziabad.


 (NAME OF THE COUNSEL)
 (ANIL KUMAR CHAUHAN)
 ANIL CHAUHAN
 Advocate
 Chamber No:- 110,
 Civil Courts Ghaziabad
 Regn. No:- 241/88

ANIL KUMAR CHAUHAN
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ANNEXURE – V

CERTIFICATE

Reference No. COUNSEL'S NAME & ADDRESS

ENTRY SERIAL NO. 58..... / REGISTER NO. ...01..... OF YEAR 2020-21

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

To,

The Asstt. General Manager,
PUNJAB NATIONAL BANK,
LCB SECTOR - 63 BRANCH, NOIDA.

Opinion on investigation of title and obtained of search report in respect of property i.e. Land of Khata No. No. 291, Khasra No. 670, AREA 0.1785 Hects, situated AT Vill. Kot, Pargana & Tehsil Dadri, Distt. G.B. Nagar.

Belonging to : Mr. CHAMAN SINGH S/o Sh. SINGHRAJ SINGH.

Borrower : M/s DHARMRAJ CONTRACTS INDIA PVT. 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 and or intending mortgagor 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.

1. Certified Copy of Khatoni infavour of Mr. Ved Prakash.
2. Original Agreement to Sale dtd. 28.07.2010.
3. Original Sale Deed dtd. 04.03.2011.
4. Certified Copy of Khatoni infavour of Mr.Chaman Singh.



5. Extract of Khatoni, consisting endorsement regarding Conversion of Land Use vide order dated 30.09.2013 passed by Dy. Collector, Dadri.

(The land abovementioned was owned by Mr. Ved Prakash S/o Sh. Munshi Lal, said owner entered into an Agreement to Sell for a portion of the plot of land with Mr. Chaman Singh S/o Sh. Singh Raj Singh. The Agreement to Sale was executed with the office of S.R. Dadri, registered vide entry in Bahi No. I, Jild – 2844 on pages 291/312 at Sr. No. 9137 on 28.07.2010. Thereafter Sale Deed in continuation of Agreement to sale dated 28.07.2010 was executed by Mr. Ved Prakash infavour of Mr. Chaman Singh S/o Sh. Singh Raj Singh, with the office of S.R. Dadri, registered vide entry in Bahi No. I, Jild – 3251 on pages 27 – 60 at Srl. No. 3915 on 04.03.2011. Thereafter Mr. Chaman Singh has got mutated his name in the revenue records. As the abovesaid land has been converted into Non-Agricultural use vide order dated 30.09.2013 passed by Dy. Collector, Dadri and the said order has been mutated in the revenue records).

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 BANK'S ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed hereto, conducted by me, for the period from 01.01.2009 To 10.12.2021 does not disclose any encumbrances/disclose encumbrances as stated therein.

I have not given/have given opinion earlier on investigation of title relating to same property as detailed under : No.

- (a) Name of lender :
- (b) Date of opinion & reference no. (if Nay)
- (c) Remarks –

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

I hereby certify that Shri **Mr. CHAMAN SINGH S/o Sh. SINGHRAJ SINGH**, has a clear, valid and marketable title over the above said property and he/she is competent to create the mortgage.

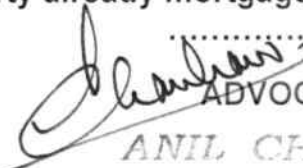
The valid mortgage can be created by depositing of the following original title deed. The said title deeds are original and genuine and are not duplicate or fake as observed by me.

(Give hereunder detailed of title deed which are required to be deposited to create equitable mortgage) - As above

1. It has been appraised by the branch that above Property already mortgaged with the branch.

Encl : 1. Special Report.

- 2. Chain of title.
- 3. Certified copy of Title deed and link deeds.


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ADVOCATE
ANIL CHAUHAN
Advocate
Chamber No- 110,
Civil Courts Ghaziabad
Regn. No- 241/88

ANIL KUMAR CHAUHAN
ADVOCATE
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CHAMBER NO. 110
DISTT. CIVIL COURTS COMPOUND,
RAJ NAGAR, GHAZIABAD.

Ref :

Date :- 15.12.2021

ANNEXURE – V-B

SEARCH REPORT

ACCOUNT OF : M/s DHARMRAJ CONTRACTS INDIA PVT. LTD.

