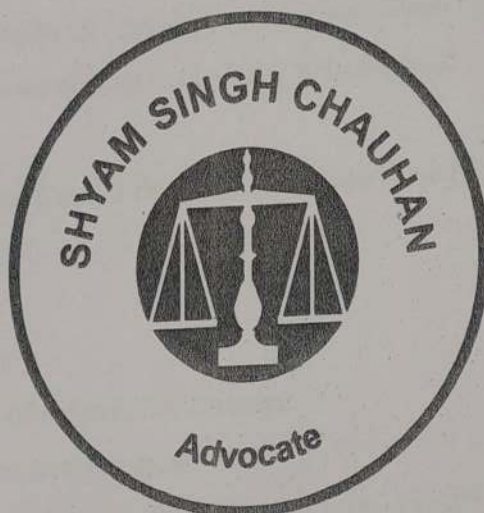


Resi. 2661006  
Mob. 9719117635

Name of Borrower: PNB  
Village: Patel Niy  
Bank: Dr. Gov.

## Non Encumbrance Certificate



===== OFFICE OF : =====  
**SHYAM SINGH CHAUHAN**  
Bank Advocate & Notary

Chamber No. 9  
Tehsil Compound Tehsil Behat  
Distt. Saharanpur (U.P.)

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## PROPERTY DECLARATION FORM

PLACE : .....

DATE : .....

The Manager  
**Punjab National Bank**  
**B.O. :- Patel Nagar Deharadoon**

Dear Sir,  
Ref. : Our's Application dated ..... for Credit facility(ies) from your Bank

Reg: My/Our property proposed to be mortgaged to your Bank.

The details of our aforesaid property are as under :

1. Location & Address Vill. **Baratha Korasi P. Faizabad T. Behat Distt. Saharanpur**
2. Nature of the Property **Commercial Property**

(Shop, Residential House, Office, Factory Premises, Open Land etc)

3. Nature of tenure i.e. Free hold or Lease hold, If Lease hold **Free Hold**

4. If Free Hold **As per Sale Deed**

Land Area Dimensions Date of Purchase , Purchase Price (Rs.)

Area :

**1.571 Hectare**

Date of Purchase

**14/9/10**

Sale consideration Rs.

**16,50,000/=**

5. Year of construction of the existing structure **Nil**

6. Floor – wise details of covered area : **Nil**

Basement (sq.ft) Ground Floor (Sq.Ft) Ist Floor (Sq.Ft) 2<sup>nd</sup> Floor (Sq.Ft) 3<sup>rd</sup> Floor (Sq.Ft.)

Total (Sq.Ft)-

7. Present Use (Whether self- occupied or vacant or leased etc) **Self -Occupied**

8. Occupancy details of the property **N.A.**

(a) Area in my/ our occupation (In case of Self –occupied portion)

(b) In case the property is tenanted, the tenancy statement is as under :

Name of Tenant Area/ Floor Monthly Tent Since when tenanted, Tenancy end on

9. Present Annual market Rental Value

10. Municipal Valuation for Property Tax purposes



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Full Names and Addresses of the owners of the property along with the shares of each.

**Sanjay Singh Sajavan S/o Sh. Chatar Singh Sajvan Partner M/s Sanjay Const.**  
**Registered office:- Sanjay House near Airport Jolly Grant, Tehsil Rishikesh Distt.**  
**Deharadoon.**

In this context, I /We enclose the following documents in Original : Municipal Tax Receipt & Title Deed

Title Deeds of the property establishing complete chain of the title.

**Xerox Copy of Sale Deed dated 14/9/10 & certified copy of Sale Deed dated**  
**Khasara & Khatauni**

a. Property Tax Receipts, Ground Rent Receipts for the last three years **N.A.**

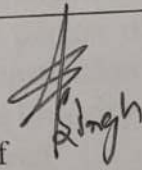
I /We further declare and certify as under :

1. That the property is not subject to or affected by any trust, suit, court order , mortgage, charge lien, attachment or any other encumbrance and is not under any dispute/ litigation etc. what soever
2. That the property is not effected by :
  - (a) Any Scheme of acquisition :
  - (b) Any Scheme of amalgamation of the Company/ Corporation or any other Scheme under any other Act :
  - (c) Any notice under the Land Acquisition Act or any other Act etc.
3. That no agreement of sale of any part or whole of the property has been entered with any person whatsoever and no earnest money has been received.
4. That the property has never been vested in any official trustee, official assignee or official receiver.
5. That no proceedings under the provisions of Income Tax are pending against me.
6. That I/We shall pay all the property taxes and ground rent etc. to the competent authorities regularly in future also and deposit the relative receipts with the Bank.
7. That I/We shall pay to you immediately on demand all costs which you may incur in taking legal opinion about the title of the property , searching records of sub-registrar etc., of obtaining valuation report on the property from an approved valuer of the Bank

