

SPECIAL REPORT ON TITLE

ANNEUXRE- V

**G : Property Situated at** land bearing Khasra No 1200 Min, ( New Khasra No 2988 ) area 0.2430 Hect. or 0.60 Acre, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun

**belonging to** M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
Through Director Shri Raj Kumar S/o Sh Beg Raj.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<b>PARTICULARS</b>	
1 Name of the Borrower with address	M/s Marut Nandan Paryatan Ltd, Majri Grant, Tehsil Doiwala, Distt Dehradun.
2 Name of the person offering Mortgage with parentage / constitution and address:	M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana ) Through Director Shri Shri Bhim Sain S/o Sh. Ram Chander
3 Details of the Property to be mortgaged: As per title deed- As per present Position	Land bearing Khasra No 1200 Min, ( New Khasra No 2988 ) area 0.2430 Hect. or 0.60 Acre, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun
<b>4 INVESTIGATION</b>	
1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).	Sale deed dt. 08.04.20002 which is regd in the office of Sub registrar Rishikesh in Bahi No 1 Zild No 1 pg.No 335, ADF book No1 Zild No 154 pg no 757 / 766 at Document No 261 on dated 08-04-2002.
2 Whether certified copies have been obtained from the registrar's office.	Already obtained
3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion?	Yes Compared, No doubt created
4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?	Yes

**SPECIAL REPORT ON TITLE**

ANNEUXRE- V

**REG : Property Situated at** land bearing, land bearing, Khasra No 1200/182/2- Min.,( New Khasra No 2932 ) area 0.50 acer, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun

**Belonging to** M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 )Heaving its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<b>A. PARTICULARS</b>	
1. Name of the Borrower with address	M/s Marut Nandan Paryatan Ltd, Majri Grant Tehsil Doiwala Distt Dehradun.
2. Name of the person offering Mortgage with parentage / constitution and address:	M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 )Heaving its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand.
3. Details of the Property to be mortgaged: As per title deed- As per present Position	land bearing, Khasra No 1200/182/2- Min.,( New Khasra No 2932 ) area 0.50 acer, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun
<b>B. INVESTIGATION</b>	
1. Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).	<b>Sale deed dt. 15.03.20002</b> which is regd in the office of Sub registrar Rishikesh in Bahi No 1 Zild No 1 pg.No 340, ADF book No1 Zild No 160 pg no 51/62 at Document No 491 on dated 15-03-2002. Already Mortgaged with CBI Dehradun
2. Whether certified copies have been obtained from the registrar's office.	Already obtained
3. Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion?	Yes Compared, No doubt created
4. Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?	Yes

**S.P. KAKKAR**  
Advocate  
17, S.B.M. Complex,  
Rishikesh



property Situated at land bearing bearing Khata No 476 ( Fasli 1394- 1399 ) Khasra No 2916 Min area 0.3240 Hect., Khasra No 2917 Min. area 0.6800 Hect., Khasra No 2918 Min area 0.0120 Hect., Khasra No 2919 Min area 0.4050 Hect., Khasra No 2920- ka Min. area 0.1170 Hect., total area 1.5380 Hect. ( old khasra No 1200/183/1 and 1200/182 Min. situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun )  
 belonging to M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
 through its Account officer Shri Parmod Goel S/o Sh Raj Kumar.

## ASPECTS TO BE CONSIDERED

## COUNSEL'S STATEMENT

## PARTICULARS

1 Name of the Borrower with address

M/s Marut Nandan Paryatan Ltd, Majri Grant,  
Tehsil Doiwala, Distt Dehradun.

2 Name of the person offering Mortgage with  
parentage / constitution and address:

M/s Marut Nandan Overseas Ltd, Head Off:  
Mandi Adampur, Distt. Hissar ( Haryana )  
Through its Account officer Shri Parmod Goel  
S/o Sh Raj Kumar.

