

Amit Choudhary

ADVOCATE
LAWYER'S CHAMBER NO. 01,
COURT PREMISES, ALWAR (RAJ.)

Resi. Cum Off.

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Ref. No. /2020-21/PNB MCC Dehli -2/577

ANNEXURE-V

CERTIFICATE

Date : 08-11-2021

Place : Alwar

The Branch Manager
Punjab National Bank
BO : MCC-2 Dehli

Opinion on investigation of title and obtaining of search report in respect of Property **Industrial Plot No. F-197** Situated at **Agro Food Park M.I.A., Alwar Tehsil & Distt. Alwar (Raj.)** Measuring **1995 Sq. Mt.** belonging to **M/s Puranchand Jain & Sons Pvt. Ltd. – Plot No. F-197 Agro Food Park MIA, Alwar**

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 title deed and contents thereof tally with the information as stated in the records of office of sub-Registrar/ Registrar **Alwar** of assurances as well as with certified copy of the Regd. title deed which was obtained by me is enclosed with this certificate.


Amit Choudhary
Advocate

I further certify that the photograph of previous owner affixed/seen in the Regd. title deed tally with records of registration office as well as certified copy of the Regd. title deed

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

RIICO, Alwar issued Allotment Letter for **Industrial Plot No. F-197** Situated at **Agro Food Park M.I.A., Alwar Tehsil & Distt. Alwar (Raj.)** in favour of M/s Puranchand Jain & Sons Pvt. Ltd. on 23-11-2020. After that RIICO, Alwar executed Regd. Lease Agreement for **Measuring 1995 Sq. Mt.** in favour of M/s Puranchand Jain & Sons Pvt. Ltd. on 23-12-2020.

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

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the causation list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/ Financial Institutions

The search report of which is annexed hereto, conducted by me, for the period of 02 Years from 2020 to 2021 does not disclose any encumbrances/disclose encumbrances as stated therein.

I have given/have given opinion earlier on investigation of title relating to the same property as detailed here under:

- (a) Name of lender- N.A.
- (b) Date of opinion & reference no. (if any) N.A.
- (c) Remarks- N.A.

I find following defects/no defects in the title of the person offering mortgage:-
I could not observe any defect.


Amit Choudhary
Advocate


I hereby certify on behalf of Regd. Lease Agreement that **M/s Puranchand Jain & Sons Pvt. Ltd. – Plot No. F-197 Agro Food Park MIA, Alwar** has a clear, valid and marketable title over the above said property and he/she is competent to create the mortgage but ***Such property is purchased by the owner from RIICO on installment basis and according to instatement schedule the Last date of installment is 30-09-2023.***

The valid mortgage can be created by deposit of the following original title deed. The said title deeds are original and genuine and are not duplicate of fake as observed by me-

(give hereunder details of title deed which are required to be deposited to create equitable mortgage)

- 1 Allotment Letter Sr. No. 2840-42 dated 23-11-2020 By RIICO, Alwar in favour of Mr/s Puranchand Jain & Sons Pvt. Ltd. (Original) (Copy)
- 2 Regd. Lease Agreement to Sale dated 23-12-2020 of Book No. 01 Jild No. 242 Page No. 126 Sr. No. 202003070104258 Add. Book No. 01 Jild No. 967 Page No. 203 to 213 By RIICO, Alwar in favour of Mr/s Puranchand Jain & Sons Pvt. Ltd. (Original)
- 3 NOC Letter By RIICO in favour of PNB Bank (Original) ...to be obtained)

NOTE :- *Such property is purchased by the owner from RIICO on installment basis and according to instatement schedule the Last date of installment is 30-09-2023.*


Amit Choudhary

Advocate

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Advocate

Encl.:

1. Special report
2. Chain of Title
3. Search Report
4. Search Receipt
5. Certified Copy
6. Affidavit Draft

SPECIAL REPORT ON TITLE

Reg : property Industrial Plot No. F-197 Situated at Agro Food Park M.I.A., Alwar Tehsil & Distt. Alwar (Raj.) Measuring 1995 Sq. Mt. belonging to M/s Puranchand Jain & Sons Pvt. Ltd. – Plot No. F-197 Agro Food Park MIA, Alwar

counsel's Statement

Aspects to be considered

A PARTICULARS

1.	Name of the Borrower with Address :	M/s Puranchand Jain & Sons Pvt. Ltd. – Plot No. F-197 Agro Food Park MIA, Alwar
2	Name of the person offering Mortgage with percentage/ Constitution and address	M/s Puranchand Jain & Sons Pvt. Ltd. – Plot No. F-197 Agro Food Park MIA, Alwar
3	Details of the property to be mortgaged: As Per title Deed As per Percent	property Industrial Plot No. F-197 Situated at Agro Food Park M.I.A., Alwar Tehsil & Distt. Alwar (Raj.) Measuring 1995 Sq. Mt.

