

TITLE DEED

1. Title Deed Deposit No.

7/92

2. Name of the Borrower/Guarantor

Omega Print o Pack

Pvt Ltd Director

(Sandeep Jain)

3. Earlier equitable mortgage by deposit of title deeds created on

4. Name of person(s) depositing actually/constructively title deeds for extension/supplemental to earlier mortgage.

Sandeep Kumar Jain

5. Equitable mortgage extended/supplemented on

29.01.2022

6. Nature of loan and amount secured

H/L 3902641191 → 1.62 crores

H/L 39157842973 → 0.25 crores

1.87 crores

Geel 1 Extension

1 crore 5 lakhs

A/c No

Total Exposure

SME Rahipur (586) 16.67 crores

Total → 18.54 CRORES

Enhanced (GEEL 1 → 1.05 crores

7. Description of property Extension)

Total ⇒ 19.59 crores

Title Deed No 5828 Plot

No. 370 Khata No. 348

Reg. on 16/10/2015.

8. Name of the mortgage branch for which security is created

Sbi Rasme (1523)

Hanavai 1

RITY) REGISTER

92 ANNEXURE "C"

"Particulars of the statements regarding creation/extention of equitable mortgage by deposit of title deed(s) made by.....*Sandeep Jain* on.....*29.01.2022*.....have been reduced on non-judicial stamp papers of the value of Rs. *10000/-* (Rupees.....*Ten Thousand*.....*only*.....only) which are preserved with the original title deeds deposited by the mortgagor so as to cover the enhanced limit of Rs. *1.05 crores* (Rupees.....*one crore five lakhs only*.....only) in addition to earlier secured amount of Rs. *18.54 crores*. (Rupees.....*Eighteen crores and fifty four lakhs only*.....only)"

[Signature]
Other Officer/Employee

Field Officer

[Signature]
Branch Manager

HPVS267F

PAN No - AEVPJ88286

PAN No - AF2PJ1824M



(2)

विक्रय पत्र भवन

विक्रय पत्र

अंकन 1,05,00,000 / - रुपये।

सर्किल दर से मालियत

अंकन 53,63,000 / - रुपये।

स्टाम्प शुल्क

कुल अंकन 4,94,000 / - रुपये।

विक्रीत भूमि का क्षेत्रफल

162 वर्गमीटर।

कवर्ड क्षेत्रफल

170.27 वर्गमीटर।

सर्किल दर

सर्किल दर सूची के पृष्ठ 07 क्रमांक नं. 6 (च) 13, के अनुसार सर्किल दर अंकन 18,800 / - रुपये प्रति वर्गमीटर से भूमि की मालियत अंकन 30,45,600 / - रुपये, कवर्ड एरिया 170.27 वर्गमीटर कवर्ड एरिया दर 9,500 / - रुपये प्रति वर्गमीटर से सम्पत्ति की कवर्ड क्षेत्रफल की मालियत अंकन 16,17,565 / - रुपये अर्थात् अंकन 46,63,165 / - रुपये, सम्पत्ति 5 मीटर से 12 मीटर चौड़े रास्ते के मध्य स्थित होने के कारण 15 प्रतिशत अतिरिक्त से मालियत अंकन 53,62,640 / - रुपये, अर्थात् अंकन 53,63,000 / - रुपये होती है।

Gyaneshwar

Gyan

Reema Jain

(3)

स्टाम्प शुल्क

अंकन 1,05,00,000/- रुपये में से
अंकन 25,00,000/- पर क्रेता
महिला होने के कारण अंकन 3.75
प्रतिशत की दर से व अतिरिक्त
मालियत अंकन 80,00,000/- रुपये
पर 5 प्रतिशत की दर से कुल अंकन
4,94,000/- रुपये का स्टाम्प शुल्क
अदा किया जा रहा है। निर्माण प्रथम
श्रेणी आर.सी.सी. का है।

स्थित

शिवपुरी दिल्ली रोड आवास विकास
कालोनी हरिद्वार (अन्दर सीमा नगर
निगम हरिद्वार) परगना ज्वालापुर
तहसील व जिला हरिद्वार।

विदित हो कि निम्नलिखित आवासीय सम्पत्ति मकान जिसका मैं
विक्रेता स्वतन्त्र कुमार विजरा पुत्र श्री मदन लाल विजरा निवासी 360,
विवेक विहार आवास विकास कालोनी रानीपुर मोड हरिद्वार तहसील व
जिला हरिद्वार (विक्रेता) मालिक स्वामी व अधिकारी हूँ। यह सम्पत्ति मुझ
विक्रेता ने द्वारा विक्रय पत्र दिनांक 24.09.1992 जिसकी बही नं० 1
खण्ड 27 पेज 887 से 902 रजिस्ट्रार दस्तावेज नं० 3797 को
सब-रजिस्ट्रार हरिद्वार में दर्ज है। जो श्री एस० एल० त्यागी पुत्र श्री
एस० आर० त्यागी निवासी 69/3/1 भेल रानीपुर हरिद्वार तहसील व
जिला हरिद्वार से कय की थी। जिस सम्बन्ध में फीहल्ट डीड दिनांक
19.04.2014 जिसकी बही नं० 1 जिल्द 1723 पेज 1 से 12 रजिस्ट्रार
दस्तावेज नं० 3044 को सब-रजिस्ट्रार हरिद्वार में दर्ज है उत्तर प्रदेश
आवास एवं विकास परिषद ने मेरे हक में निष्पादित की है।

Gain

Reena Jain

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

5828

VERIFIED

LOCKED



सत्यमेव जयते

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UK00694554025250N

15-Oct-2015 03:39 PM

: SHCIL (FI)/ ukshcil01/ HARIDWAR/ UK-HD

: SUBIN-UKUKSHCIL0101140053932431N

: SANDEEP KUMAR JAIN AND SMT REENA JAIN

: Article 23 Conveyance

: SHIVPURI DELHI ROAD AVAS VIKAS COLONY HARIDWAR
PRAGNĀ JWALAPUR TEHSIL AND DISTT HARIDWAR U.K

: 1,05,00,000

(One Crore Five Lakh only)

: SWATANTRA KUMAR VIJRA

: SANDEEP KUMAR JAIN AND SMT REENA JAIN

: SANDEEP KUMAR JAIN AND SMT REENA JAIN

: 4,94,000 ✓

(Four Lakh Ninety Four Thousand only)



Please write or type below this line.....