3 Details of the Property to be mortgaged:

As per title deed-

As per present

Position

Land bearing Khata No 476 ( Fasli 1394-  
1399 ) Khasra No 2916 Min area 0.3240  
Hect., Khasra No 2917 Min. area 0.6800  
Hect., Khasra No 2918 Min area 0.0120 Hect.,  
Khasra No 2919 Min area 0.4050 Hect.,  
Khasra No 2920- ka Min. area 0.1170 Hect.,  
total area 1.5380 Hect. ( old khasra No  
1200/183/1 and 1200/182 Min. situated at  
Vill. Majri Grant, Tehsil- Doiwala, Pargana-  
Parwa, Distt. Dehradun

## 4 INVESTIGATION

1 Details of the title deed/ documents (including  
Link Deeds/ Parent deeds) to be deposited for  
creation of the mortgage (with full particulars  
regarding nature of documents, date of execution  
and details of registration).

Sale deed dt. 19.02.20002 which is regd in the  
office of Sub registrar Rishikesh in Bahi No 1 Zild  
No 1 pg.No 336, ADF book No1 Zild No 155  
pg no 505 / 516 at Document No 303 on  
dated 19-02-2002.

2 Whether certified copies have been obtained from the  
registrar's office.

Already obtained

3 - Whether documents in hand are compared with  
certified copies and whether the document given raise  
any doubt or Suspicion?

Yes Compared, No doubt created

4 Whether the registration particulars number & date  
and page particular as given in title deed shown to the  
counsel tally with the particulars as stated in the  
records of the Registrar's office?

Yes

**S.P. KAKKAR**  
Advocate  
17, S.B.M. Complex,  
Rishikesh

**SPECIAL REPORT ON TITLE**

**ANNEUXRE- V**

**Property Situated at** land bearing Khasra No 1200/182/2 ( New Khasra No 2923) Min, area 0.50  
situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana Parwa, Distt. Dehradun  
**belonging to** M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
through Director Shri Raj Kumar S/o Sh Beg Raj.

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**ASPECTS TO BE CONSIDERED**

**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  
Position

**4 INVESTIGATION**

- 1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).
- 2 Whether certified copies have been obtained from the registrar's office.
- 3- Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion?
- 4- Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?

**COUNSEL'S STATEMENT**

M/s Marut Nandan Paryatan Ltd, Majri Grant, Tehsil Doiwala, Distt Dehradun.

M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
Through Director Shri Raj Kumar S/o Sh Beg Raj

Land bearing Khasra No 1200/182/2 ( New Khasra No 2923) Min, area 0.50 Acre, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana Parwa, Distt. Dehradun

Sale deed dt. 15.03.20002 which is regd in the office of Sub registrar Rishikesh in Bahi No 1 Zild No 1 pg.No 340, ADF book No1 Zild No 160 pg no159 /170 at Document No 500 on dated 15-03-2002.

Yes already obtained

yes compared No doubt created

yes

**S.P. KAKKAR**  
Advocate

17, S.B.M. Complex,  
Rishikesh

17, S.B.M. Complex,  
Rishikesh




**SPECIAL REPORT ON TITLE**

**G : Property Situated at** land bearing, land bearing, Khasra No 1200/182/2- Mn., ( New Khasra No 2934 ) area 0.50 acer, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun

**belonging to** M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 )Heaving its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<b>1 PARTICULARS</b>	
1 Name of the Borrower with address	M/s Marut Nandan Paryatan Ltd, Majri Grant Tehsil Doiwala Distt Dehradun.
2 Name of the person offering Mortgage with parentage / constitution and address:	M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 )Heaving its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand.
3 Details of the Property to be mortgaged: As per title deed- As per present Position	land bearing, Khasra No 1200/182/2- Min., ( New Khasra No 2934 ) area 0.50 acer, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun
<b>2-INVESTIGATION</b>	
1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).	Sale deed dt. 15.03.2002 which is regd in the office of Sub registrar Rishikesh in Bahi No 1 Zild No 1 pg.No 340, ADF book No1 Zild No 160 pg no 147/158 at Document No 499 on dated 15-03-2002.
2 Whether certified copies have been obtained from the registrar's office.	Already obtained
3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion	Yes Compared, No doubt created
4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?	Yes

