

TITLE INVESTIGATION REPORT

1.	a) Name of the Branch/Business Units/Office seeking opinion. b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny was forwarded. c) Name of the Borrower.	State Bank of India, Commercial Branch, Dehradun Nil Shri Saifulla and Shri Asif Ulla
2.	a) Name of the unit/concern/company/person offering the property/(ies) as security. b) Constitution of the unit/ concern/ person/ body/authority offering the property for creation of charge. c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	Shri Saifulla and Shri Asif Ulla Individuals As borrowers
3.	Complete or full description of the immovable property (ies) offered as security including the following details. (a) Survey No. (b) Door No. (In case of house property) (c) Extent/area including plinth/built up area in case of house property. (d) Location like name of the place, village, city, registration sub-district etc. Boundaries	Please see column 8
4.	a) Particulars of the documents scrutinized – serially and chronologically.	(1) Sale deed dated 21.05.1980 registered at serial no. 7976 on 12.11.1980 (2) Sale deed dated 21.05.1980 registered at serial no. 7979 on 12.11.1980 (3) Sale deed dated 21.05.1980 registered at serial no. 7971 on 12.11.1980 (4) Sale deed dated 29.10.1999 registered at serial no. 4864 on 01.11.1999

					<p>(5) Sale deed dated 29.10.1999 registered at serial no. 4868 on 01.11.1999.</p> <p>(6) Lease deed dated 11.01.2001 registered at serial no. 311 on 16.01.2001</p> <p>(7) Lease deed dated 09.06.2015 registered at serial no. 3598 on 10.06.2015</p>
<p>b) Nature of the documents verified and as to whether they are original or certified copies or registration extracts duly certified.</p> <p>Note. Only original or certified extracts from the registering/land/revenue other authorities be examined.</p>					<p>(1) Certified copy of Sale deed dated 21.05.1980 registered at serial no. 7976 on 12.11.1980</p> <p>(2) Certified copy of Sale deed dated 21.05.1980 registered at serial no. 7979 on 12.11.1980</p> <p>(3) Certified copy of Sale deed dated 21.05.1980 registered at serial no. 7971 on 12.11.1980</p> <p>(4) Original Sale deed dated 29.10.1999 registered at serial no. 4864 on 01.11.1999</p> <p>(5) Original Sale deed dated 29.10.1999 registered at serial no. 4868 on 01.11.1999.</p> <p>(6) Certified copy of Lease deed dated 11.01.2001 registered at serial no. 311 on 16.01.2001</p> <p>(7) Certified copy of Lease deed dated 09.06.2015 registered at serial no. 3598 on 10.06.2015</p>
	Sl. No.	Date	Name / Nature of the document	Original / certified copy / certified extract / photocopy etc.	As mentioned above
5.	a) Whether certified copy of all title documents are obtained from the relevant sub-register office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such				Yes. Certified copies of title deeds are enclosed.

	certified copies and relevant fee receipts along with the TIR)	
	b) i) whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's Office have been verified page by page with the original documents submitted?	Yes.
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produces.	Not applicable
	c) (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously)	Not applicable
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Records of Sub-Registrar Office are not available for verification through any online portal or computer system.
	b) If such online/ computer records are available, whether any verification or cross checking are made and the comments / findings in this regard	Not applicable
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	There is no online portal for verification of genuineness of the stamp papers
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar, Dehradun
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	No.
	c) Whether search has been made at all the office named at (b) above?	Not applicable
	d) Whether the searches in the office at registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of	<p align="center"><u>SCHEDULE OF PROPERTY</u></p> <p><i>All that land bearing Khasra no. 2 Ga, 1 Kha, 2 Ka, 1 Gha, 3, 4 Ka area 1055 Sq. Mts. + 1436 Sq. Mts. total 2491 Sq. Mts. alongwith constructions standing thereon situated in Mauza Mohabewala, Dehradun bounded and butted as under :-</i></p> <p><i>East : Saharanpur Road, side measuring 29.26 Mts.</i></p> <p><i>West : Property of Shri Saif Ulla, side measuring 34.62 Mts.</i></p> <p><i>North : Property of others, side measuring 62.92 Mts.</i></p> <p><i>South : Property of Smt. Shela Saif and others</i></p> <p><i>Morefully described in map attached with this report</i></p>

such clog on the title.