विक्रय पत्र

अंकन 1,05,00,000 / -रुपये।

सर्किल दर से मालियत

अंकन 53,63,000 / -रुपये।

Jain

Reena Jain

ZK 0001671245

(4)

जिसका मैं विक्रेता स्वामी, मालिक काबिज व अधिकारी होने के कारण मुझ विक्रेता को निम्नलिखित सम्पत्ति मकान को विक्रय आदि करने के पूर्ण अधिकार प्राप्त हैं। निम्नलिखित मकान आज तक के हर प्रकार के ऋण परिवर्तन आदि के भार से शुद्ध एवं मुक्त है, किसी प्रकार के विवाद या मुकदमेबाजी से ग्रस्त नहीं है। मैं विक्रेता निम्नलिखित मकान को विक्रय करने में पूर्ण रूप से सक्षम हूँ। अब विक्रेता ने अपने निम्नलिखित मकान को अपनी स्वस्थ इन्द्रियों तथा स्थिर बुद्धि की अवस्था में अपनी इच्छा व प्रसन्नता से मय हर प्रकार के स्वत्व व अधिकारों के बदले अंकन 1,05,00,000/- एक करोड़ पांच लाख रुपये में हाथ श्री सन्दीप कुमार जैन पुत्र श्री भोपाल सिंह जैन व श्रीमति रीना जैन पत्नि श्री सन्दीप कुमार जैन निवासी 282, गोविन्दपुरी हरिद्वार तहसील व जिला हरिद्वार (क्रेतागण), को विक्रय व हस्तान्तरित कर दिया है। कब्जा मौके पर निम्नलिखित विक्रीत सम्पत्ति मकान पर क्रेतागण का करा दिया है। वह उसमें अपने लाभ के लिए कोई भी कार्य करे, विक्रय आदि करे निर्माण आदि करे और लाभ उठावे। अब मैं विक्रेता यह प्रतिज्ञा करता हूँ और लिखे देता हूँ कि आज से मुझ विक्रेता व उसके उत्तराधिकारियों की निम्नलिखित विक्रीत मकान के साथ किसी प्रकार का कोई सम्बन्ध या वास्ता नहीं रहा है और न ही भविष्य में होगा। यदि भविष्य में विक्रेता के किसी स्वत्व या कानूनी त्रुटि के कारण या किसी के वाद-विवाद के कारण निम्नलिखित विक्रीत मकान या उसका कोई अंश कब्जा व दखल क्रेतागण के अधिकार से निकल जावे या उसे कोई भार चुकाना पड़े या कब्जा आदि में कोई रुकावट उत्पन्न हो तो ऐसी हर एक अवस्था में क्रेतागण को अधिकार होगा कि वह अपनी कुल मूल्य राशि मय सूद वैधानिक विक्रेता की हर प्रकार की चल व अचल सम्पत्ति व जात खास व जायदाद से जिस प्रकार चाहे द्वारा न्यायालय वसूल कर ले। विक्रेता व उसके उत्तराधिकारियों को कोई आपत्ति किसी प्रकार की नहीं होगी।



जिला हरिद्वार
DISTRICT NAME हरिद्वार

Deed/Article Type
Sub-Deed/Sub-Article

Village/Location

Area

Transaction Value

Advance

Khasra

Land Value

Prain

Reena Jain

(5)

विक्रेता प्रत्येक कानूनी जिम्मेदारियों का जिम्मेदार है जो कानूनन एक विक्रेता पर आयद होती है। निम्नलिखित मकान से सम्बन्धित कोई वाद-विवाद किसी भी न्यायालय में विचाराधीन नहीं है। निम्नलिखित मकान किसी धार्मिक संस्था या ट्रस्ट की सम्पत्ति नहीं है। विक्रेता व क्रेतागण के मध्य निम्नलिखित मकान की बाबत कोई इकरारनामा रजिस्टरी नहीं किया हुआ है। विक्रेता व क्रेतागण भारतीय नागरिक है। विक्रीत सम्पत्ति पर यदि किसी प्रकार का जलकर या ग्रहकर या बिजली बिल या आदि बकाया होगा, तो उसको आज दिनांक तक अदा करने की जिम्मेदारी विक्रेता की होगी, तथा भविष्य में हर प्रकार के कर आदि भुगतान की जिम्मेदारी क्रेतागण की होगी।

विवरण सम्पत्ति:- जो कि एक आवासीय मकान जो प्लॉट न० 360 पर बना है, जिसकी भूमि की पैमाईश पूरब 18 मीटर, पश्चिम 18 मीटर, उत्तर 9 मीटर व दक्षिण 9 मीटर, जिसकी भूमि का कुल क्षेत्रफल 162 वर्गमीटर हैं। जिसमें तीन कमरे, लैटरीन, बाथरूम, किचन, जीना भूतल पर व बाथरूम व ममटी प्रथम तल पर बने है। जिसका कुल कवर्ड एरिया 170.27 वर्गमीटर है, जिसके पूरब में प्लॉट न० 361, पश्चिम में प्लॉट 359, उत्तर में भवन संख्या 284 एम० आई० जी०, दक्षिण में रास्ता 7.5 मीटर चौड़ा है। जिसका नगर निगम खाता न० 328 है, स्थित शिवुपरी दिल्ली रोड आवास विकास कालोनी हरिद्वार (अन्दर सीमा नगर निगम हरिद्वार) परगना ज्वालापुर तहसील व जिला हरिद्वार।