  
**S.P. KAKKAR**  
 Advocate  
 17, S.B.M. Complex,  
 Rishikesh

**SPECIAL REPORT ON TITLE**

**ANNEUXRE- V**

**Property Situated at** land bearing, land bearing, Khasra No 1200/182/2- Min., ( New Khasra No 2934 ) area 0.50 acer, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun

**Belonging to** M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 ) Having its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana ) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<b>4 PARTICULARS</b>	
1 Name of the Borrower with address	M/s Marut Nandan Paryatan Ltd, Majri Grant Tehsil Doiwala Distt Dehradun.
2 Name of the person offering Mortgage with parentage / constitution and address:	M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 ) Having its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana ) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand.
3 Details of the Property to be mortgaged: As per title deed- As per present Position	land bearing, Khasra No 1200/182/2- Min., ( New Khasra No 2934 ) area 0.50 acer, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun
<b>4 INVESTIGATION</b>	
1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).	Sale deed dt. 15.03.20002 which is regd in the office of Sub registrar Rishikesh in Bahi No 1 Zild No 1 pg.No 340, ADF book No1 Zild No 160 pg no 147/158 at Document No 499 on dated 15-03-2002.
2 Whether certified copies have been obtained from the registrar's office.	Already obtained
3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion	Yes Compared, No doubt created
4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?	Yes

**S.P. KAKKAR**  
Advocate  
17, S.B.M. Complex,  
Rishikesh

SPECIAL REPORT ON TITLE

ANNEUXRE- V

**Property Situated at** land bearing, Khasra No 1200/182/2- Min.( New Khasra No 2928 ) area 0.50 acer., situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun

**belonging to** M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 )Heaving its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<b>1 PARTICULARS</b>	
1 Name of the Borrower with address	M/s Marut Nandan Paryatan Ltd, Majri Grant Tehsil Doiwala Distt Dehradun.
Name of the person offering Mortgage with parentage / constitution and address:	M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 )Heaving its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand.
3 Details of the Property to be mortgaged: As per title deed- As per present Position	land bearing, Khasra No 1200/182/2- Min.( New Khasra No 2928 ) area 0.50 acer., situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun
<b>4 INVESTIGATION</b>	
1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).	<b>Sale deed dt. 15.03.20002</b> which is regd in the office of Sub registrar Rishikesh in Bahi No 1 Zild No 1 pg.No 340, ADF book No1 Zild No 160 pg no 63/ 74 at Document No 492 on dated 15-03-2002.
2 Whether certified copies have been obtained from the registrar's office.	Already obtained
3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.	Yes Compared, No doubt created
4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?	Yes



SPECIAL REPORT ON TITLE

ANNEUXRE- V

Property Situated at land bearing, Khasra No 1200/182/2- Min.( New Khasra No 2930 ) area 0.50 acer., situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun  
belonging to M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 ) Having its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana ) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand

**ASPECTS TO BE CONSIDERED**

**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  
Position

**4 INVESTIGATION**

- 1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).
- 2 Whether certified copies have been obtained from the registrar's office.
- 3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.
- 4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?

**COUNSEL'S STATEMENT**

M/s Marut Nandan Paryatan Ltd, Majri Grant, Tehsil Doiwala Distt. Dehradun.

M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 ) Having its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana ) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand.

land bearing, Khasra No 1200/182/2- Min.( New Khasra No 2930 ) area 0.50 acer., situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun

Sale deed dt. 16.03.20002 which is regd in the office of Sub registrar Rishikesh in Bahi No 1 Zild No 1 pg.No 340, ADF book No1 Zild No 160 pg no 75/86 at Document No 493 on dated 16-03-2002.