In case of property offered as security for loans of Rs. 1.00 Crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory (Separate Sheets may be used)

as Annexure 21 with Yellow

1). The land bearing Khasra no. 8 Min area 0.46 Acre (New Khasra no. 18) area 0.0100 Hects and Khasra no. 2 Ga area 0.1760 Hects) situated in Mauza Mohabewala, Dehradun was purchased by Shri Madan Lal Jindal son of Shri Shiv Lal Jindal vide sale deed dated 21.05.1980 registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1699 on pages 358 to 364 at serial no. 7976 on 12.11.1980 from Shri Darshan Lal.

The said land was mutated in revenue records in the name of Shri Madan Lal Jindal.

2). The land bearing Khasra no. 2/2 area 0.05 Acre, Khasra no. 4/2 area 0.75 Acre total area 0.80 Acre (new Khasra no. 1 Kha area 0.0460 Hects, Khasra no. 2 Ka area 0.2780 Hects) situated in Mauza Mohabewala, Dehradun was purchased by Shri Vijay Kumar Jindal son of Shri Parmanand Jindal vide sale deed dated 21.05.1980 registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1799 on pages 365 to 370 at serial no. 7979 on 12.11.1980 from Shri Darshan Lal.

The said land was mutated in revenue records in the name of Shri Vijay Kumar Jindal.

3) Similarly land bearing Khasra no. 5/1 area 0.60 Acre (New Khasra no. 1 Gha area 0.0210 Hects, 2 Kha area 0.1600 Hects, Khasra no. 3 Cha area 0.0220 Hects and Khasra no. 4 Ka area 0.0400 Hects) situated in Mauza Mohabewala, Dehradun was purchased by Shri Madan Lal Jindal son of Shri Shiv Lal Jindal and Shri Vijay Kumar Jindal son of Shri Parmanand Jindal vide sale deed dated 21.05.1980 registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1699 on pages 346 to 352 at serial no. 7971 on 12.11.1980 from Shri Shiv Kumar son of Shri Ranjeet Singh.

The said land was mutated in revenue records in the names of Shri Madan Lal Jindal and Shri Vijay Kumar Jindal.

4) It is said that Shri Madan Lal Jindal and Shri Vijay Kumar Jindal formed a partnership firm M/s Kumar Roller Flour Mills consisting of Shri Madan Lal Jindal, Shri Vijay Kumar Jindal and four other



persons as partners and the land mentioned at para 1 to 3 above was used for firm business.

Later on the business of M/s Kumar Roller Flour Mills has been closed and Shri Madan Lal Jindal and Shri Vijay Kumar Jindal were authorized by other partners to sell the land of property of the firm.

5) Thereafter Shri Madan Lal Jindal and Shri Vijay Kumar Jindal sold land bearing Khasra no. 2 Ga area 0.0600 Hects, Khasra no. 1 Kha area 0.0460 Hects and Khasra no. 2 Ka area 0.0150 Hects total 0.1210 Hects to Shri Saif Ulla son of Shri Sami Ulla vide sale deed dated 29.10.1999 registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 5 on page 360 and in additional file book no. 1 volume 904 on pages 767 to 784 at serial no. 4864 on 01.11.1999.

The said land has been mutated in revenue records in the name of Shri Saif Ulla.

Thereafter Shri Saif Ulla leased out a portion of the said land having an area of 155 Sq. Mts. (14 ft. x 119 ft.) to Smt. Sehla Saif and Shagufta Jabeen vide lease deed dated 11.01.2001 registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 963 on page 56 and in additional file book no. 1 volume 1053 on pages 613 to 626 at serial no. 311 on 16.01.2001 for a period of 30 years.

The remaining land held by Shri Saif Ulla is 1055 Sq. Mts.

6) Similarly Shri Madan Lal Jindal and Shri Vijay Kumar Jindal sold land bearing Khasra no. 2 Ka area 0.0700 Hects, 1 Gha area 0.021 Hects, Khasra no. 3 area 0.0226 Hects, 4 Ka area 0.0300 Hects total area 0.1430 Hects to Shri Asif Ulla son of Shri Sami Ulla vide sale deed dated 29.10.1999 duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 5 on page 360 and in additional file book no. 1 volume 904 on pages 837 to 850 at serial no. 4868 on 01.11.1999.

The said land has been mutated in revenue records in the name of Shri Asif Ulla.

7) Shri Saif Ulla and Shri Asif Ulla on the land mentioned in para 5 and 6 above having 2491 Sq. Mts.