Gain

Reena Jain

(6)

विवरण प्राप्त मूल्य राशि:- मुझ विक्रेता ने क्रेता महोदया से कुल मूल्य राशि अंकन 1,05,00,000/- (एक करोड़ पांच लाख रुपये) रुपये में से अंकन 10,00,000/-रुपये द्वारा चैक नं0 153586 दिनांक 21.06.2015 द्वारा IDBI Haridwar व व अंकन 52,500/-रुपये द्वारा TDS Acknowledgemnt no. AC4223575 व अंकन 52,500/-रुपये द्वारा TDS Acknowledgemnt no. AC4223520 व अंकन 93,95,000/-रुपये द्वारा डी0डी0 नं0 005433 दिनांक 16.10.2015 द्वारा IDBI Haridwar से प्राप्त कर लिया है, पश्चात रजिस्टरी क्रेतागण की ओर कोई मूल्यराशि बकाया नहीं रहेगी। क्रेतागण ने उक्त सम्पत्ति IDBI Haridwar से वित्त पोषण प्राप्त कर क्रय की है।

रजिस्ट्रेशन अधिनियम 1908 की धारा 32 ए के अनुपालन हेतु फिंगर प्रिन्ट्स विक्रेता की अंगुलियों के निशान



अंगुठा



तर्जनी



मध्यमा



अनामिका



कनिष्ठका



[Signature]

[Signature]

[Signature]

(7)

रजिस्ट्रेशन अधिनियम 1908 की धारा 32 ए के अनुपालन हेतू फिंगर प्रिन्ट्स

क्रेता नं० 1 की अंगुलियों के निशान



क्रेता नं० 2 की अंगुलियों के निशान



Shankar Kumar

Gain

Reena Jain

(8)

अतः यह विक्रय पत्र अपनी स्वेच्छा से, प्रसन्न मन, बुद्धि व इन्द्रियों की स्वस्थ दशा में बिना किसी जोर या दबाव के, खूब सोच व समझकर, गवाहान के सामने लिख दिया कि प्रमाण रहे और समय पर काम आवें।

तहरीर तारीख:- 16-10-2015

ह0-

Swaminath Kumar

ह0-

Gopin

ह0-

Reema Jain

सा0-

Gurpreet

No-HR-
4010795

ने. वनेत रजनीरा
विजरा 8/0 श्री लसके.

विजरा 8/0 25/2 प्रेरसन
रोड अवाला केर
दिल्ली

सा0-

Priyanka

PAN No- AFE PJ 7883H

प्रदीप जैन 8/0 श्री आपाल

सिंह जैन 8/0 11/213

राजेन्द्र नगर से 3 सादिताना

जिला गाजियाबाद (उ.प्र.)

टाईपकर्ता

सा0-

Dev Kulkarni-Vijay

श्रीमति देव हत्ती विजरा

जान श्री लस. के. विजरा

36, विवेक निहार रानिपुर

मोड हरिद्वार Adhar No- 361832466918

रचियता व गवाहो की शिनाख्त पर
फोटो प्रमाणितकर्ता



TOTAL LAND AREA = 182.00 SQ.M.

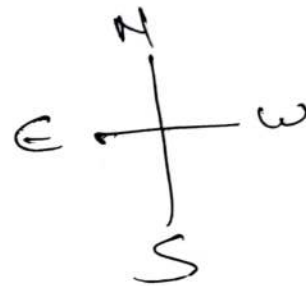
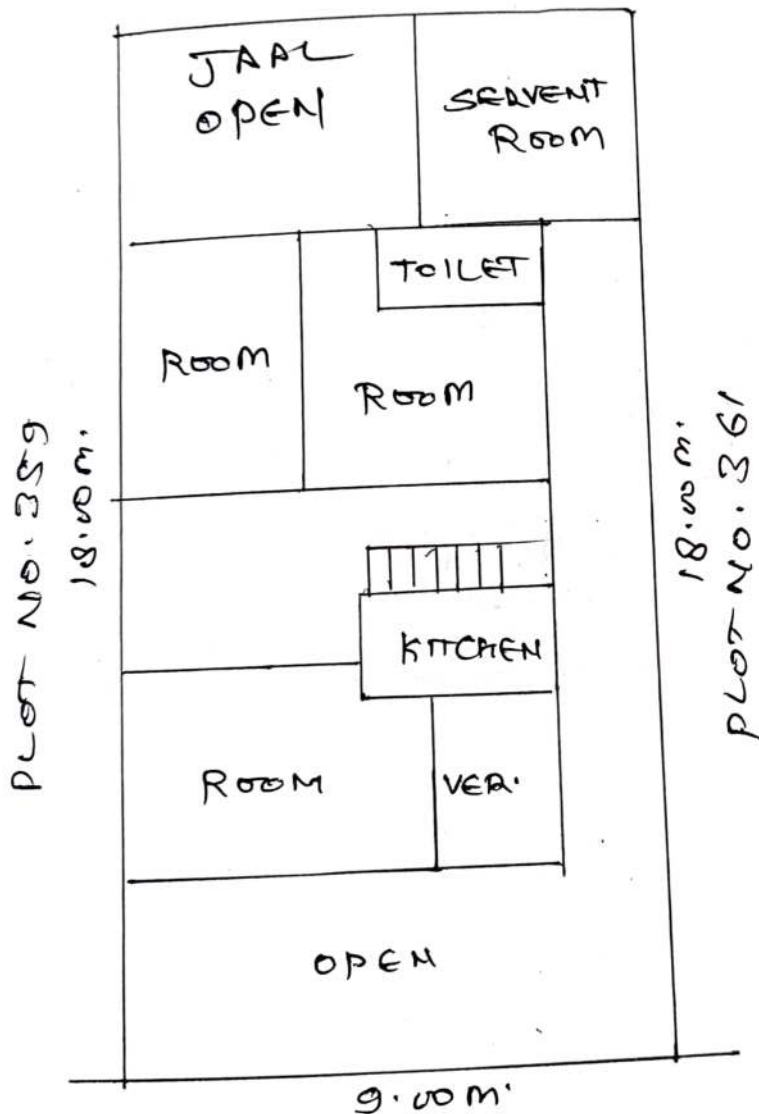
TOTAL COVERED AREA = 170.27 SQ.M.

