

GAUTAM GUPTA

(Advocate)

MOB: +91-9999332412, Email: gautamgupta.legal@gmail.com

Office: M-5 Hauz Khas, New Delhi – 110016

To

23.08.2021

Union Bank of India

GK-2 Branch

New Delhi

TITLE REPORT

1.	Name and address of the Branch to whom the title report is given	Union Bank of India GK-2 Branch , New Delhi
2.	Name of the Account and details of the Borrower	Ms. Bhartiya International Limited
3.	Full Description of the property	Entire Freehold Built Up Property bearing No. 51 with Roof Rights and also with Rights of Upper Construction upto Last Storey area measuring 200 Sq Yards out of Khasra No. 231 Min , situated in the Extended Lal Dora of Village Sultanpur and the ababi known as New Mangla Puri Tehsil Hauz Khas Mehrauli New Delhi -110030 and is bounded as under- East- Road West – Lane North- Plot No. 50 South- Plot No. 52 .
	3.1 NATURE OF IMMOVABLE PROPERTY	Freehold property
	3.2 (i) Survey No.	Entire Freehold Built Up Property bearing No. 51 with Roof Rights and also with Rights of Upper Construction

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D-831/2007

M-5, Hauz Khas, New Delhi

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	<p>(ii) Town Survey No.</p> <p>(iii) Khasra No.</p> <p>(iv) Khatian No.</p> <p>(v) Dag No.</p> <p>(vi) Patta No.</p> <p>(vii) Plot No.</p>	<p>upto Last Storey area measuring 200 Sq Yards out of Khasra No. 231 Min , situated in the Extended Lal Dora of Village Sultanpur and the ababi known as New Mangla Puri Tehsil Hauz Khas Mehrauli New Delhi -110030 and is bounded as under-</p> <p>East- Road West – Lane North- Plot No. 50 South- Plot No. 52</p>
	<p>3.3 Number / Identification details as per building map / plan</p>	<p>As per para 3.2 above.</p>
	<p>3.4 Extent of property</p>	<p>200 Sq Yards</p>
	<p>3.5 Name of owner (s)</p>	<p>M/s. Bhartiya International Limited .</p>
	<p>3.6 Nature of ownership</p>	<p>Freehold Property</p>
<p>4.</p>	<p>Tracing of Title (Tracing of title should be explained in chronological order beginning with the earliest available title deed. All the title deeds should be discussed fully, stating registration number, document number, dates of documents, names of the executants, etc. The chain of title deeds should clearly establish the title of the property holder. If the chain is broken, the same should be explained in a convincing manner.)</p>	<p>That a perusal of the documents as made available to me shows that the Sh. Sunder Lal is the recorded owner and in Possession of the land measuring 4 Biswas i.e. 200 Sq Yards comprised in Khasra No. 231 Min .</p> <p>Thereafter the Sale deed dated 22.04.1974 was executed by Sh. Sunder Lal with respect to the Entire Freehold Built Up Property bearing No. 51 area measuring 200 Sq Yards out of Khasra No. 231 Min , situated in the Extended Lal Dora of Village Sultanpur and the ababi known as New Mangla Puri Tehsil Hauz Khas Mehrauli New Delhi -110030 in favour of Smt. Om Piyari who in turn has thereafter further executed a Agreement to Sell and Will both dated 20.10.1983 with respect to the same in</p>

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		<p>favour of Sh. Raghunath Singh and General Power of Attorney dated 20.10.1983 with respect to the same in favour of Smt. Prem Wati .</p> <p>Thereafter the aforesaid namely Smt. Prem Wati further executed a General Power of Attorney dated 16.06.1994 with respect to the same in favour of Sh. Naresh Seth.</p> <p>Thereafter the aforesaid namely Sh. Naresh Seth as a GPA Holder of Smt. Prem Wati further executed 2 Sale deeds dated 05.09.1997 with respect to 100 Sq Yards each of Property in Question in favour of M/s. Bhartiya International Limited .</p> <p>Therefore it can be concluded from the aforesaid that M/s. Bhartiya International Limited is the absolute owner with respect to the Freehold Rights of Property in question .</p>		
5.	Title Deeds / Documents details under which ownership is acquired		Name / nature of deed	Details like registration etc.
			See Para No. 4 herein above	See Para No. 4 herein above
6.	List of Liabilities or Encumbrances (Liabilities or encumbrances should be narrated specifically with number, date, etc. of the documents creating such liability and also stating whether they are still subsisting. If the encumbrances like mortgages, charges, etc. are satisfied, particulars of such	<p>It may be noted that I have inspected the records of the Sub-Registrar Archive from 1992 -1993 and Mehrauli from 1994-2021 and that the Property in question is already mortgaged with E Corporation Bank now merged with Union Bank of India .</p>		