Already obtained

Yes Compared, No doubt created

Yes





EG : Property Situated at land bearing, Khasra No 1200/182/2- Min.( New Khasra No 2929 ) area 0.50 acer., situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun

Belonging to M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 )Heaving its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<b>PARTICULARS</b>	
1 Name of the Borrower with address	M/s Marut Nandan Paryatan Ltd, Majri Grant, tehsil Doiwala, Distt. Dehradun.
2 Name of the person offering Mortgage with parentage / constitution and address:	M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 )Heaving its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand.
3 Details of the Property to be mortgaged: As per title deed- As per present Position	land bearing, Khasra No 1200/182/2- Min.( New Khasra No 2929 ) area 0.50 acer., situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun
<b>4 INVESTIGATION</b>	
1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).	Sale deed dt. 15.03.2002 which is regd in the office of Sub registrar Rishikesh in Bahi No 1 Zild No 1 pg.No 340, ADF book No1 Zild No 160 pg no 87/ 98 at Document No 494 on dated 15-03-2002.
2 Whether certified copies have been obtained from the registrar's office.	Already obtained
3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.	Yes Compared, No doubt created
4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?	Yes

S.P. KAKKAR

Advocate

17, S.B.M. Complex,

Rishikesh

SHRIL  
Bd-214  
DEHRADUN  
Bd-214  
D-



**SPECIAL REPORT ON TITLE**

ANNEUXRE- V

**5: Property Situated at** land bearing khata No 2/71, Khasra No 1200/183/1- Min. area 0.55 acer. ( 5 Bigha), situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun  
**belonging to** M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 )Heaving its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand

**ASPECTS TO BE CONSIDERED**

PARTICULARS	COUNSEL'S STATEMENT
1 Name of the Borrower with address	M/s Marut Nandan Paryatan Ltd, Majri grant Tehsil Doiwala Distt. Dehradun
2 Name of the person offering Mortgage with parentage / constitution and address:	M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 )Heaving its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand.
3 Details of the Property to be mortgaged: As per title deed- As per present Position	Land bearing khata No 2/71, Khasra No 1200/183/1- Min. area 0.55 acer. (2.85 Bigha), situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun
<b>4 INVESTIGATION</b>	
1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).	Sale deed dt. 17.10.2002 <sup>1</sup> which is regd in the office of Sub registrar Rishikesh in Bahi No 1 Zild No 1 pg.No 375, ADF book No1 Zild No 196 pg no133/142 at Document No 2203 on dated 17-10-2002.
2 Whether certified copies have been obtained from the registrar's office.	Already obtained
3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.	Yes Compared, No doubt created
4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?on?	Yes

**S.P. KAKKAR**  
Advocate  
17, S.P.M. Complex,

DEHRADUN  
BAZAR  
S.P. KAKKAR  
Advocate

**SPECIAL REPORT ON TITLE**

**ANNEUXRE- V**

**Property Situated at** land bearing khata No 2/71, Khasra No 1200/183/1- Min. area 0.65 acer. ( 3.5 Bigha), situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun

**Belonging to** M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 ) Having its head office at Barwala Road, Mandi, Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand

**ASPECTS TO BE CONSIDERED**

**COUNSEL'S STATEMENT**

**PARTICULARS**

1 Name of the Borrower with address

M/s Marut Nandan Paryatan Ltd, Majri Grant  
Tehsil Doiwala Distt. Dehradun.

2 Name of the person offering Mortgage with parentage / constitution and address:

M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 ) Having its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand.

3 Details of the Property to be mortgaged:  
As per title deed-  
As per present  
Position

Land bearing khata No 2/71, Khasra No 1200/183/1- Min. area 0.65 acer. ( 3.5 Bigha), situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun

**4 INVESTIGATION**

1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).

**Sale deed dt. 17.10.2002** which is regd in the office of Sub registrar Rishikesh in Bahi No 1 Zild No 1 pg.No 375, ADF book No1 Zild No 196 pg no143/152 at Document No 2204 on dated 17-10-2002.

2 Whether certified copies have been obtained from the registrar's office.

Already obtained

3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.

Yes Compared, No doubt created

4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?on?

Yes

**S.P. KAKKAR**

Advocate

17, S.B.M. Complex,

Rishikesh



**SPECIAL REPORT ON TITLE**

ANNEUXRE- V

**5 : Property Situated at** land bearing Khasra No 1200 Min, ( New Khasra No 2920 Ga ) area 0.3100 Hect. and Khasra No 2921 Ga area 0.1520 Hect. total area 0.4620 Hect. ( 1.14 Acre), situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun  
**belonging to** M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
Through Director Shri Shri Bhim Sain S/o Sh Ram Chander.