	<p>(1055 Sq. Mts. and 1436 Sq. Mts.) alongwith some other land having an area of 791 Sq. Mts. situated towards the Western side of the said land got a building plan sanctioned from MDDA for construction of Automobile / Repairing Workshop/commercial storage building and constructed Automobile/ Repairing Work Shop / Commercial Storage building thereon.</p> <p>8) Shri Saif Ulla and Shri Asif Ulla are mortgaging the property having an area of 2491 Sq. Mts. alongwith constructions standing thereon by deposit of original sale deeds dated 29.10.1999 serial no. 4844 and original sale deed dated 29.10.1999 serial no. 4868 (morefully described in schedule above)</p> <p>Shri Saif Ulla and Shri Asif Ulla have leased out a portion of the above property having an area of 1858 Sq. Mts. to Berkeley Motors Ltd. vide lease deed dated 09.06.2015 registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 6428 on pages 315 to 340 at serial no. 3598 on 10.06.2015 for a period of 15 years w.e.f. 01.05.2015.</p> <p>"The Provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 are applicable to the above property.</p>	
	Nature of title of the intended Mortgagor over the property (whether full ownership rights, leasehold rights, occupancy / possessory rights or Inam Holder or Govt. Grantee / Allottee etc.)	Full ownership rights.
0.	If leased hold, whether	Not applicable
	a) Lease deed is duly stamped and registered	Not applicable
	b) Lessee is permitted to mortgagor the Lease Hold rights	Not applicable
	c) Duration of the lease/unexpired period of lease	Not applicable
	d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also	Not applicable
	e) Whether the leasehold rights permits for creation of any superstructure (if applicable)?	Not applicable
	f) Right to get renewal of the leasehold rights and nature thereof.	Not applicable
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether. Grant/agreement etc. provides for alienable rights to the mortgagor with or without condition. The	Not applicable

	<p>mortgagor is competent to create charge on such property.</p> <p>b) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.</p>	
12.	<p>If occupancy right, whether;</p> <p>a) Such right is heritable and transferable.</p> <p>b) Mortgage can be created.</p>	<i>Not applicable</i>
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible the modalities/procedure to be followed and the reasons for coming to such conclusion.	<i>Not applicable</i>
14.	<p>If the property has been transferred by way of gift deed whether</p> <p>a) The gift deed is duly stamped and registered</p> <p>b) The gift deed has been attested by two witnesses</p> <p>c) The gift deed transfers the property to Donee</p> <p>d) Whether the donee has accepted the gift by signing the gift deed or by a separated writing or by implication of by actions.</p> <p>e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question.</p> <p>f) Whether the Donee is in possession of the gifted property.</p> <p>g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.</p> <p>h) Any other aspect affecting the validity of the title passed through the gift / settlement deed.</p>	<i>No</i>
15.	a) In Case of partition/settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	<i>No.</i>
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	<i>Not applicable</i>
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagor title thereon.	<i>Not applicable</i>
	d) In respect of partition by a decree of Court, whether such decree has become final and all other conditions / formalities are completed / complied with.	<i>Not applicable</i>
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	<i>Not applicable</i>
16.	Whether the title documents include any testamentary document / wills?	<i>No</i>
	a) In case of wills, whether the will is registered will or unregistered will?	<i>Not applicable</i>



	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	<i>Not applicable</i>
	c) Whether the property is mutated on the basis of will?	<i>Not applicable</i>
	d) Whether the original will is available	<i>Not applicable</i>
	e) Whether the original death certificate of the testator is available?	<i>Not applicable</i>
	f) What are the circumstances and / or documents to establish the will in question is the last and final will of the testator? (comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc. which are relevant to rely on the will, availability of Mother / Original title deeds are to be explained)	<i>Not applicable</i>
17.	a) Whether the property is subject to any wakf rights?	<i>No.</i>
	b) Whether the property belongs to church/temple or any religious / other institutions having any restriction in creation of charges on such properties	<i>Not applicable</i>
	c) Precautions / permissions, if any in respect of the above cases for creation of mortgage?	<i>Not applicable</i>
18.	a) Where the property is a HUF / joint property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	<i>Not applicable</i>
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases.	<i>Not applicable</i>
19.	a) Whether the property belongs to any trust or is subject to the right of any trust?	<i>No.</i>
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	<i>Not applicable</i>
	c) If so additional precautions / permission to be obtained for creation of valid mortgage?	<i>Not applicable</i>
	d) Requirements, if any for creation of mortgage as per the central / state laws applicable to the trust in the matter.	<i>Not applicable</i>
20.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation / enforcement of mortgage.	<i>Built up property.</i>
	b) In case of agricultural property other relevant records / documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	<i>Not applicable</i>
	c) In the Case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	<i>Yes. Photocopy of sanctioned building plan is enclosed.</i>
21.	Whether the property is affected by any local laws or	<i>No.</i>



