

Sanjeev Mohan Joshi
Advocate

Resl : 14/7, Nemi Road,
Dehra Dun.
Phone : 0135-2654222
0135-2650422

23.04.2016

CERTIFICATE

To,
The Chief Manager
Punjab National Bank,
Tilak Road,
Dehradun

Opinion on investigation of title and obtaining of search report in respect of property forming part of Khasra no. 920, Khasra no. 924, Khasra no. 925, Khasra no. 933 Ka, Khasra no. 933 Ga, Khasra no. 918, Khasra no. 933 Gha, Khasra no. 933 Gha situated at Mauza Chalang, Pargana Central Doon, District Dehradun belonging to Smt. Nazia Yusuf Izuddin wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and S and N Lifestyle Infraventures Pvt. Ltd. having its registered office 199/2, Rajpur Road, Dehradun

Dear Sir,

As requested, I have conducted the legal investigation of the title and made a search of records in the office of the Sub Registrar, Dehradun 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 ~~copy of~~ original title deed and contents thereof tally with the information as stated in the records of the Sub-Registrar/Registrar of assurances as well as with certified copy of the title deeds, which was obtained by me 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 in the annexure hereto. I have verified, tallied and compared these documents from the record of the office of the Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities:

1. Sub-Registrar, Dehradun.

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 caution 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 from 2001 to 2014 does not disclose any encumbrances/disclose encumbrances as stated therein.

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

- (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:-

Nil

I hereby certify that Smt. Nazia Yusuf Izuddin wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and S and N Lifestyle Infraventures Pvt. Ltd. having its registered office 199/2, Rajpur Road, Dehradun has a clear, valid and marketable title over the above said property and he/she is competent to create the mortgage. The valid mortgage can be created by deposit of the following original title deed.

Joshi

Shri Sachin Upadhyay

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The said title deeds are Original (~~The original title deeds have not been verified by me~~) and genuine and are not duplicate or fake as observed by me (Give hereunder details of title deeds which are required to be deposited to create equitable mortgage)

1. Original sale deed dated 11.12.2014 executed by M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) in favour of Smt. Nazia Yusuf Izuddin wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1484 on pages 283 to 314 at serial no. 7028 dated 11.12.2014.
2. Original sale deed dated 11.12.2014 executed by M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) in favour of Smt. Nazia Yusuf Izuddin wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1484 on pages 315 to 344 at serial no. 7029 dated 11.12.2014.
3. Original sale deed dated 11.12.2014 executed by M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) in favour of Smt. Nazia Yusuf Izuddin wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1484 on pages 345 to 374 at serial no. 7030 dated 11.12.2014.
4. Original sale deed dated 11.12.2014 executed by M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and



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Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) in favour of Smt. Nazia Yusuf Izuddin wife of shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1484 on pages 385 to 414 at serial no. 7032 dated 11.12.2014.

5. Original sale deed dated 11.12.2014 executed by M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) in favour of Smt. Nazia Yusuf Izuddin wife of shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1485 on pages 97 to 126 at serial no. 7036 dated 11.12.2014.

6. Copy of General power of attorney dated 25.07.2008 executed by Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital in favour of M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 volume 262 on pages 149 to 160 at serial no. 747 dated 25.07.2008.

7. Copy of sale deed dated 21.09.2007 executed by Gireesha Estate and Development Pvt. Ltd., 340/42, Samuel Street, Mumbai through its authorized representative / attorney Shri Yash Chaudhary son of Late Shri Chaudhary Mahendra Kumar resident of 52/17, Rajpur Road, Dehradun in favour of M/s Jyotsana Lamps Caps. Pvt. Ltd. having its registered office at 121 (13/4), Kishanpur, Rajpur Road, Near Mussoorie Diversion Road, Dehradun through its authorized signatory Shri Sandeep Srivastava son of Shri Sharda Prasad Srivastava and Shri Hira Singh son of Shri Lakshman Singh resident of Village Amel, Tehsil Batalghat, District Nainital and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 2093 on pages 1 to 112 at serial no. 8712 dated 21.09.2007.

8. Copy of sale deed dated 03.11.2004 executed by Dr. Pawan Kumar Sultania and Shri Arun Sultania sons of Shri Baij Nath Sultania resident of B-20, Laxmi Narayan Society, Behind Mother School, Near Jalaram Nagar, Gottri Road, Vadodra, Gujara in favour of Gireesha Estate and Development Pvt. Ltd., 340/42, Samuel Street, Mumbai through its authorized signatory Shri Anand Singh Bisht son of Shri B. S. Bisht resident of F-102, Laxmi Park, Nangloi, Delhi and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1337 on page 527 and in additional file book no. 1 volume 1440 on pages 549 to 560 at serial no. 7306 dated 03.11.2004.