(41)

whether the proposal for advance ultimately matures or not. I/We shall also bear all the out of pocket expenses ( including charges for preparation of deeds, advance's fees, secretarial charges, charges of execution, cost of inspection, stamping and registration of documents etc.) which the Bank may incur in this connection and all the decisions of the Bank in this connection shall be fully binding on me/us.

<b>Sh. Sanjay Singh Sajavan S/o Sh. Chatar Singh Sajvan Partner M/s Sanjay Const.</b> <i>Registered office:- Sanjay House near Airport Jolly Grant, Tehsil Rishikesh Distt. Deharadoon</i>	<b>Sh. Sanjay Singh Sajavan S/o Sh. Chatar Singh Sajvan Partner M/s Sanjay Const.</b> <i>Registered office:- Sanjay House near Airport Jolly Grant, Tehsil Rishikesh Distt. Deharadoon</i>
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Signature of   
The Applicant.....  
Name and Address  
of the applicant:

Signature of  
The Applicant .....  
Name and Address  
of the owners :



**ingh Chauhan**

**Notary Advocate**

India, Punjab National Bank  
India, Dist. Co-operative Bank Ltd

Office : Chamber No.9, Tehsil Behat, Saharanpur  
Resi. New MadhoNagar, Near Vishnu Mandir  
Saharanpur & village patharava, P.O. Behat  
Phone :  
Mob: 9719117635

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## SPECIAL REPORT ON TITLE

ANNEXURE-IV

Property Situated at Vill. Barthakorsi Pargana Faizabad Tehsil Behat Distt. Saharanpur  
belonging to : Sanjay Singh Sajavan S/O Chatar Singh Sajavan Partner M/s Sanjay Const.  
Registered Office : Sanjay House near Airport Jolly Grant Tehsil Rishikesh Distt. Deharadun

Aspects to be Considered

### A. PARTICULARS

Counsel's Statement

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 Above

--do--

As per title deed

Name of Title Holder	Khata No.	Khasra No.	Area in Hectare	Share	Share in Hectare	Brief Description of the property boundaries etc
Sanjay Singh Sajavan	32	254	0.184	Full	0.184	Vill. Barthakorsi Pargana Faizabad Tehsil Behat Distt. Saharanpur
		54	1.465	125/132	1.387	..do..
			<b>Total</b>	<b>Land</b>	<b>1.571</b>	<b>Hectare</b>

As per Present Position

Now this Property has been used as "Stone Crasher" according to Khasra & Title Holder already applied for u/s 143 of UPZA and L.R. Act 1951

### B INVESTIGATIONS

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

✓ 1. Xerox copy of Sale deed dated 14.09.2010 entered at Bahi No. 1 Zild No. 1909 Page No. 329-368 Serial No. 7045 registered on 14.09.10 duly registered at Sub-Registrar Office Behat executed by Sh. Abdul Raoof S/o Abdul Zaffar & Hasarat S/o Iliyas and Inshad S/o Khurshaid R/o Vill. Jaulla Tehsil Budhana Distt. Muzaffarnagar in favour of M/s Sanjay Const. Registered Office : Sanjay House near Airport Jolly Grant Tehsil Rishikesh Distt. Deharadun Partner Sanjay Singh Sajavan S/O Chatar Singh Sajavan  
2. Certified copy of Khasra & Khatoni



er documents given to the counsel are  
al one or more copies of documents ?

Xerox Copy

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Whether documents given as original title  
deeds raise any doubt or suspicion?

NO

Whether the particulars of registration as  
given in the title deed shown to the counsel  
tally with the particulars as stated in the  
records of the Registrar's Office?

Yes

5. Whether the property has been mutated in the  
name of the person offering the mortgage?

Yes

6. Whether equitable mortgage can be created  
at the place where the branch disbursing the  
loan is situated?

Yes

7. Whether there is any bar under any local law  
for creation of the mortgage of the property  
to be mortgaged? (In some states, there are  
legal restrictions or creation of the mortgage  
of agricultural property for non-agricultural  
purposes.

No

8. Whether there are any restrictions regarding  
sale of the property to be mortgaged? (In  
some state,, there are restrictions for sale of  
property to resident outside the State?