	other regulations having a bearing on the creation security (viz, Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance etc.)	
22.	a) Whether the property is subject to any pending or proposed land acquisitions proceedings?	No
	b) Whether any search / enquiry is made with the land Acquisitions Office and the outcome of such search / enquiry.	No
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b) If, so whether such litigation would adversely, effect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c) Whether the title documents have any court seal/markings which points out any litigation/ attachment / security to court in respect of the property in question? In such case please comment on such seal / marking.	No.
24.	a) In Case of partnership firm, whether the property belongs to the firm and the deed is property registered.	Not applicable
	b) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, BOD resolution, Authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar, Articles of Association / provision for common seal etc.	No.
	b) i) Whether the property (to be mortgaged) is purchased by the above company from any other company or limited liability partnership (LLP) from ? Yes/ No.	Not applicable
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (Seller) and the vendee company (purchaser)?	Not applicable
	iii) Whether the above search of charges reveals any prior charges / encumbrances, on the property (proposed to be mortgaged) created by the Vendor company (Seller)?	Not applicable
	iv) If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied ?	Not applicable
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, byelaws.	Not applicable
27.	a) Whether any POA is involved in the chain of title?	No.



	b) Whether the POA involved is one coupled with interest i.e. a Development Agreement – cum – power of attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder / developer and as such is irrevocable as per law.	<i>Not applicable</i>
	c) In case the title documents is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builder viz. Companies / Firms/ Individual or Proprietary Concerns in favour of their Partners / Employees / Authorized / Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale deed, etc. in favour of the buyers of flats / units (builders's POA) or (ii) other type of POA (Common POA)	<i>Not applicable</i>
	d) In case the Builder's POA, whether a certified copy of POA is available and the same has been verified / compared with the original POA.	<i>Not applicable</i>
	e) In case of common POA (i.e. POA other than Builders's POA), please clarify the following clauses in respect of POA.	<i>Not applicable</i>
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	<i>Not applicable</i>
	ii) Whether the POA is a registered one?	<i>Not applicable</i>
	iii) Whether the POA is a special or general one?	<i>Not applicable</i>
	iv) Whether the POA contains a specific authority for execution of title document in question	<i>Not applicable</i>
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of the Sub-Registrar, also?)	<i>Not applicable</i>
	g) Please comment on the genuineness of POA?	<i>Not applicable</i>
	h) The unequivocal opinion on the enforceability and validity of the POA?	<i>Not applicable</i>
28.	Whether the Mortgage is being created by a POA holder, check genuineness of the Power of attorney and the extent of the powers given therein and whether the same is property executed / stamped / authenticated in terms of the Law of the place, where it is executed.	<i>Not applicable</i>
29.	If the property is a flat/apartment or residential/commercial complex, check an comment on the following :	<i>Not applicable</i>
A.	Promoter's / Land owner's title to the land/building	<i>Not applicable</i>
B.	Development Agreement/Power of Attorney.	<i>Not applicable</i>
C.	Extent of Authority of the Developer/builder.	<i>Not applicable</i>
D.	Independent title verification of the land and / or building in question.	<i>Not applicable</i>
E.	Agreement for sale (duly registered)	<i>Not applicable</i>
F.	Payment of proper stamp duty.	<i>Not applicable</i>
G.	Requirement of registration of sale agreement, development agreement, POA etc.	<i>Not applicable</i>

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H	Approval of building plan, permission of appropriate / local authority etc;	<i>Not applicable</i>
I.	Conveyance in favor of Society /Condominium concerned.	<i>Not applicable</i>
J	Occupancy Certificate/allotment letter/letter of possession.	<i>Not applicable</i>
K	Membership details in the society etc.	<i>Not applicable</i>
L	Share Certificates	<i>Not applicable</i>
M.	No Objections Letter from the Society.	<i>Not applicable</i>
N.	All legal requirements under the local / Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations/ Co-operative Societies' Laws etc.	<i>Not applicable</i>
o.	Requirements, for noting the bank charges on the records of the Housing Society, if any;	<i>Not applicable</i>
P	If the property is a vacant land and construction is yet to be made, approval of layout and the other precautions, if any.	<i>Not applicable</i>
Q	Whether the numbering pattern of the units / flats in all documents such as approved plan, agreement plan etc .	<i>Not applicable</i>
30.	Encumbrance, Attachments, and / or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	<i>No.</i>
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	<i>30 years.</i>
32.	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy?	<i>Not applicable</i>
33.	a) Urban land ceiling clearance, whether required and if so, details thereon. b) Whether No objection Certificate under the income Tax Act is required / obtained.	<i>Not applicable</i> <i>Not applicable</i>
34.	Details of RTC extract / mutation extracts / Katha extracts pertaining to the property in question.	<i>Copy of extract of Khataunies are enclosed.</i>
35.	Whether the name of mortgagor is reflected as owner in the revenue / municipal / Village records?	<i>Yes.</i>
36.	a) Whether the property offered as security is clearly demarcated?	<i>Yes</i>
	b) Whether the demarcation partition of the property is legally valid?	<i>Not applicable</i>
	c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be)	<i>Yes.</i>
37.	Whether the property can be identified form the following documents, and discrepancy / doubtful	<i>No.</i>