John

Anjeev Joshi

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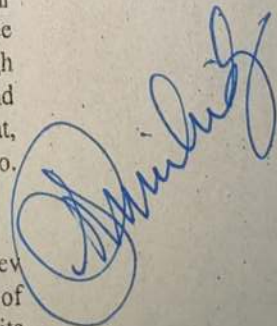
9. Copy of sale deed dated 16.05.1994 executed by Shri Dharma Nand Bhatt son of Shri Narain Dutt Bhatt and Shri Vachaspati Semwal son of Shri Sureshanand Semwal in favour of Dr. Pawan Kumar Sultania and Shri Arun Sultania sons of Shri Baij Nath Sultania resident of B-20, Laxmi Narayan Society, Behind Mother School, Near Jalaram Nagar, Gottri Road, Vadodra, Gujrata and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 217 and in additional file book no. 1 volume 256 on pages 1073 to 1094 at serial no. 1787 dated 15.05.1994.
10. Copy of sale deed dated 16.05.1994 executed by Shri Dharma Nand Bhatt son of Shri Narain Dutt Bhatt, Smt. Revati Bhatt wife of Shri Dharma Nand Bhatt, Km. Kamla Bhatt, Km. Pushpa Bhatt both daughters of Shri Dharmand Bhatt, Shri Harish Bhatt, Shri Navin Bhatt and Shri Hem Bhatt sons of Shri Dharma Nand Bhatt in favour of Dr. Pawan Kumar Sultania and Shri Arun Sultania sons of Shri Baij Nath Sultania resident of B-20, Laxmi Narayan Society, Behind Mother School, Near Jalaram Nagar, Gottri Road, Vadodra, Gujrata and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 218 and in additional file book no. 1 volume 257 on pages 709 to 746 at serial no. 1837 dated 20.05.1994.
11. Copy of sale deed dated 26.05.1994 executed by Shri Nawab Mohammed Mukim son of Shri Allaha Diya in favour of Dr. Pawan Kumar Sultania and Shri Arun Sultania sons of Shri Baij Nath Sultania resident of B-20, Laxmi Narayan Society, Behind Mother School, Near Jalaram Nagar, Gottri Road, Vadodra, Gujrata and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 219 and in additional file book no. 1 volume 259 on pages 669 to 688 at serial no. 1933 dated 27.05.1994.
12. Copy of sale deed dated 30.05.1994 executed by Smt. Sudha Uniyal wife of Shri J. P. Uniyal in favour of Dr. Pawan Kumar Sultania and Shri Arun Sultania sons of Shri Baij Nath Sultania resident of B-20, Laxmi Narayan Society, Behind Mother School, Near Jalaram Nagar, Gottri Road, Vadodra, Gujrata and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 220 and in additional file book no. 1 volume 261 on pages 99 to 114 at serial no. 2002 dated 02.06.1994.
13. Copy of sale deed dated 06.07.1994 executed by Shri Lal Singh son of Shri Jai Singh in favour of Dr. Pawan Kumar Sultania and Shri Arun Sultania sons of Shri Baij Nath Sultania resident of B-20, Laxmi Narayan Society, Behind Mother School, Near Jalaram Nagar, Gottri Road, Vadodra, Gujrata and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 229 and in additional file book no. 1 volume 271 on pages 901 to 914 at serial no. 2566 dated 12.07.1994.
14. Copy of sale deed dated 04.12.2004 executed by Shri O. P. Gupta son of Shri Gujar Ram Gupta resident of 106/A, Vijay Colony, Hathibarkala, Dehradun in favour of Gireesha Estate and Development Pvt. Ltd., 340/42, Samuel Street, Mumbai through its authorized signatory Shri Anand Singh Bisht son of Shri B. S. Bisht resident of F-102, Laxmi Park, Nangloi, Delhi and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1337 on page 565 and in additional file book no. 1 volume 1447 on pages 349 to 358 at serial no. 7886 dated 01.12.2004.
15. Copy of sale deed dated 11.11.1992 executed by Shri Mohan Singh son of Shri Amar Singh in favour of Shri O. P. Gupta son of Shri Gujar Ram Gupta resident of 106/A, Vijay Colony, Hathibarkala, Dehradun and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 68 and in additional file book no. 1 volume 111 on pages 307 to 322 at serial no. 4768 dated 13.11.1992.