23/08/2021

BBOOK

Sub Registrar Office : Sub Registrar V

Cash Receipt

Receipt-B

Original

Slip No. 12,635
Bbook Type Inspection
Applicant Name GAUTAM GUPTA
Mobile No. 9999332412
Address DELHI HIGH COURT

Payment Date 23/08/2021
Payment Mode POS
TID DLO11819

From Date 01-01-1994

To Date 23-08-2021

Calculated Fee 2800

Paid Fee 2800

Print Date 23/08/2021

Initials of the Officer of Registration Office

Sub Registrar V

South East

		<p>respect to the Property in question.</p> <p>c) Registered Mortgage Deed is to be executed between the Mortgagor , Mortgagee and the Beneficiary.</p> <p>d) Lien of the Bank has to be marked with respect to the Property in question .</p>
9.	Views on Regulatory Issues	<p>Please note that the said Property in question is a Lal Dora Property . It is further submitted that in case of lal dora following documents are needed in order to create a valid mortgage-</p> <p>a) Latest Lal Dora Certificate</p> <p>b) Sanctioned Building Plan with respect , to the Property in question.</p> <p>c) Registered Mortgage Deed is to be executed between the Mortgagor , Mortgagee and the Beneficiary.</p> <p>d) Lien of the Bank has to be marked with respect to the Property in question .</p>
10.	List of documents / deeds provided to the Advocate and perused by him	<p>*Copy of the Khatauni for the Year 1984-1985 thereby showing that Sh. Sunder Lal is the absolute owner with respect to the land in question .</p> <p>*Original Sale deed dated 22.04.1974 executed by Sh. Sunder Lal in favour of Smt. Om Piyari vide duly registered as Document No. 2270 , in additional book no.1, Volume No. 3331 , on Pages No. 141-142 , on 25.04.1974.</p> <p>*Original Agreement to Sell dated 20.10.1983 executed by Smt. Om Piyari in favour of Sh. Raghunath Singh .</p> <p>*Original General Power of Attorney dated 20.10.1983 executed by Smt. Om Piyari in favour of Smt. Prem Wati .</p>

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		<p>*Original Will dated 20.10.1983 executed by Smt. Om Piyari in favour of Sh. Raghunath Singh vide duly registered as Document No. 2786 , in additional book no.3, Volume No. 255 , on Pages No. 94, on 22.10.1983.</p> <p>*Original General Power of Attorney dated 16.06.1994 executed by Smt. Prem Wati in favour of Sh. Naresh Seth .</p> <p>*Original Sale deed dated 05.09.1997 executed by Mr. Naresh Seth as a GPA Holder of Smt. Prem Wati in favour of M/s. Bhartiya International Limited vide duly registered as Document No. 8836 , in additional book no.1, Volume No. 1248 , on Pages No. 42-47 , on 05.09.1997.</p> <p>*Original Sale deed dated 05.09.1997 executed by Mr. Naresh Seth as a GPA Holder of Smt. Prem Wati in favour of M/s. Bhartiya International Limited vide duly registered as Document No. 8837 , in additional book no.1, Volume No. 1248 , on Pages No. 48-53, on 05.09.1997.</p>
11.	List of documents found out, while examining the deeds as above and in the search in the offices of Registrar / Revenue Authorities affecting the property and examined	None.
12.	List of further documents called for, examined and perused	None
13.	Whether the documents examined are duly stamped as per the Stamp Act	Yes
14.	Whether the Registration endorsements are in order	Yes

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15.	Certificate of having made personal searches in the concerned offices	<p>Please note that there are certain discrepancies in the mortgage .</p> <p>It is further submitted that in case of lal dora following documents are needed in order to create a valid mortgage-</p> <ul style="list-style-type: none"> a) Latest Lal Dora Certificate b) Sanctioned Building Plan with respect to the Property in question. c) Registered Mortgage Deed is to be executed between the Mortgagor , Mortgagee and the Beneficiary. d) Lien of the Bank has to be marked with respect to the Property in question .
16.	Certificate of Examination	<p>Please note that there are certain discrepancies in the mortgage .</p> <p>It is further submitted that in case of lal dora following documents are needed in order to create a valid mortgage-</p> <ul style="list-style-type: none"> a) Latest Lal Dora Certificate b) Sanctioned Building Plan with respect to the Property in question. c) Registered Mortgage Deed is to be executed between the Mortgagor , Mortgagee and the Beneficiary. d) Lien of the Bank has to be marked with respect to the Property in question .
17.	Certificate of Title	<p>Please note that there are certain discrepancies in the mortgage .</p> <p>It is further submitted that in case of lal dora following documents are needed in order to create a valid mortgage-</p>