	circumstances, if any revealed on such scrutiny?	
	a) Document in relation to electricity connection	<i>Not applicable</i>
	b) Document in relation to water connection	<i>Not applicable</i>
	c) Document in relation to Sales Tax Registration, if any applicable;	<i>Not applicable</i>
	d) Other utility bills, if any.	<i>Not applicable</i>
38.	In respect of the boundaries of the property, whether there is a difference / discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate/comment on the same.	<i>No discrepancy appeared from the available documents.</i>
39.	If the valuation report and / or approved / sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. If the valuation report and / or approved plan are available at the time of preparation of TIR, please, provided these comments subsequently, on making the same available to the advocate)	<i>Valuation report not available</i>
40.	Any bar/restrictions for creation of mortgage under any local or special enactments, details of proper registration of documents payment of proper stamp duty etc.	<i>No.</i>
41.	Whether the bank will be able to enforce SARFESI Act, if required against the property offered as security? PROPERTY IS SARFAESI COMPLIANT	<i>Yes.</i>
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this Regard.	<i>Original title deeds are available</i>
43.	Whether the governing law/ constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	<i>Not applicable</i>
44.	Additional aspects relevant for investigation of title as per local laws.	<i>Nil</i>
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	<i>Nil</i>
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	<i>Shri Saifulla and Shri Asif Ulla</i>
47.	Whether the real estate project comes under real estate (Regulation and Development) Act, 2016?	<i>No.</i>



	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	<i>Not applicable</i>
	Whether registered agreement for sale as prescribed in the above Act/ Rules there under is executed ?	<i>Not applicable</i>
	Whether the details of the apartment / plot in question are verified with the list of number and types of apartments or plots booked & uploaded by the promoter in the website of Real Estate Regulatory Authority?	<i>Not applicable</i>

Date : 26-6-2020
Place: Dehradun


Advocate : Surendra Parashar
Surendra Parashar
Advocate
Regn.No.-UKBC-421100
2, Hardwar Road,
Dehra Dun (U.K.)

4864



विक्रय पत्र

के मालिक व काबिज है और हमारी यह सम्पत्ति हर प्रकार के भार व दायन से मुक्त है उसको बदस्तूर
श्री - सफे उल्ला पुत्र श्री उल्ला निवासी 43, गांधी रोड, देहरादून ।

विक्रय कर दिया है बदले में विक्रय धन 2,60,000/-
को निम्न प्रकार वसूल पाया च, मय 20 वर्ष
विवरण सहित बाके

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Madan Lal Jindal
Rajay Kumar Jindal



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D. M. Agarwal
ADVOCATE
COURT COMPOUND, D. DUN.

PHOTO ATTESTED



D. M. Agarwal
ADVOCATE
COURT COMPOUND, D. DUN.

PHOTO ATTESTED

महोदय, मैं आपका पत्र दिनांक १२/११/८० का प्राप्त किया हूँ।

मैं आपका पत्र दिनांक १२/११/८० का प्राप्त किया हूँ।

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महोदय, मैं आपका पत्र दिनांक १२/११/८० का प्राप्त किया हूँ।