PLOT NO. 360, LOCATED AT - SHIV PURI

DELHI ROAD YOJANA RANIPUR MORE

AVAS VIKAS COLONY HARIDWAR.

HO. NO. 284 MIB.
9.00 M.



Sanjay

Sanjay Kumar
Architectural Engg
I.D.A. LIC. 29

Swalambhi Kumar
Reena Jha

बही संख्या 1 जिल्द 3,493 के पृष्ठ 195 से 224 पर क्रमांक 5828

पर आज दिनांक 16 Oct 2015 को रजिस्ट्रीकरण किया गया।

Blacore
रजिस्ट्रीकरी अधिकारी /
उप-निबंधक, हरिद्वार, प्रथम
16 Oct 2015



REF. B: - REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY 29.11.2019

A). Name of the branch/business unit/ office seeking opinion	STATE BANK OF INDIA, RASMECC-CUM-SARC, BHEL, Raipur Haridwar.
B). Reference no. And date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	NIL.
C). Name of the borrower	Sh. Sandeep Kumar Jain s/o Sh. Bhopal Singh Jain & Smt. Reena Jain w/o sh. Sandeep Kumar Jain R/o 282, Govindpuri Haridwar, Tehsil & Distt. Haridwar.
02. A). Name of the unit/concern/company/person offering the property/(ies) as security	Sh. Sandeep Kumar Jain s/o Sh. Bhopal Singh Jain & Smt. Reena Jain w/o sh. Sandeep Kumar Jain R/o 282, Govindpuri Haridwar, Tehsil & Distt. Haridwar.
B). Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Sh. Sandeep Kumar Jain s/o Sh. Bhopal Singh Jain & Smt. Reena Jain w/o sh. Sandeep Kumar Jain above named.
C). State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor)	BORROWER/MORTGAGORS.
03.ds Complete or full description of the immovable property/(ies) offered as security including following details-	A house constructed on plot no 360 measuring on ground floor East-18 meter, West-18 meter, North-9 meter & South-9 meter total area 162 square meter having three rooms, latrine, bathroom, kitchen and stair on ground floor and bathroom/mumty on first floor total covered area is 170.27 sq. meter Nagar Palika No-328 situated at Shivpuri Delhi Avs Yojna Avs Vikas Colony Haridwar (within municipal area), Pargana Jwalapur, Tehsil & Distt. Haridwar bounded and butted- East-Plot no-361, West-Plot no-359, North-House No 284 MGI, South-Road 7.5 meter wide. Nagar Palika No-328.
A). Survey no.	House constructed on plot no-360.
B). Door no.(in case of house property)	Having 162 square meter covered area
C). Extent/area including plinth/ built up area in case of house property	is 170.27 square meter.
D). Locations like of the place, village, city, registration, sub-district etc. Boundaries.	Shivpuri Delhi Avs Yojna Avs Vikas Colony Haridwar (within municipal area), Pargana Jwalapur, Tehsil & Distt. Haridwar.
04. A). Particulars of the documents scrutinized serially and chronologically. Nature of documents verified and as to whether they are original or certified copies or registration extracts duly certified. Note: only originals or certified extracts from the registering/land/revenue/other authorities be examined.	1-Certified copy of lease deed dated 23-07-1985 bahi no 1 zild no 486 pages 271-290 document no 2198 registered on 27-07-1985 with the office of Su-Registrar office Haridwar. 2-Certified copy sale deed dated 16.10.2015 bahi no 1 zild no 3493 pages 195-224 document no 5828 registered on 16.10.2015 with the office of Sub-Registrar Haridwar I.
Sr. No. Date of Document. Name/ nature of documents Original/ certified copy certified extract/ photocopy etc	In case of copies whether original is verified or not by Advocate.
1. 23.07.1985 Lease Deed Certified	NO
2. 16.10.2015 Sale Deed Certified	NO.

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Ch. No.-509, Civil Court, Roorkee
Haridwar: M. 9917607307