Reg : SEARCH REPORT/NON-ENCUMBRANCE CERTIFICATE REGARDING : Land of
Khata No. No. 291, Khasra No. 670, AREA 0.1785 Hects, situated AT Vill. Kot, Pargana &
Tehsil Dadri, Distt. G.B. Nagar.

Belonging to : Mr. CHAMAN SINGH S/o Sh. SINGHRAJ SINGH.

Search Report relates to searches made in :

- a) Sub Registrar Office:
I visited the office of Sub-Registrar, Dadri, Distt. G.B. Nagar, on 14.12.2021 for the inspection and verification of title deed described above. I deposited
- b) Registrar of Companies.
- c) Courts.
- d) Other Offices:
 - a) Office of the Co-operative Society.
 - b) ----- Development Authority,
(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 Search Receipt was obtained from the Sub-Registrar DADRI for the period from - 01.01.1992 to 10.12.2021 and the same disclosed following encumbrances (Receipt enclosed)

- a)
- b)
- C)

(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 14.12.2021 for the period from 01.01.1992 To 10.12.2021 at the following sub registrar / offices :-
- Sub-Registrar Dadri**, Distt. G.B. Nagar
 -
 -

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 Companies disclosed :-

ROC	INFORMATION
N/A	N/A

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
N/A	N/A	N/A

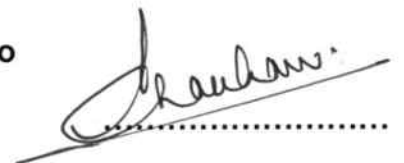
5. Searches made/Inspections carries out in the following offices disclosed :-

Office	Date of Search/Inspection	Information
N/A	N/A	N/A

6. A study of the following documents disclosed :

Details of documents perused	Information
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Defects notices are indicated in the certificate given by me. - No



(ADVOCATE)
ANIL CHAUHAN
Advocate
Chamber No:- 110,
Civil Courts Ghaziabad
Regn. No:- 241/88



BHULEKH
Uttar Pradesh

खता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : कोट	पराना : (दादरी)	तहसील : दादरी	जनपद : गौतम बुद्ध नगर	फरसती वर्ष : 1426-1431 (01 जुलाई, 2018 से 30 जून, 2024)	भाग : 1	खता संख्या : 00138
खतदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान	खसरा संख्या			क्षेत्रफल (हे.)	अंश	टिप्पणी

श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधरो के अधिकार में हो।

चामन सिंह / सिराज सिंह / छपौला
सिराज सिंह / रघुवर सिंह / छपौला

670

0.3570

शा.प्र.ओ.बी.सी.एस-IV साहिबवादा गा.बादा ने मै.धर्मराज कोट्टेक्टस इण्डिया प्रा.लि. को अकन केश फेडिट लिमिटेड 9 करोड व गारन्टी 6 करोड यानि कुल 15 करोड ऋण देकर चामन सिंह पुत्र सिराज सिंह की भूमि खा.स. 462 के ख.न. 670/0.1785 है. भूमि को बचक क्रिया। ह.र.का. 1-8-2012

शा.प्र.ओ.बी.सी.41/22साईट-IV साहिबवादा गा.बादा ने मै. धर्मराज कोट्टेक्टस इण्डिया प्रा.लि. को अकन केश फेडिट लिमिटेड 10.80 करोड व गारन्टी 16 करोड यानि कुल 26.80 करोड ऋण देकर चामन सिंह पुत्र सिराज सिंह की भूमि खा.स. 462 के ख.न.670/0.1785 है. भूमि को बचक क्रिया। ह.र.का.26-12-2012

शा.प्र.ओ.बी.सी.41/22साईट-IV साहिबवादा गा.बादा ने दि.12-6-13 के अनुसार मै. धर्मराज कोट्टेक्टस इण्डिया प्रा.लि. को अकन केश फेडिट लिमिटेड 10.80 करोड व गारन्टी 16 करोड यानि कुल 26.80 करोड ऋण देकर सिराज सिंह पुत्र रघुवीर सिंह की भूमि खा.स.124 के ख.न.670/0.1785 है. भूमि को बचक क्रिया। ह.र.का.

25-6-2013 ---