महोदय, मैं आपका पत्र दिनांक १२/११/८० का प्राप्त किया हूँ।

महोदय, मैं आपका पत्र दिनांक १२/११/८० का प्राप्त किया हूँ।

महोदय, मैं आपका पत्र दिनांक १२/११/८० का प्राप्त किया हूँ।

महोदय, मैं आपका पत्र दिनांक १२/११/८० का प्राप्त किया हूँ।

महोदय, मैं आपका पत्र दिनांक १२/११/८० का प्राप्त किया हूँ।

महोदय, मैं आपका पत्र दिनांक १२/११/८० का प्राप्त किया हूँ।

महोदय, मैं आपका पत्र दिनांक १२/११/८० का प्राप्त किया हूँ।

महोदय, मैं आपका पत्र दिनांक १२/११/८० का प्राप्त किया हूँ।

Madan Lal Sindal
Dipak Kumar Singh

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वरिष्ठ

28 OCT 1992

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मेरापुन वही नं० 1 दिनांक 1699 के मु.ट 358/364 दस्तावेज नं०
7976 सीमा गुजना 7977 व 7978 दिनांक 12-11-80, व भूमि
मरा नं० र 1/2 रकबा 0.05 हे०, उत्तरा नं० र 1/4 रकबा
0.75 हे० गुजना रकबा 0.00 हे०, सित गौजा मोहब्बेवाला
मेरापुन मेरापुन रातावेकन नं० 21-5-80 दर्ज का लिय
रातावेकन मेरापुन नं० 1 दिनांक 1699 के मु.ट 365/370
दस्तावेज नं० 7979 सीमा गुजना नं० 7980 व 7981 दिनांक
12-11-80 दर्ज की है। चूंकि गौजा मोहब्बेवाला मे बन्दोवस्त भूमि
वा हो चुका है और उपरोक्त वर्णित खसरा नम्बरान के नये खसरा
नम्बरान हो गये हैं। नये खसरा नम्बरान इस प्रकार हैं, 1-ख रकबा
0.0460 हे०, 2-ख रकबा 0.278 हे०, 1-घ रकबा 0.0210 हे०,
2-खरकबा 0.1600 हे०, 3 रकबा 0.0226 हे०, 4-ख रकबा 0.0400
हे०, 1-ड. रकबा 0.0100 हे०, 2-ग रकबा 0.1760 हे०, गौजा

Madan Lal Jindal

... पर

1000Rs.



57293

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नोटबंदीबात परचना के प्रीमियम देराफन । तहसील देराफन में हम
 विक्रेतागण का नाम सं. जाय भू. घर के रूप में ज्ञात है । इन विक्रेतागण
 ने उपरोक्त भूमि को तीन विक्रेताओं द्वारा खरीदकर और उसका को
 जाती । तबे उसी पार्टनरशिप फर्म द्वारा पार्टनरशिप की दिनांक
 19-5-80 व 31-8-87 अर्थात् गैसल हुमर रोलर फर्मेर 1980
 गुणायनर नोटबंदीबात देराफन के नाम से खरीदार किया और
 उपरोक्त पार्टनरशिप फर्म ने इन विक्रेतागण के नाम हुमर पार्टनर शीमती
 प्रभा । जो एक स्त्री । जो नोटबंदीबात जिन्दा, श्रीमती । जो भी जिन्दा
 पत्नी श्री टेव । जिन्दा, राजेश हुमर । जिन्दा हुमर परमानन्द
 जिन्दा व श्री जय हुमर हुमर । खरीदार बात है । उपरोक्त सभी
 पार्टनर्स ने दिनांक 15.5.1999 को एक प्रस्ताव पारित किया
 जिसमें उपरोक्त हुमर भूमि को एक ही बरतन की रजान की हुई है और

Madan Lal Jindal

... 5 पर



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{ 5 }

कि, यपत्रों को पंजीकृत करवाने का कि, य मूल्य प्राप्त करने के लिए हम
 क्रैतागण का निम्नलिखित किया है। हम क्रैतागण के कच्चे से मूल कि, यपत्र
 मूलों गुण को जो है जो कि जाया दूंगे पर भी अभी तक नहीं मिले हैं।
 एकाही उपरोक्त भूमि सम्पात्त हर प्रकार के भार बंधनों से मुक्त है।
 उपरोक्त कि, यपत्रों का वहाँ भी उपयोग नहीं हुआ है और ना
 ही उपरोक्त कि, यपत्र किसी रूप देने वाली संस्था के यहाँ रखा है।
 मूल कि, यपत्रों के साथ पंजीकृत करवाये गये ८: मुक्तने हम क्रैतागण का
 हस्ताक्षरित कर रहे हैं। हम क्रैतागण ने अपने गुण आधारों सहित
 जो भी हमें प्राप्त है या प्राप्त हो सकते हैं सबके साथ मिलकर मुदालिम
 2,60,000/-रुपये; दो लाख साठ हजार रुपये; आधे जिसके मुदालिम
 1,30,000/-रुपये; एक लाख तीस हजार रुपये; होते हैं पास ही बैंक
 उल्ला पुत्र की अभी उल्ला, नन्दासी 43, गांधी रोड देहरादून की पूर्णतया
 कि, य कर दी है और कुल कि, य मूल्य निम्न प्रकार प्राप्त कर लिया है :—

Madan Lal Sindal

... 6 पर

1000Rs.