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a) Whether certified copy of all the documents are obtained from the relevant Sub-Registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	N.A.
b) i) Whether the all pages in the certified copies of title documents which area obtained directly from the Sub-Registrar's office have been verified page by page with the original documents submitted?	N.A.
b) ii) Where 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 produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	N.A.
06. 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?	YES
B). If such online/computer records are available whether any verification or cross checking are made and the comments/ findings in this regard.	YES
C). Whether the genuineness of the stamp paper if possible to be got verified from any online portal and if so whether such verification was made?	NO
07. A). Property offered as security falls within the jurisdiction of which sub-registrar office?	HARIDWAR
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/ general. If so please name all such offices?	NO
C). Whether search has been made at all the office named at (b) above?	N.A.
D). Whether the search in the office of registering authorities or any other record reveal registration of multiple title documents in respect of the property in question?	N.A.
08. Chain of title tracing the title from the oldest title deed to the latest deed establishing title of the property in question from the predecessors in title / interest to the current title holder. And wherever minor's interested or other clog on title is involved .search should be made for a further period, depending on the need for clearance of such clog on the title In the 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 year is mandatory. (separate sheet can be used)	1-The schedule property was the property of Uttar Pradesh Avas Vikas Parishad constituted under Uttar Pradesh Avas Vikas Parishad Adhiniyam 1965. Later on Uttar Pradesh Avas Vikas Parishad transferred the land/plot of schedule property by way of lease deed dated 23-07-1985 bali no 1 zild no 486 pages 271-290 document no 2198 registered on 27-07-1985 with the office of Su-Registrar office Haridwar in favor of Sh. S. L. Tyagi s/o sh. S. R. Tyagi R/o 69/3/1 BHEL Ranipur Haridwar. 2-Later on Sh. S. L. Tyagi s/o sh. S. R. Tyagi R/o 69/3/1 BHEL Ranipur Haridwar transferred the schedule property by way of sale deed dated 24.09.1992 bali no 1 zild no 27 pages 887-902 document no 3797 registered

on 24/09/1992 with the office of Sub-Registrar office Haridwar in favor of sh. Swatantra Kumar Vijra s/o sh. Madan Lal Vijra R/o 360 Avas Vikas Colony Haridwar
 2. Later on free hold right over the schedule property was declared in favor of sh. Swatantra Kumar Vijra s/o sh. Madan Lal Vijra by way of Free hold deed dated 19/04/2014 bahr no 1 rild no 1723 pages 132 document no 3044 registered on 19/04/2014 with the office of Sub-Registrar Haridwar executed Uttar Pradesh Avas Vikas Parishad through Neelam Talwar, property officer, in favor of sh. Swatantra Kumar Vijra s/o sh. Madan Lal Vijra
 3. Lastly sh. Swatantra Kumar Vijra s/o sh. Madan Lal Vijra R/o 360 Avas Vikas Colony Haridwar above named transferred the schedule property by way of registered sale deed dated 16/10/2015 bahr no 1 rild no 3493 pages 195-224 document no 3828 registered on 16/10/2015 with the office of Sub-Registrar Haridwar in favor of proposed purchaser Sh. Sandeep Kumar Jain s/o Sh. Bhopal Singh Jain & Smt. Reena Jain w/o sh. Sandeep Kumar Jain both R/o 282, Govindpuri Haridwar, Tehsil & Distt. Haridwar.
 The chain of title is complete.

Free hold right.

09.	Nature of the title of the intended mandatory over the property (Whether full ownership rights leasehold rights occupancy possessory rights or inam or govt. Grantee/ allotted etc.)
10.	If leasehold whether A). Lease deed is duly stamped and registered B). Lease is permitted to mortgage leasehold right C). Duration of the lease unexpired period of lease D). If a sub-lease check lease deed in favour of lessee as to whether lease deed permits sub-leasing mortgage by sub lessee also E). Whether the leasehold rights permits for the creation of any super structure (if applicable)? F). Right to get renewal of the leasehold rights and nature there of
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 mortgagor is competent to create charge on such property Whether any permission from govt. Or any other authority is required for creation of mortgage and if so whether such valid permission is available
12.	If occupancy right whether. A). Such right is heritable and transferable B). Mortgage can be created
13.	Nature of minor's interest if any and if so whether creation of mortgage could be possible the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion
14.	If the property has been transferred by way of gift/ settlement deed. A). The gift/ settlement deed is duly stamped & registered

No

N.A.

N.A.

N.A.

N.A.

N.A.

N.A.

NO

N.A.

N.A.

N.A.

NO

N.A.

N.A.

NO

NO.

N.A.

PRATYAKH
 10/10/2015

Adv. Mr. Sandeep Kumar Jain
 Ch. Secy. CIV. Court, Panchsaran
 Haridwar, U.P. 247307
 E-mail: sandeepadvocate25@gmail.com

	B). The gift/ settlement deed has been attested by two witnesses.	N.A.
	C). The gift/ settlement deed transfer the property to Donee	N.A.
	D). Whether the Donee has accepted the gift by signing the gift/ settlement deed or by a separated writing or by implication or by action.	N.A.
	E). Whether there is any restriction on the donor in executing the gift/ settlement deed in question.	N.A.
	F). Whether the Donee is in possession of the gifted property.	N.A.
	G). Whether any life interest is revised for the donor or any other person and whether there is a need for any other person to join the creation of mortgage.	N.A.
	H). Any other aspect affection the validity of the title passed through the gift/ settlement deed	N.A.
15.	A). In case of partition /family 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.	NO
	B). Whether mutation has been effected and whether the mortgage is in possession of his share	N.A.
	C). Whether the partition made is valid in law and the mortgage has acquired a mortgagable title thereon.	N.A.
	D). In respect of partition by a decree of court whether such decree has become final and all other condition/ formalities are completed/ complied with.	N.A.
	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.	N.A.
16.	Whether the title documents include any testamentary documents/ wills?	No
	A). In case of wills, whether the will is registered will or unregistered will?	N.A.
	B). Whether will in the matter need a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	C). Whether the property is mutated on the bases of will?	N.A.
	D). Whether the original will is available?	N.A.
	E). Whether the original death certificate of the testator is available?	N.A.
	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 deed is to be explained.)	N.A.
17.	A). Whether the property is subjected to any wakf rights?	No.
	B). Whether the property belongs to church / temple or any religious /other institution having any restriction in creation of charges on such properties?	N.A.
	C). Precaution / permissions, if any in respect of the above cases for creation of mortgage?	N.A.
18.	A). Whether the property is a half /joint family property, mortgage is created for family benefits/legal necessity, whether the major coparceners have no objection/ join in execution, minor's share if any, right of female member etc.	No.
	B). Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
19.	A). Whether the property belongs to any trust or is subjected to the right of any trust?	No.
	B). Whether the trust is a private or public trust and whether trust deed specifically authorized the mortgage of the property?	N.A.