No

9. Whether all the approvals, clearance/  
sanctions required for creation of the  
mortgage have been obtained? If not  
obtained , what are such sanctions, approvals  
and clearances yet to be obtained

Not applicable

10. Whether the property is ancestral/or under  
joint ownership or the minor is having  
interest in the property ? If so, its effect  
thereof

The Property is self purchased

11. Whether the property to be mortgaged has  
been acquired under Land Acquisition Act,  
1894?

No

12. Whether Urban Land Ceiling Act is  
applicable in the State where the property is  
located ?

No





use of leasehold property, whether permission / NOC from the lessor is required for creation of mortgage ? Whether permission of the lessor/ NOC is obtained ? What is the rate of sharing of unearned income with lessor, in the event of sale of the property ? Whether copy of title deed favouring lessor (other than Govt) is made available to examine the validity of the lease ? Whether terms and conditions given in the lease deed have been complied with ? If any condition is violated, effect thereof.

The property is free hold

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14. Whether any permission of Income tax Authorities / Assessing Officer is required under the provisions of Income tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income tax Department ?

Not Record


15. In respect of agriculture land, whether land is declared surplus or under consolidation of holdings ?

Property is agricultural ( applied for u/s 143 of UPZA & LR Act)

16. Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgagors ? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation )

The property is agricultural ( applied for u/s 143 of UPZA & LR Act) as such copies of revenue record cannot be obtained and examined

Dated : 11/5/14  
Place :

  
Name (Name of the Counsel)

11/5/14 (SRE.)

# Singh Chauhan

Notary Advocate

Office : Chamber No.9, Tehsil Behat, Saharanpur  
Resi. New MadhoNagar, Near Vishnu Mandir  
Saharanpur & village patharava, P.O. Behat  
Phone : 2661006  
Mob: 9719117635, 8273717373

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India, Punjab National Bank  
India, Dist. Co-operative Bank Ltd  
**BANK OF COMMERCE. UCO-BANK**

## CERTIFICATE

Reference No. NIL

ENTRY SERIAL NO...../ REGISTER NO. 1 OF YEAR 2012  
(counsel to give Serial No. to the Certificate as entered in Register of Searches maintained by him)

To,

**The Branch Manager  
Punjab National Bank  
Patel Nagar, Deharadoon**

REG : **Opinion on Investigation of title and obtaining of Search Report in respect of Property situated at Vill. Baratha Korasi P. Faizabad T. Behat Distt. Saharanpur**

**Belongs to Sh. Sanjay Singh Sajavan S/o Sh. Chatar Singh Sajvan Partner M/s Sanjay Const. Registered office:- Sanjay House near Airport Jolly Grant, Tehsil Rishikesh Distt. Deharadoon**

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

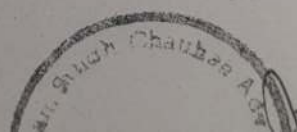
I hereby certify that the registration particulars-number, date and page particulars etc., as shown in the original title deed and contents there of tally with the information as stated in the records of office of Sub-Registrar/ Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate copy of title deed., which was obtained by me is enclosed with this certificate.

Chain of title relating to the property is complete as given in the Annexure hereto

The Search Report of which is annexed hereto conducted to me for the period 13 from 2012 to 2012 don't disclose any encumbrances as stated there in.

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

1. Name of Lender
2. Date of opinion & reference no (if any)
3. Remarks





# Singh Chauhan

Notary Advocate

a, Punjab National Bank  
dia, Dist. Co-operative Bank Ltd  
**BANK OF COMMERCE. UCO-BANK**

Office : Chamber No.9, Tehsil Behat, Saharanpur  
Resi. New MadhoNagar , Near Vishnu Mandir  
Saharanpur & village patharava, P.O. Behat  
Phone : 2661006  
Mob: 9719117635, 8273717373 (36)

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

I hereby certify that Sh. Sanjay Singh Sajavan S/o Sh. Chatar Singh Sajvan Partner M/s *Sanjay Const. Registered office:- Sanjay House near Airport Jolly Grant, Tehsil Rishikesh Distt. Deharadoon* has a clear, valid and marketable title over the above said property and he/ she is competent to create the mortgage.

SHYAM SINGH CHAUHAN  
Bank Advocate & Notary

Encl :

1. Special Report
2. Chain of Title & Search Report
3. Certified copy of Title Deed
4. Search Report
5. Receipt of Sub-Registrar Behat, No. 42/65 dated 1.1.12