57295

2,60,000/- रुपये द्वारा ड्राफ्ट नं० 473880 दिनांक 30-10-99

स्टेट बैंक ऑफ़ इण्डिया बचतरी देहरादून ।

इस प्रकार पूरा विक्रय मूल्य हम विक्रेतागण को प्राप्त हो गया
है । अब विक्रय मूल्य में से भेष हुआ लेना बाकी नहीं रहा । विक्रीत
सम्पत्ति का कबला हम विक्रेतागण ने देता शोधन का पहले ही दे

... 7 पर

madan Lal Sindal
Ajay Kumar Jindal

1000Rs.



57296

७७

विधवा है । अब हम विक्रेतागण अथवा हमारे किसी उत्तराधिकारी का
विक्रीत सम्पत्ति अथवा उसके किसी भाग के साथ किसी प्रकार का कोई
सम्बन्ध नहीं रखना चाहते हैं । देता महोदय को अधिकार
होगा कि विक्रीत सम्पत्ति को जिस प्रकार चाहें अपने प्रयोग में लावें
कि, य दंपति या न वस्तुनिष्ठता आदि नई परिवर्तन से पारदर्शिता बरहावें,

Madan Lal Jindal
Rajiv Jindal

... ४ पर

1000Rs.



57297

88

मानक सवीकृत करवायें, कानूनमणि करें अपने उपयोग में लायें तहसील
देहरादून में अपना नाम अंकित करायें लाभ उठावें । विक्रीत भूमि से
सम्बन्धित आज तक की भाल गुजारी हमारे जिम्मे है व आज से बाद
की भालगुजारी देता सहोदय के जिम्मे होगी । यदि हमारे स्वामित्व
में कोई कमी पायी जाने के कारण विक्रीत सम्पत्ति अथवा उरफ

Madan Lal Sindal
Deputy Commissioner

..9 पर

1000Rs.



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{ 9 }

कोई भाग देता महोदय के कछे से निकल जावे अथवा उसे कोई हानि
 उठानी पड़े तो इन ऐसी सभी दशाओं में हम निश्चिन्तागण व हमारे
 उत्तराधिकारी देता महोदय के हर प्रकार के नुकसान आदि को पूरा
 करने के लिए बाध्य रहेंगे । भूमि सम्पत्ति की पैमाइश होने देता महोदय
 के सामने करवा दी है । गाँव पर देता महोदय की संतुष्ट हो
 गयी है और भूमि सम्पत्ति जो भी बमोवेश है उसी आधार पर

madan Lal Sindal

Signature

... 10 पर



विक्रय की जा रही है। यदि इस विक्रयपत्र की पुष्टि में देता महोदय को कोई अन्य लेखपत्र आदि लिखवाकर लेने की आवश्यकता होगी तो हम ऐसा लेखपत्र देता महोदय के सर्वे पर लिखकर देने के जिम्मेवार व पाबन्द रहेंगे। हम व हमारे उत्तराधिकारी इस विक्रयपत्र के जिम्मेवार व पाबन्द रहेंगे।

madan Lal Sindal
Deputy Commissioner

... पर



विक्रीत भूमि मुख्य मार्ग से 100 मीटर से अधिक दूरी पर है ।
तब रजिस्ट्रार कार्यालय हेतु निम्नलिखित विवरण :--

विक्रीत भूमि नगरपालिका क्षेत्राधीन की सीमा से बाहर है । विक्रीत
भूमि में कोई पेड़ आदि नहीं है । विक्रेता न तो किसी अनुसूचित जाति
अथवा जनजाति से नहीं है । लिंग से मुक्त है । पक्षारों के शव
कोई इकरारनामा नहीं है । स्टाम्प शुल्क सरकारी सर्विल रेट पर जो

Madan Lal Sindal
Rajendra Singh

... 12 पर



॥ 12 ॥

कि विक्रय मुख्य से अधिक है दिया गया है । विक्रीत भूमि में उत्तरा
 नम्बर 2-ग रुका 0.0600 हे० पर श्री गदन लाल जिन्दल पुत्र शिव
 लाल , व भूमि उत्तरा नम्बर 1-ग रुका 0.0460 हे० व उत्तरा नम्बर
 2-ग रुका 0.0150 हे० परधिय कुमार पुत्र परमानन्द का नाम
 दोर भूमिधर अंकित है ।

Madan Lal Sindal
Digvijay Singh

.... 13 पर



[13]

विवरण 1 व, 10 भूमि 11 नये सन्दोषस्त के अनुसार लगभग निम्न प्रकार है :--

भूमिधर की भूमि नसरा नम्बर 2-ग रुका 0.0600 हे०, 1-0 रुका 0.0460 हे०, धतरा नम्बर 2-क रुका 0.0150 हे० कुल रुका 0.1210 हे०, स्थित गौजा गोहडोवाला परगना केन्द्रियक्ष के राद्वन जिसे संलग्न मानाच्छ में लाल रंग से दिखाया गया है व जिसकी सीमाएँ निम्न प्रकार हैं :--