[Signature]
Advocate & Session Court Haridwar
Haridwar, U.P. 249101
E-mail: advocate25@gmail.com

	C. If so additional precautions/ permission to be obtained for creation of valid mortgage?	N.A.
	D. Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the matter	N.A.
	A. If the property is agriculture land whether the local laws permit mortgage of agriculture land and whether there are any restriction for creation enforcement of mortgage	No
	B. In case of agriculture property other relevant records/ documents as per the local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.
	C. In case of conversion of agriculture land for commercial purposes or otherwise, whether requisite procedure followed permission obtained	N.A.
21.	Whether the property is affected by any local laws or other regulation having a bearing on the certain security (viz. Agricultural laws weaker section minorities, land laws SEZ regulation coastal zone regulation environmental clearance etc.)	NO
22.	A. Whether the property is subject to any pending or proposed land acquisition proceeding?	NO
	B. whether any search / enquiry is made with the land acquisition office and the outcome of search/enquiry.	N.A.
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 affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	C. Whether the title documents have any court seal/mark 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.	N.A.
24.	A. In case of partnership firm, whether the property belongs to the firm and the deed is property registered.	NO
	B. Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	N.A.
	C. Whether the person(s) creating mortgage has/ have authority to create mortgage for and on behalf of the firm.	N.A.
25.	a) Whether the property belongs to a limited company, check the borrowing powers, board resolution authorization to create mortgage/ execution of documents charges, registration of any prior charges with the company registrar (roc) 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 of Limited Liability Partnership (LLP) Firm? Yes/No.	N.A.
	b) 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)?	N.A.
	b) iii) Whether the search of charges reveals any prior charges/encumbrances on the property (proposed to be mortgaged) created by the vendor company (seller)?	N.A.
	b) iv) If search reveals encumbrance/charges whether such charges/encumbrances have been satisfied?	N.A.
26.	In case of societies association the required authority/ power to borrower and whether the mortgage can be created and the requisite resolutions, bye-laws.	NO
27.	A. Whether any POA is involved in the chain of title.	Yes
	B. Whether the POA is involved is one coupled with	N.A.

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	interest i.e. a development agreement cum power of attorney. If so, please clarify whether the same is registered document and hence it has created an interest in favour of the builder/ developer and as such is irrevocable	
	C). In case the title documents is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the builders viz. Companies/ firms/ individual or property concerns in favour of their partners/ employees/ authorized representatives to sign flat allotment letters, NOCs, agreement of sale, sale deed etc. In favour of buyers of flats/ units (builder's POA) or (ii) other type of POA (common POA)	N.A.
	D). In case of builder's POA whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	N.A.
	E). In case of common POA (i.e. POA other than builder's POA) please clarify the following clauses in respect of POA.	No.
	I. Whether the original POA is verified and the title investigation is done on the basis of original POA?	N.A.
	II. Whether the POA is a registered one?	
	III. Whether the POA is a special or general one?	
	IV. Whether the POA contain a specific authority for execution of title document in question?	N.A.
	F). Whether the POA was in force and not revoked or had become invalid on the date of execution of the documents in the question? (Please clearly whether the same has been ascertained from the office of sub-registrar also?)	N.A.
	G). Please comment on the genuineness of POA?	N.A.
	H). The unequivocal opinion on the enforceability and validity of the POA?	N.A.
28.	Whether mortgage is being created by a POA holder, check genuineness of the power of attorney and the extent of the power given therein and whether the same is properly executed/ stamped authenticated in term of the law of the place where it is executed.	NO
29.	If the property is a flat/ residential / commercial complex, check and comment on the following. A). Promoters / land owners title to the land / building. B). Development agreement power of attorney. C). Extent of authority of the developer/ builder. D). Independent title certification of the land / or building in question E). Agreement of sale (duly registered) F). Payment of proper stamp duty G). Requirement of registration of sale agreement development agreement POA etc. H). Approval of building plan permission of appropriate / local authority etc. I). Conveyance in favor of society condominium concerned. J). Occupancy certificate allotment letter/ letter of permission K). Membership details in the society etc. L). Share certificates M). No objection letter from the society. N). All legal requirements under the local / municipal laws regarding ownership of flats/ apartments/ building regulations development control regulations. Co-operative societies law etc. P). If the property is a vacant land and construction is yet to be made approval of lay out and other precaution, if yes Q). Whether the numbering pattern of the unites/ flats tally in all documents such as approval plan, agreement plan, etc.	N.A.
30.	Encumbrances attachments and/or claims whether of government central or state or other local authorities or third party claims, liens etc and details thereof.	<p>I-I have inspected the available Maintainable & visible records index II in the office of Sub-Registrar Haridwar for a period from 01.01.2004 to 29.11.2019 up to date and found the property is clear, marketable.</p> <p>2-The schedule property has already been mortgaged with HDFC by way equitable mortgage.</p>
31.	The period covered under the encumbrance certificate and the name of the person in whose favour the encumbrance is certified and if so satisfaction of charge, if any.	<p>The period covered under the encumbrance's certificate is 16 years.</p> <p>Search dated 29.11.2019 issued by Sub-</p>