		<p>a) Latest Lal Dora Certificate</p> <p>b) Sanctioned Building Plan with respect to the Property in question.</p> <p>c) Registered Mortgage Deed is to be executed between the Mortgagor , Mortgagee and the Beneficiary.</p> <p>d) Lien of the Bank has to be marked with respect to the Property in question .</p>
18.	List of documents to be deposited for creating the mortgage	<p>*Copy of the Khatauni for the Year 1984-1985 thereby showing that Sh. Sunder Lal is the absolute owner with respect to the land in question .</p> <p>*Original Sale deed dated 22.04.1974 executed by Sh. Sunder Lal in favour of Smt. Om Piyari vide duly registered as Document No. 2270 , in additional book no.1, Volume No. 3331 , on Pages No. 141-142 , on 25.04.1974.</p> <p>*Original Agreement to Sell dated 20.10.1983 executed by Smt. Om Piyari in favour of Sh. Raghunath Singh .</p> <p>*Original General Power of Attorney dated 20.10.1983 executed by Smt. Om Piyari in favour of Smt. Prem Wati .</p> <p>*Original Will dated 20.10.1983 executed by Smt. Om Piyari in favour of Sh. Raghunath Singh vide duly registered as Document No. 2786 , in additional book no.3, Volume No. 255 , on Pages No. 94, on 22.10.1983.</p> <p>*Original General Power of Attorney dated 16.06.1994 executed by Smt. Prem Wati in favour of Sh. Naresh Seth .</p> <p>*Original Sale deed dated 05.09.1997 executed by Mr. Naresh Seth as a GPA Holder of Smt. Prem Wati in favour of M/s. Bhartiya International Limited vide duly registered as Document No. 8836 , in additional book no.1, Volume No. 1248 , on Pages No. 42-47 , on</p>

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		<p>05.09.1997.</p> <p>*Original Sale deed dated 05.09.1997 executed by Mr. Naresh Seth as a GPA Holder of Smt. Prem Wati in favour of M/s. Bhartiya International Limited vide duly registered as Document No. 8837 , in additional book no.1, Volume No. 1248 , on Pages No. 48-53, on 05.09.1997.</p> <p>*Certified Copy of the Sale deed dated 05.09.1997 executed by Mr. Naresh Seth as a GPA Holder of Smt. Prem Wati in favour of M/s. Bhartiya International Limited vide duly registered as Document No. 8836 , in additional book no.1, Volume No. 1248 , on Pages No. 42-47 , on 05.09.1997.</p> <p>*Certified Copy of the Sale deed dated 05.09.1997 executed by Mr. Naresh Seth as a GPA Holder of Smt. Prem Wati in favour of M/s. Bhartiya International Limited vide duly registered as Document No. 8837 , in additional book no.1, Volume No. 1248 , on Pages No. 48-53, on 05.09.1997.</p> <ul style="list-style-type: none"> • Latest Lal Dora Certificate • Sanctioned Building Plan with respect to the Property in question. • Registered Mortgage Deed is to be executed between the Mortgagor , Mortgagee and the Beneficiary. • Lien of the Bank has to be marked with respect to the Property in question .
19.	Any other suggestion or Advice to protect the	That the above documents as opined may be taken.

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	security interest of the Bank.	
20.	Category of Land	Freehold
21.	Opinion	That I have examined the Original with respect to the Property in Question . After Perusal of the same I am of the considered opinion that there are certain discrepancies as mentioned aforesaid .
22.	Whether SARFEASI Act applies in the present case.	Please note that a registered mortgage deed has to be executed .
23	CERTIFICATE OF GENUINNESS	<p>That I have obtained the Certified Copy of the Sale deed dated 05.09.1997 executed by Mr. Naresh Seth as a GPA Holder of Smt. Prem Wati in favour of M/s. Bhartiya International Limited vide duly registered as Document No. 8836 , in additional book no.1, Volume No. 1248 , on Pages No. 42-47 , on 05.09.1997 and Certified Copy of the Sale deed dated 05.09.1997 executed by Mr. Naresh Seth as a GPA Holder of Smt. Prem Wati in favour of M/s. Bhartiya International Limited vide duly registered as Document No. 8837 , in additional book no.1, Volume No. 1248 , on Pages No. 48-53, on 05.09.1997.</p> <p>After perusal of the same I further confirm that the title deeds of the property as inspected by me tally with the certified copies as obtained and verified by me and as are lying with the office of Registrar of Assurances and are genuine.</p>

Place:

Yours Faithfully

GAUTAM GUPTA
(GAUTAM GUPTA)
D-831/2007
M-5, Hauz Khas, New Delhi
Mob:- 9811111111
ADVOCATE