पूरव में - सारनपुर रोड,

पश्चिम में - श्रेष्ठ भूमि विक्रेतागण 10 से अलग विक्रयक द्वारा

उल्ला की विक्रय किया जा रहा है ,

उत्तर में - राजा व उसके साथ भूमि विक्रेतागण,

दक्षिण में - सम्पात्त विक्रेतागण की अलग विक्रयक द्वारा

सक व सीमाती शगुफा जमी की विक्रय हुई ।

madan Lal Sindal

Rajeshwar Singh

.... 14 पर

100Rs.



{ 14 }

अतः यह चक्र यन्त्र आज दिनांक 29-10-99 ई० को स्थान

देहरादून में निराल किया गया ताकि सन्त रहे और काम आवे ।

होचिरे तागण— Madam Lal Sindal

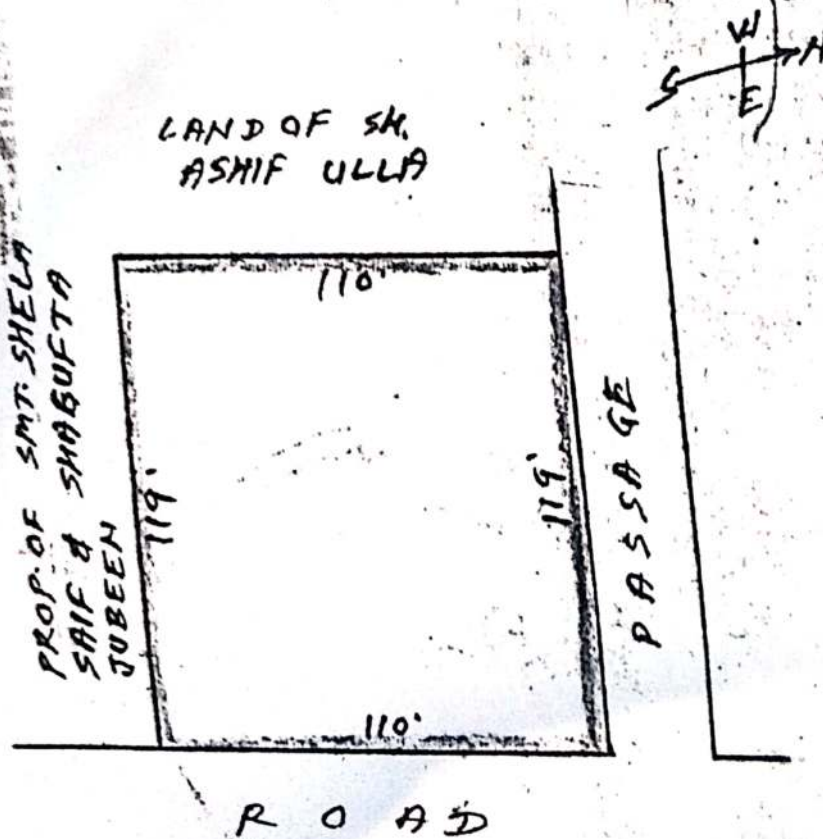
हो साक्षी -
Ajay Sindal
25/10 Sh. B. D. Sindal
'A New nandi'
Mey Hanger

हो साक्षी
Bhawar
(M. S. Jadhav)
Bhawar
43/12 Gandhi Rd
Dehradun.

रचयिता एवं फोटो का सत्यापन:— श्री डी०एम० अग्रवाल मुम्बई, देहरादून।

टंकणकर्ता :— सन्त शरन अग्रवाल कोट कम्पाउण्ड, देहरादून ।

SITE PLAN OF LAND KH. No. 27,
 129 & 25 AT MAUZA MOHABBAY
 WALA DEHRA DUN.
 SOLD BY SH. MADAN LAL JINDAL
 & SH. VIJAY KUMAR.
 SOLD TO SH. SAIF ULLA
 SOLD AREA SHOWN RED
 TOTAL SOLD AREA 0.1210 HCT.



Madan Lal Jindal
 Vijay Kumar Jindal

SIG. OF SELLER

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877

बाधित दंड

विजय कुमार अग्रवाल
स्टाम्प विक्रेता
कोट कम्पाउण्ड, देहरादून

बही नं०

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को सहे।

[Signature]

खाला 214, 893
मिसल नं० 195

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लौक