B INVESTIGATIONS

1.	Details of the title Deeds/ 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)	For creation of mortgage of Property all the documents in mentioned in the certificate
2	Whether certified copies have been obtained from the Registrar's office	Yes
3	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	No doubt
4.	Whether the Registration particulars number & date and page particulars as given in the title deed shown to the counsel	Yes

	tally with the particulars as stated in the records of the registrar's office?	
5	Whether the Registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
6	Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen the certified copy as obtained from the registrar's office?	Yes
7	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's officer? If not, variations be specified. What if its effect?	Yes
8	Whether the property has been mutated in the name of the person offering the mortgage.	Yes
9	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes,
10	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 on creation of the mortgage of agricultural property for non-agricultural purpose).	In my opinion there is no such bar.
11	Whether there are any restriction regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	In my opinion there is no such restriction.
12	Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained what are such sanction, approvals and clearances yet to be obtained?	Such property is purchased by the owner from RIICO on installment basis and according to instatement schedule the Last date of

Amit Choudhary
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		Installment is 30-09-2023.
13	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	N.A.
14	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	N.A.
15	Whether Urban Land Ceiling Act is applicable in the State where the property is located.	N.A.
16	In case of leasehold property, whether permission/NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	NOC Letter from RIICO before Mortgaged
17	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	N.A.
18	Whether copy of the title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	N.A.
19	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	The physical possession to be verified by the bank.
20	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?	N.A.
21	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N.A.
22	Whether certified copies of Revenue Records had been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while	N.A.

Amit Choudhary
Advocate

	submitting the Certificate of Title Investigation.)	
23	Whether the mortgaged property is enforceable under SARFAESI Act -2002.	Yes

Date : 08-11-2021

Place : Alwar

Amit Choudhary
Amit Choudhary,

Advocate

Amit Choudhary
Advocate

RECEIPT

Government of Rajasthan REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER SUB-REGISTRAR : ALWAR-II

Fee Receipt
Appendix Form No. 9 (Rule 75 & 131) Print Date : 27-10-2021 5:33 PM

Fee Receipt No	: 202102070007780	Receipt Date	: 27/10/2021
Name	: AMIT CHAUDHARY	Document S. No.	: 202101070007687
Address	: NA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 100
Us_25_34	: ₹ 0	Commission	: ₹ 0
Others	: ₹	Others	: ₹ 0
Cash Amount Received	: ₹ 0		
Other than Cash	: ₹ 100		
Total Amount	: ₹ 100		

Mode of Payment (#Mode Number Amount #)

6-Registration Receipt RJ1643363008071 ₹ 100

Signature of presenter or applicant for
copy of Search certificate

[Signature]

Signature of receiver
and date of return receipt

SUB-REGISTRAR

[Signature]

Search Report

Date:- 08-11-2021

Account : M/s Puranchand Jain & Sons Pvt. Ltd. – Plot No. F-197 Agro Food Park MIA, Alwar

BO: MCC-2 Dehli

Search report relates to searches made in:

- | | | |
|----|--|-------|
| a. | Sub Registrar Office. | Alwar |
| b. | Registrar of companies. | N.A. |
| c. | Courts | N.A. |
| d. | Other offices: | N.A. |
| | a Office of the Co-Operative Society | N.A. |
| | b Development Authority | N.A. |
| | (DDA/HUDA/and the liked) | |
| e. | Any other documents | |
| | i. Receipt for payment of Municipal Taxes etc. | |
| 1. | Sub Registrar/Registrar of Assurance Office. | |

The encumbrance certificate was obtained from the Registrar, N.A. for the period from N.A. to N.A. and the same disclosed following encumbrances

- a)
- b)
- c)

(if there is no system of issue of encumbrance certificate for the Sub Register, it be stated accordingly)

2. Besides obtaining encumbrance Certificate from the Sub Registrar, Personal search was carried out by me for the purpose. Inspection was made the period from **2020 to 2021** at the following sub registrar/office

- a) Sub Registrar **Alwar**

b)

c)

The Search report disclosed the following encumbrances

3. The Ownership of the property being of a company, search was conduct in the following offices of the registrar of companies:-

The Search made out in that office of Registrar of Companies disclosed

ROC	INFORMATION
N.A.	N.A.

4. Inspection of Court records disclosed:- N.A.

(This may detail Suit pending, Decrees, Attachment before Judgment

Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of search/Inspection	Information
N.A.	N.A.	N.A.

5. Searches made/Inspection carried out in the flowing offices discloses:

Office	Date of search/Inspection	Information

Amit Choudhary
Advocate

Sub Registrar, Alwar	27-10-2021	N.A.
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7. A study of the following documents disclosed:

Details of documents perused	Information
As details in the certificate.	N.A.

Amit Choudhary
Amit Choudhary, Advocate
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Advocate