**ASPECTS TO BE CONSIDERED**

**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

Position

**4 INVESTIGATION**

1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).

2 Whether certified copies have been obtained from the registrar's office.

3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.

4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?

**COUNSEL'S STATEMENT**

M/s Marut Nandan Paryatan Ltd, Majri Grant Tehsil Doiwala, Distt. Dehradun.

M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana ) Through Director Shri Bhim Sain S/o Sh Ram Chander.

Land bearing Khasra No 1200 Min, ( New Khasra No 2920 Ga ) area 0.3100 Hect. and Khasra No 2921 Ga area 0.1520 Hect. total area 0.4620 Hect. ( 1.14 Acre), situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun

Sale deed dt. 08.02.2002, Regd. in the office of S.R. Rishikesh Bahi No 1 Zild No 1 Pg. 335, ADF book No 01 Zild 154 Pg. 809-818 No 266 on dated 08-02-2002

Already obtained

Yes Compared, No doubt created

Yes

**S.P. KAKKAR**

Advocate

17, S.B.M. Complex,

Rishikesh

S.P. KAKKAR  
Advocate

Ref: .....

17, S.B.M. Shopping Complex  
Haridwar Road, Rishikesh-249201  
Cell : 9412046849  
DATE: 20-06-2020

ENTRY SERIAL NO 55/REGISTER NO...01 .OF YEAR 2020

(Counsel to given serial No. to the certificate as entered in register of searches maintained by him)

TO,

The Asst. General Manager,  
Punjab National Bank  
L. J. Road, Rishikesh, D.Dun.

Reg: Opinion on investigation of title and obtaining of search report in respect of land bearing Khasra No 1200 Min, ( New Khasra No 2921 kha ) area 0.2420 Hect. ( 0.60 Acre ), situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun belonging to M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana ) Through Director Shri Bhim Sain S/o Sh. Ram Chander.

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/ Photocopy of 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 and is enclosed with this certificate.

I further certify that the photograph of previous owner and of 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 Annexure hereto.

I have verified, tallied and compared these documents from the records of the office of Sub- Registrar/ Registrar of assurances and also from the records of other appropriate authorities.

1-Certified copy of Sale-Deed No 262 dt. 08- 02- 2002

2 Copy of Khatoni

3 Map approved by D.V.S.A.D.A.

The search report of which is annexed hereto conducted by me, for the period from Jan 2017 to May, 2020 does not disclose any recorded encumbrances except **the property is already mortgaged with P.N.B. L. J. Road Rishikesh.**

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

1 Name of the lender: N.A.

--2  
S.P. KAKKAR  
Advocate  
17, S.B.M. Complex,  
Rishikesh



**SPECIAL REPORT ON TITLE****ANNEUXRE- V**

**Property Situated at** land bearing Khasra No 1200/182/2( New Khasra No 2925) Min, area 0.50  
e, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana Parwa, Distt. Dehradun

**belonging to** M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
through Director Shri Shri Bhim Sain S/o Sh Ram Chander.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<b>PARTICULARS</b>	
1 Name of the Borrower with address	M/s Marut Nandan Paryatan Ltd, Majri Grant, Tehsil Doiwala, Distt. Dehradun.
2 Name of the person offering Mortgage with parentage / constitution and address:	M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana ) Through Director Shri Bhim Sain S/o Sh Ram Chander.
3 Details of the Property to be mortgaged: As per title deed- As per present Position	Land bearing Khasra No 1200- Min ( New Khasra No 2921Kha) Min, area 2420 Hact. ( 0.60 Acre), situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana Parwa, Distt. Dehradun
<b>4 INVESTIGATION</b>	
1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).	Sale deed dt. 08.02.2002, Regd. in the office of S.R. Rishikesh Bahi No 1 Zild No 1 Pg. 335, ADF book No 01 Zild 154 Pg. 767-776 No 262 on dated 08-02-2002
2 Whether certified copies have been obtained from the registrar's office.	Already obtained
3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.	Yes Compared, No doubt created
4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?	Yes