John

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16. Copy of sale deed dated 24.12.2004 executed by Shri K. P. Singh son of Shri Gopi chand resident of 17, Green Park, New Delhi in favour of Gireesha Estate and Development Pvt. Ltd., 340/42, Samuel Street, Mumbai through its authorized signatory Shri Anand Singh Bisht son of Shri B. S. Bisht resident of F-102, Laxmi Park, Nangloi, Delhi and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1337 on page 603 and in additional file book no. 1 volume 1454 on pages 109 to 116 at serial no. 8447 dated 24.12.2004.
17. Original sale deed dated 11.12.2014 executed by M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) in favour of Smt. Nazia Yusuf Izuddin wife of shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1485 on pages 1 to 30 at serial no. 7033 dated 11.12.2014.
18. Original sale deed dated 11.12.2014 executed by M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) in favour of Smt. Nazia Yusuf Izuddin wife of shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1485 on pages 31 to 60 at serial no. 7034 dated 11.12.2014.
19. Copy of sale deed dated 20.09.2007 executed by Gireesha Estate and Development Pvt. Ltd., 340/42, Samuel Street, Mumbai through its authorized representative / attorney Shri Yash Chaudhary son of Late Shri Chaudhary Mahendra Kumar resident of 52/17, Rajpur Road, Dehradun in favour of M/s Jyotsana Lamps Caps. Pvt. Ltd. having its registered office at 121 (13/4), Kishanpur, Rajpur Road, Near Mussoorie Diversion Road, Dehradun through its authorized signatory Shri Sandeep Srivastava son of Shri Sharda Prasad Srivastava and Shri Hira Singh son of Shri Lakshman Singh resident of Village Amel, Tehsil Batalghat, District Nainital and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 2092 on pages 55 to 176 at serial no. 8673 dated 20.09.2007.
20. Copy of sale deed dated 26.10.2004 executed by Shri Ahsok Kumar and Shri Sanjeev Kumar sons of Shri Chaman Lal resident of 46, Neshvilla Road, Dehradun in favour of Gireesha Estate and Development Pvt. Ltd., 340/42, Samuel Street, Mumbai through its authorized signatory Shri Anand Singh Bisht son of Shri B. S. Bisht resident of F-102,



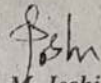
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Laxmi Park, Nangloi, Delhi and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1337 on page 514 and in additional file book no. 1 volume 1437 on pages 789 to 798 at serial no. 7124 dated 26.10.2004.

21. Copy of sale deed dated 16.05.1994 executed by Shri Vachaspati Semwal son of Shri Suresha Nand Semwal, Smt. Saraswati Devi wife of Shri Vachaspati Semwal, Smt. Suman Semwal daughter of Shri Vachaspati Semwal resident of 76, Tilak Road, Dehradun in favour of Shri Ahsok Kumar and Shri Sanjeev Kumar sons of Shri Chaman Lal resident of 46, Neshvilla Road, Dehradun and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 218 and in additional file book no. 1 volume 259 on pages 39 to 84 at serial no. 1895 dated 16.05.1994.

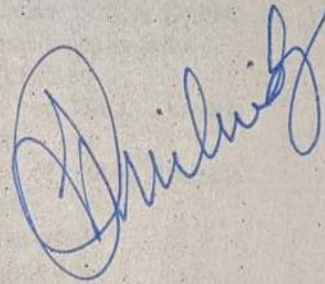
22. Khatuani wherein the said khasra plots has been duly mutated in the name of Smt. Nazia Yusuf Izuddin in the revenue records.

23. Copy of building plan sanctioned by the Mussoorie Dehradun Development Authority, Dehradun vide map no. R-0039/15-16 dated 04.11.2015.


S. M. Joshi
Advocate

Encl :

1. Special Report
2. Chain of Title
3. Certified Copy of Title Deed and link deeds.
4. Search Report



SPECIAL REPORT ON TITLE

Reg: All that property forming part of Khasra no. 920, Khasra no. 924, Khasra no. 925, Khasra no. 933 Ka, Khasra no. 933 Ga, Khasra no. 918, Khasra no. 933 Gha, Khasra no. 933 Gha situated at Mauza Chalang, Pargana Central Doon, District Dehradun

ASPECTS TO BE CONSIDERED

COUNSEL'S STATEMENT

A PARTICULARS

1. Name of the borrower with address:
2. Name of the person offering Mortgage with parentage/ constitution & address.
3. Details of the property to be mortgaged: As per title deed..... As per present position

Smt. Nazia Yusuf Izuddin wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and S and N Lifestyle Infraventures Pvt. Ltd. having its registered office 199/2, Rajpur Road, Dehradun
Smt. Nazia Yusuf Izuddin wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and S and N Lifestyle Infraventures Pvt. Ltd. having its registered office 199/2, Rajpur Road, Dehradun
Schedule - A

All that property forming part of Khasra no. 920 measuring 815.06 Sq. Mts., Khasra no. 924 measuring 150 Sq. Mts. total area measuring 965 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of others
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
West : Land of others.