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Haridwar, M. 9917607307
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Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid what remedy?	Registrar Haridwar is enclosed herewith. The schedule property has already been mortgaged with HDFC by way of equitable mortgage.
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.	N/A.
34. Details of RTC the extracts/ mutation extracts/Katha extracts pertaining to the property in question.	N/A.
35. Whether the name of mortgagor is reflected as owner in the revenue / municipal / Village records?	Yes
36. A). Whether the property offered as security is clearly Demarcated. B). Whether the demarcation/ portion of the property is legally valid. C). Whether the property has clear access as per documents?	Yes The property has clear access as per document.
37. Whether the property can be identifying from the following documents, and discrepancy/ doubtful circumstances, if any relevant on such scrutiny? A). Documents in relation to electric connection. B). Documents in relation to water connection. C). Documents in relation to Sale Tax registration, If any applicable; D). Other utility bills, if any.	Yes The property can be identified by- 1- Electricity Bill. 2- House Tax. 3- Water Tax
38. In respect to 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.	N/A.
39. If the value report and/or approved/ sanctioned plan are made available, please comment on the same including the comments on the description and boundaries of the property on the said documents and that in the title deeds. (If the valuation report and or approved plan are not available at the time of TIR, please provide these comments subsequently, on making the same available to the advocate)	The value report is not available.
40. Any bar/ restriction for creation of mortgage under any local or special enactments, detail of paper registration of documents, payments of paper stamp duty.	N/A.
41. Whether the Bank will be able to enforce SARFAESI Act, If required against the property offered as security?	YES
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 precautions to be taken by the bank in this regard.	N/A.
43. Whether the governing law/ constitutional documents of the mortgage (other than neutral person) permits creation of mortgage and additional precaution. If any to be taken in such cases.	N/A.
44. Additional aspects relevant for investigation of the title as per local laws.	N/A.
45. Additional suggestion, if any to safeguard the interest of Bank/ ensuring the precautions of the security.	N/A.
46. The specific person who are required to create mortgage/ to deposit documents crating mortgage.	Sh. Sandeep Kumar Jain s/o Sh. Deepal Singh Jain & Smt. Reena Jain W/o Sh. Sandeep Kumar Jain R/o 282, Indpuri Haridwar, Tehsil & Distt. Haridwar.
47. 1) Whether the project comes under the Real Estate (Regulation & Development) Act 2016? YES/NO	

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Advocate

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Haridwar, M. 24/01/2019
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Distt & Session Court Haridwar

Haridwar

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Res: Society Road, Keshav Nagar
Distt. Haridwar

☎ : 9917001107

9761621192

2) Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.
Whether the registered agreement to sale as prescribed in the above Act/rules there under is executed.

3) Whether the details of the apartment/plot in question are verified with the list of number and types of apartment or plot booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?

Date: 29.11.2019.

Place: HARDWAR

PRAVEEN KUMAR

Signature of the Advocate

PRAVEEN KUMAR
Advocate

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Haridwar, M.-9917001107
E-mail : praveen.advocate25@gmail.com

ASSOCIATES

Owner, Designer, Structure Engineer,
& Builder
Tax Dept. Approved Valuer (ECIT/51/2007/08)
State Bank of India, Canara Bank,
Punjab National Bank, Bank of Baroda,
HDFC Bank, DMFL Bank, Bandhan Bank

Er. Vinay Kumar
(Chartered Engineer)
M. E. (Civil) F. I. V.
P. O. (Design & Construction of Const. Structure)

Manager
State Bank of India
Haridwar

9412957454
9719540949
vinayk2005@gmail.com

Extension of
charge

Original Property
Paper

ut R.R. Sankar Handwritten

Customer Details

Name: **Sri. Sandeep Jain S/o Sri. Bhopal Singh Jain & Smt. Reena Jain W/o Sri. Sandeep Jain**
App. No.:

Property Details

Address: **House No. - 360, Shivpuri Delhi Road Avas Vikas Colony, Pargana Jwalapur, Tehsil & Distt. Haridwar,**
Nearby Landmark: **Near Shiv Mandir & Behind V- Mart** Longitude: 29°55'58"N Latitude: 78°08'05"E

Document Details

Layout Plan	Yes	Name of Approving Auth	Avas & Vikas Parishad
Building Plan	Yes	Approval No	1552
Construction Permission	Yes	Dated	25.11.2012
Legal Documents	Yes	List of Documents	Sale Deed No. - 5828 Dated-16.10.2015

Physical Details

Adjoining properties	East	18.0 M House No. 361	West	18.0 M House No. 359	North	9.0 M House No. - 284	South	9.0 M Road - 7.50m Wide
Matching of Boundaries	Yes	Plot Demarcated	Yes	Approval Land Use	Residential	Type of Property	Residential	Plotted /Flat
No. of room	Drawing Room	1	Bed Rooms	4	Toilets	4	Kitchen	1
							Lobby	1
Total No Floors	2	Floor On Which the Property is located	G.Floor & 1st Floor, Mumty	Approx Age of the Property	06 Years	Residual age of the property	54 Years	Type of Structure
								R.C.C

Sandeep Jain

Signature

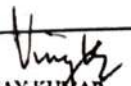
Occupancy Details.....			
Tenure	Owned/Rented	No of years of Occupancy	Relation of tenant of Owner
	Owner	6	

State of construction	Under Construction/ Completed	Completed	If under Construction, extent of Completion	No
Resolution If any observed				

Area Details of the property							
Site Area	162.00 Sq.m.	Plinth Area	275.40 Sq.m.	Carpet Area	247.86 Sq.m.	Saleable Area	275.40 Sq.m.