**S.P. KAKKAR**  
Advocate  
17, S.B.M. Complex,  
Rishikesh

SPECIAL REPORT ON TITLE

**EG : Property Situated at** land bearing Khasra No 1200/183/1 Min, area 0.561 Acre ( three Bigha), situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana Parwa, Distt. Dehradun  
**belonging to** M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
 Through Director Shri Raj Kumar S/o Sh Beg Raj.

**ASPECTS TO BE CONSIDERED****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  
Position

**4 INVESTIGATION**

- 1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).
- 2 Whether certified copies have been obtained from the registrar's office.
- 3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.
- 4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?

**COUNSEL'S STATEMENT**

M/s Marut Nandan Paryatan Ltd, Majri Grant, Tehsil Doiwala, Distt Dehradun.

M/s Marut Nandan Overseas Ltd, Head Off:  
Mandi Adampur, Distt. Hissar ( Haryana )  
Through Director Shri Raj Kumar S/o Sh Beg Raj

Land bearing Khasra No 1200/183/1 Min, area 0.561 Acre( three Bigha), situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana Parwa, Distt. Dehradun

Sale deed dt. 16.03.2002, Regd. in the office of S.R. Rishikesh Bahi No 1 Zild No 1 Pg. 340, ADF book No 01 Zild 160 Pg. 171-182 No 501 on dated 16-03-2002

Already obtained

Yes Compared, No doubt created

Yes

**S.P. KAKKAR**

Advocate

1. Complex,

17th



with	M/s Marut Nandan Parvatan Ltd Majri Grant Jehsil Deiwala, Distt Dehradun
:	M/s Marut Nandan Overseas Ltd Head Off Mandi Adampur, Distt Hissar ( Haryana ) Through Director Shri Raj Kumar S/o Sh Beg Raj
cluding ed for ulars	Land bearing Khasra No 1200/182/2( New Khasra No 292%) Min. area 0.50 Acre situated at Vill Majri Grant, Tehsil Deuwala, Pargana Parwa, Distt Dehradun
from	Sale deed dt. 15.03.2002, Regd. in the office of S.R. Rishikesh Rabi No 1 2ild No 1 Pg. 340, ADF book No 01 2ild 160 Pg. 123 134 No 497 on dated 15.03.2002
ith ven	Already obtained
date n to in the	Yes ( compared, No doubt created  Yes

SPECIAL REPORT ON TITLE

ANNEUXRE- V

Property Situated at land bearing Khasra No 1200/182/2( New Khasra No 2925) Min, area 0.50  
situated at Vill. Majri Grant, Tehsil Doiwala, Pargana Parwa, Distt. Dehradun

onging to M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
rough Director Shri Raj Kumar S/o Sh Beg Raj.

**ASPECTS TO BE CONSIDERED**

**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  
Position

**4 INVESTIGATION**

- 1 Details of the title deed/ documents (including  
Link Deeds/ Parent deeds) to be deposited for  
creation of the mortgage (with full particulars  
regarding nature of documents, date of  
execution and details of registration).
- 2 Whether certified copies have been obtained from  
the registrar's office.
- 3 Whether documents in hand are compared with  
certified copies and whether the document given  
raise any doubt or Suspicion.
- 4 Whether the registration particulars number & date  
and page particular as given in title deed shown to  
the counsel tally with the particulars as stated in the  
records of the Registrar's office?