Schedule - B

All that property forming part of Khasra no. 925 measuring 1090 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
West : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.

Schedule - C

All that property forming part of Khasra no. 933 Ka measuring 610 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of others
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
West : Land of others




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Schedule - D

All that property forming part of Khasra no. 933 Ga measuring 790 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of others
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
West : Land of others

Schedule - E

All that property forming part of Khasra no. 918 measuring 505 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of others
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : 40 ft. wide road
West : Land of others

Schedule - F

All that property forming part of Khasra no. 933 Gha measuring 1050 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
West : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.

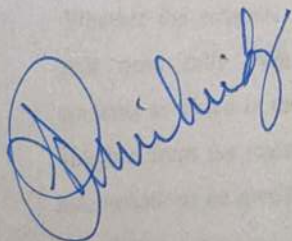
Schedule - G

All that property forming part of Khasra no. 933 Gha measuring 1050 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of others
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : Land of others
West : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.

B. INVESTIGATION

1. Details of the title deeds/ documents Sale deeds mentioned at serial no. 1 to 5, (including link deeds/Parent deeds) to 17 and 18 in the Certificate above. be deposited for creation of the mortgage (with full particulars



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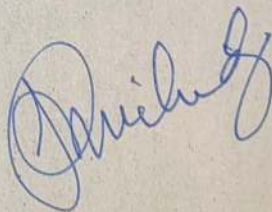
regarding nature of document, date of execution and details of registration)

2. Whether documents given to the counsel are original one or mere copies of documents. Original title deeds have been perused and certified copy of the title deed has been obtained.
3. Whether documents given as original title deeds raise any doubt or suspicion? No.
4. Whether the registration particulars number and date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in records of the registrar's office? Yes.
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 affixed in conveyance deed/ Title deed tally with the photograph seen in the certified copy as obtained from the registrar's office? Yes.
7. Whether the contents as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is 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



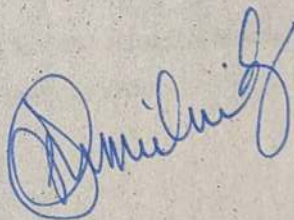
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
10. Whether there is any bar under any local law for creation of the mortgage of the property to be mortgage? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non agricultural purpose). No, there is no legal restriction on creation of the equitable mortgage.
11. Where there are restrictions regarding sale of the property to be mortgaged? (In some States, there are restriction for sale of property residents outside the State). No
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. No approvals/ clearance/ sanction is required from any department for creation of security mortgage/ equitable mortgage of the property by way of deposit original title deed.
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? No permission is required. N. A.
17. What is the rate of sharing of unearned income with lessor, in the event of sale of the property? N. A.



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18. Whether copy of title deed favouring N. A. lessor (other than Govt.) is made available to examine the validity of the lease?
19. Whether terms & conditions given in N. A. the lease deed have been complied with? If any condition is violated, effect thereof.
20. Whether any permission of Income Tax N. A. 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?
21. In respect of agriculture land, whether N. A. land is declared surplus or under consolidation of holdings?
22. Whether certified copies of Revenue N. A. Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor?
(Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)




S. M. Joshi
Advocate

Date : 23.04.2016

Place : Dehradun

12.04.2016

CERTIFICATE OF NON ENCUMBRANCE

To,
The Chief Manager
Punjab National Bank,
Tilak Road,
Dehradun

It is certified that on careful inspection of the available index registers, as indexed upto the date in the office of the Sub Registrar, Dehradun from 01.01.2001 till date of inspection, no recorded encumbrances has been found in respect of the property mentioned here-in-below.

DESCRIPTION OF THE PROPERTY

Schedule – A

All that property forming part of Khasra no. 920 measuring 815.06 Sq. Mts., Khasra no. 924 measuring 150 Sq. Mts. total area measuring 965 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of others
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
West : Land of others.

Schedule – B

All that property forming part of Khasra no. 925 measuring 1090 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
West : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.