9 Valuation			
Annexure-1, Enclosed			
10 Remarks	1	Qualifications in TIR/Mitigation Suggested, if any	Through Advocate
	2	Property is SARFAESI Complains	TIR Refer
	3	Whether Property belongs to social infrastructure like Hospitals, School, old age home etc.	No
	4	Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	N.A.
	5	Details of last two transactions in the locality/area to be provided, if available	Not Available
	6	Any other aspect which has relevance on the value or marketability of the property	No
11 Declaration	1	The property was inspected by the undersigned on : 12.12.2019	
	2	The undersigned does not have any direct / Indirect interest in the above Property	
	3	The Ownership Of Property Should be Verified By Legal Report of Advocate	
	4	The information furnished herein is true and correct to best of our knowledge	
	5	have submitted report directly to the Bank.	
12 Name, address & signature of Valuer	Vinay Kumar V.K. Associates, F-7 Alankar Palace Shopping Complex Nr. Shankar Ashram Jwalapur Haridwar.		Signature & Seal of Valuer
		Date of Valuation - 12.12.2019	
13 List of Documents enclosed			
14 List of Photo enclosed			




 Dr. VINAY KUMAR
 A.M.I.E. (Civil) / P.G.D.D.C. (Structure)
 Regd. Engineer H.R.O.A.
 V.K. ASSOCIATES, F-7 ALANKAR PALACE
 SHOPPING COMPLEX NEAR SHANKAR
 ASHRAM HARIDWAR-249407

Sandeep Jain

Page 2

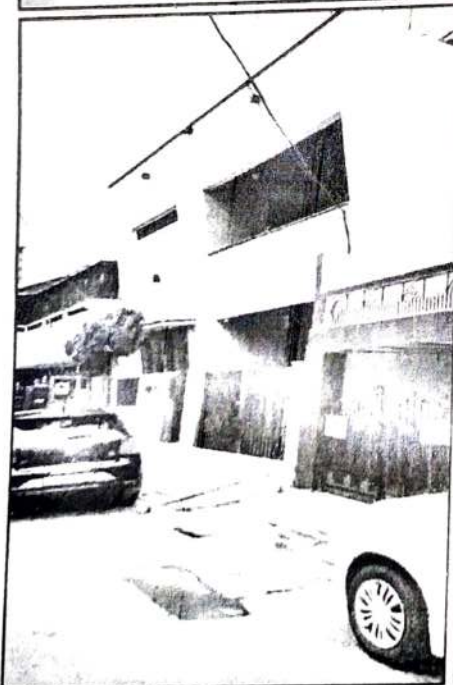
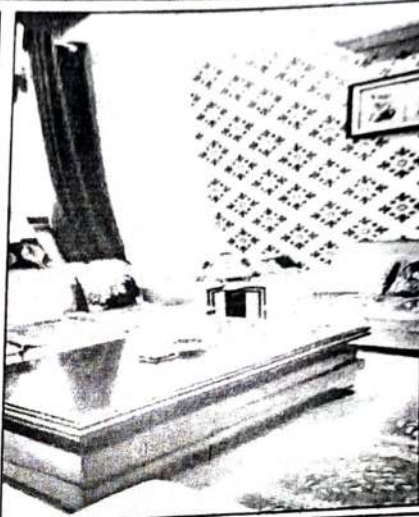
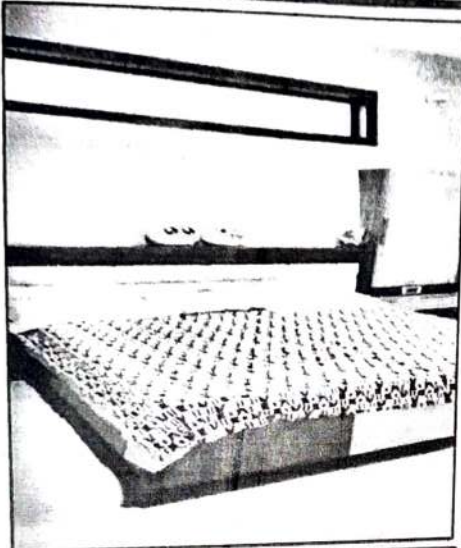
V.K. ASSOCIATES

Valuation of Property (Sri. Sandeep Jain S/o Sri. Bhopal Singh Jain)

Annexure-1

Sl.No.	Name of Building	Area	Unit	Rate	Amount	Net Amount
1	Land Area	162.00	sq.m.	Rs. 135,000	Rs. 21,870,000	Rs. 21,870,000
	Covered Area	As Per Map				
2	Gr.Floor	130.00	sq.m.	Rs. 12,500	Rs. 1,625,000	Rs. 1,625,000
3	1st.Floor	130.00	sq.m.	Rs. 12,500	Rs. 1,625,000	Rs. 1,625,000
4	Mumty	15.40	sq.m.	Rs. 12,500	Rs. 192,500	Rs. 192,500
					Total	Rs. 3,442,500
5	Depreciation @6%					Rs. 206,550
					Building Value	Rs. 3,235,950
					Total	Rs. 25,105,950
6	Market Value					Rs. 21,340,058
7	Realisable Value 15% less					
	Circle Rate Value of Land					
8	Land Area	162.00	sq.m.	Rs. 26,250	Rs. 4,252,500	Rs. 4,252,500
9	Cost of Building	275.40	sq.m.	Rs. 11,000	Rs. 3,029,400	Rs. 3,029,400
10	Depreciation @6%					Rs. 181,764
					Building Value	Rs. 2,847,636
					Total	Rs. 7,100,136
11	Circle Rate Value					





Vijay



29.935511,78.135618



Bypass Rd

Shiv Mandir
शिव मंदिर



Tirupati
तिरुपति
इंटरप्राइजेज



Union Bank Of India
यूनियन बैंक
ऑफ इंडिया



V-Mart



Esic Hosp
ईएसआईसी अस्पताल

Complex
कुमार
हॉमप्लेक्स



Bypass Rd



Punjab National B
पंजाब नेशनल बैंक

City Hospital
सिटी हॉस्पिटल



Hotel Madhuban
होटल मधुबन



Sai Harihar Mandir

Vivek Vihar Colony

Devpura, Haridwar, Uttarakhand 249410 · 5 m...



Directions



Start



Share