**COUNSEL'S STATEMENT**

M/s Marut Nandan Paryatan Ltd, Majri Grant,  
Tehsil Doiwala, Distt. Dehradun

M/s Marut Nandan Overseas Ltd, Head Off:  
Mandi Adampur, Distt. Hissar ( Haryana )  
Through Director Shri Raj Kumar S/o Sh Beg  
Raj

Land bearing Khasra No 1200/182/2( New  
Khasra No 2925) Min, area 0.50 Acre,  
situated at Vill. Majri Grant, Tehsil- Doiwala,  
Pargana Parwa, Distt. Dehradun

Sale deed dt. 15.03.2002, Regd. in the office  
of S.R. Rishikesh Bahi No 1 Zild No 1 Pg.  
340, ADF book No 01 Zild 160 Pg. 123-134  
No 497 on dated 15-03-2002

Already obtained

Yes Compared, No doubt created

Yes

**S.P. KAKKAR**  
Advocate  
17, S.B.M. Complex,  
Rishikesh

**SPECIAL REPORT ON TITLE****ANNEUXRE- V**

(133)

**Property Situated at** land bearing Khasra No 1200/182/2( New Khasra No 2924) Min, area 0.50 e, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana Parwa, Distt. Dehradun

**belonging to** M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana ) Through Director Shri Raj Kumar S/o Sh Beg Raj.

**ASPECTS TO BE CONSIDERED****COUNSEL'S STATEMENT****PARTICULARS**

1 Name of the Borrower with address

M/s Marut Nandan Paryatan Ltd, Majri Grant, Tehsil Doiwala, Distt. Dehradun.

2 Name of the person offering Mortgage with parentage / constitution and address:

M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana ) Through Director Shri Raj Kumar S/o Sh Beg Raj

3 Details of the Property to be mortgaged:

As per title deed-

As per present

Position

Land bearing Khasra No 1200/182/2( New Khasra No 2924) Min, area 0.50 Acre, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana Parwa, Distt. Dehradun

**4 INVESTIGATION**

1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).

Sale deed dt. 15.03.2002, Regd. in the office of S.R. Rishikesh Bahi No 1 Zild No 1 Pg. 340, ADF book No 01 Zild 160 Pg. 110-122 No 496 on dated 15-03-2002

2-Whether certified copies have been obtained from the -registrar's office.

Already obtained

3-Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.

Yes Compared, No doubt created

4- Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?

Yes

**S.P. KAKKAR**

Advocate

17, S.B.M. Complex,

Rishikesh





**SPECIAL REPORT ON TITLE**

**REG: Property Situated at** land bearing Khasra No 1200/182/2( New Khasra No 2926) Min, area 0.50 Acre, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana Parwa, Distt. Dehradun

**belonging to** M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
Through Director Shri Raj Kumar S/o Sh Beg Raj.

**ASPECTS TO BE CONSIDERED****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  
Position

**4 INVESTIGATION**

- 1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).
- 2-Whether certified copies have been obtained from the -registrar's office.
- 3-Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.
- 4- Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?

**COUNSEL'S STATEMENT**

M/s Marut Nandan Paryatan Ltd, Majri Grant, Tehsil Doiwala, Distt Dehradun.

M/s Marut Nandan Overseas Ltd, Head Off:  
Mandi Adampur, Distt. Hissar ( Haryana )  
Through Director Shri Raj Kumar S/o Sh Beg Raj

Land bearing Khasra No 1200/182/2( New Khasra No 2926) Min, area 0.50 Acre, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana Parwa, Distt. Dehradun

Sale deed dt. 15.03.2002, Regd. in the office of S.R. Rishikesh Bahi No 1 Zild No 1 Pg. 340, ADF book No 01 Zild 160 Pg. 99-110 No 495 on dated 15-03-2002

Already obtained

Yes Compared, No doubt created

Yes

**S.P. KAKKAR**

Advocate

17, S.B.M. Complex,  
Rishikesh

## SPECIAL REPORT ON TITLE

ANNEUXRE- V 100

Property Situated at land bearing Khasra No 1200 Min, ( New no. 2921 ka ), area 0.4050 Hect. (1.00 Acre), situated at Vill. Majri Grant, Tehsil- Doiwala, Distt. Dehradun  
belonging to M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
through Director Shri Bhim Sain S/o Sh. Ram Chander.

### **ASPECTS TO BE CONSIDERED**

#### **1 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

Position

#### **2 INVESTIGATION**

1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).

2-Whether certified copies have been obtained from the -registrar's office.

3-Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.

4- Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office?

### **COUNSEL'S STATEMENT**

M/s Marut Nandan Paryatan Ltd, Majri Grant, Tehsil Doiwala, Distt. Dehradun.

M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
Through Director Shri Bhim Sain S/o Sh. Ram Chander

Land bearing Khasra No 1200 Min, ( New no. 2921 ka ), area 0.4050 Hect. (1.00 Acre), situated at Vill. Majri Grant, Tehsil- Doiwala, Distt. Dehradun

Sale deed dt. 08.02.2002, Regd. in the office of S.R. Rishikesh Bahi No 1 Zild No 1 Pg. 335, ADF book No 01 Zild 154 Pg. 787-796 No 264 on dated 08-02-2002

Already obtained

Yes Compared, No doubt created

Yes

  
**S.P. KAKKAR**

Advocate

17, S.B.M. Complex,



**SPECIAL REPORT ON TITLE**

ANNEUXRE- V

6: **Property Situated at** land bearing Khata No 2/71, Khasra No 1200/183/1 Min, area 1.30 Acre, situated at Vill. Majri Grant, Tehsil Doiwala, Pargana Parwa, Distt. Dehradun  
belonging to M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
through Director Shri Raj Kumar Bansal.

**ASPECTS TO BE CONSIDERED**

**1 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  
Position

**2 INVESTIGATION**

- 1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).
- 2-Whether certified copies have been obtained from the -registrar's office.
- 3-Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.
- 4- Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office??

**COUNSEL'S STATEMENT**

M/s Marut Nandan Paryatan Ltd, Majri Grant, Tehsil Doiwala Distt. Dehradun.

M/s Marut Nandan Overseas Ltd, Head Off: Mandi Adampur, Distt. Hissar ( Haryana )  
Through Director Shri Raj Kumar Bansal

Land bearing Khata No 2/71, Khasra No 1200/183/1 Min, area 1.30 Acre, situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana Parwa, Distt. Dehradun

Sale deed dt. 17.10.2002, Regd. in the office of S.R. Rishikesh Bahi No 1 Zild No 1 Pg. 375, ADF book No 01 Zild 196 Pg. 153-162 No 2205 on dated 17-10-2002

Already obtained

Yes Compared, No doubt created

Yes

**S.P. KAKKAR**

Advocate

17, S.B.M. Complex,

Rishikesh

**property Situated at** land bearing, Khasra No 1200/182/2- Min.( New Khasra No 2933 ) area 0.50 acer., situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun

**belonging to** M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 ) Having its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand

## ASPECTS TO BE CONSIDERED

## 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
  - Position

## 4 INVESTIGATION

- 1 Details of the title deed/ documents (including Link Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).
- 2 Whether certified copies have been obtained from the registrar's office.
- 3 Whether documents in hand are compared with certified copies and whether the document given raise any doubt or Suspicion.
- 4 Whether the registration particulars number & date and page particular as given in title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office.

## COUNSEL'S STATEMENT

M/s Marut Nandan Paryatan Ltd, Majri Grant, Tehsil Doiwala, Distt. Dehradun.

M/s Vijay Laxmi Textile Ltd. ( A Company Registered under Companies Act. 1956 ) Having its head office at Barwala Road, Mandi Adampur, Distt. Hissar ( Haryana) Through its Director Shri Chaggan Lal S/o Sh. Kesar Chand.

land bearing, Khasra No 1200/182/2- Min.( New Khasra No 2933 ) area 0.50 acer., situated at Vill. Majri Grant, Tehsil- Doiwala, Pargana- Parwa, Distt. Dehradun

**Sale deed dt. 15.03.20002** which is regd in the office of Sub registrar Rishikesh in Bahi No 1 Zild No 1 pg.No 340, ADF book No1 Zild No 160 pg no 39 / 50 at Document No 490 on dated 15-03-2002.

Already obtained

Yes Compared, No doubt created

Yes

**S.P. KAKKAR**

Advocate

17, S.B.M. Complex,  
Rishikesh