Schedule – C

All that property forming part of Khasra no. 933 Ka measuring 610 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of others
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
West : Land of others

[Signature]

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Schedule - D

All that property forming part of Khasra no. 933 Ga measuring 790 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of others
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
West : Land of others

Schedule - E

All that property forming part of Khasra no. 918 measuring 505 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of others
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : 40 ft. wide road
West : Land of others

Schedule - F

All that property forming part of Khasra no. 933 Gha measuring 1050 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
West : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.

Schedule - G

All that property forming part of Khasra no. 933 Gha measuring 1050 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Land of others
South : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.
East : Land of others
West : Land of M/s Jyotsana Lamps Caps. Pvt. Ltd.

Name and Address of the Present Owner:

Smt. Nazia Yusuf Izuddin wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and S and N Lifestyle Infraventures Pvt. Ltd. having its registered office 199/2, Rajpur Road, Dehradun

Title Verification:

All that property forming part of Khasra no. 920 measuring 815.06 Sq. Mts., Khasra no. 924 measuring 150 Sq. Mts. total area measuring 965 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun (mentioned in schedule A above) was purchased by Smt. Nazia Yusuf Izuddin wife of shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun from M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office

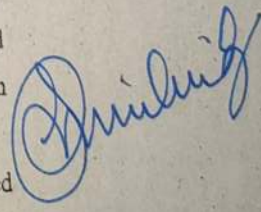


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at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ld. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) vide sale deed dated 11.12.2014 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1484 on pages 283 to 314 at serial no. 7028 dated 11.12.2014.

All that property forming part of Khasra no. 925 measuring 1090 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun (mentioned in schedule B above) was purchased by Smt. Nazia Yusuf Izuddin wife of shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun from M/s Jyotsana Lamps Caps. Pvt. Ld. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ld. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) vide sale deed dated 11.12.2014 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1484 on pages 315 to 344 at serial no. 7029 dated 11.12.2014.

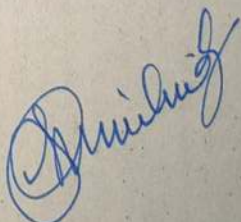
All that property forming part of Khasra no. 933 Ka measuring 610 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun (mentioned in schedule C above) was purchased by Smt. Nazia Yusuf Izuddin wife of shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun from M/s Jyotsana Lamps Caps. Pvt. Ld. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of



Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) vide sale deed dated 11.12.2014 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1484 on pages 345 to 374 at serial no. 7030 dated 11.12.2014.

All that property forming part of Khasra no. 933 Ga measuring 790 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun (mentioned in schedule D above) was purchased by Smt. Nazia Yusuf Izuddin wife of shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun from M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) vide sale deed dated 11.12.2014 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1484 on pages 385 to 414 at serial no. 7032 dated 11.12.2014.

All that property forming part of Khasra no. 918 measuring 505 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun (mentioned in schedule E above) was purchased by Smt. Nazia Yusuf Izuddin wife of shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun from M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his





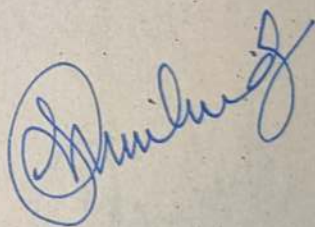
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attorney M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) vide sale deed dated 11.12.2014 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1485 on pages 97 to 126 at serial no. 7036 dated 11.12.2014.

Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital had appointed M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand as his attorney vide general power of attorney dated 25.07.2008 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 volume 262 on pages 149 to 160 at serial no. 747 dated 25.07.2008.

M/s Jyotsana Lamps Caps. Pvt. Ltd. having its registered office at 121 (13/4), Kishanpur, Rajpur Road, Near Mussoorie Diversion Road, Dehradun through its authorized signatory Shri Sandeep Srivastava son of Shri Sharda Prasad Srivastava and Shri Hira Singh son of Shri Lakshman Singh resident of Village Amel, Tehsil Batalghat, District Nainital had purchased khasra plot no. 926 Kha measuring 0.080 Hects, Khasra no. 918 measuring 0.0730 Hects, Khasra no. 920 measuring 0.1010 Hects, Khasra no. 927 measuring 0.0280 Hects, Khasra no. 928 measuring 0.0650 Hects, Khasra no. 919 Ka measuring 0.0810 Hects, Khasra no. 934 Kha measuring 0.1130 Hects, Khasra no. 933 Ka measuring 0.0610 Hects, Khasra no. 937 measuring 0.0200 Hects total area measuring 1.5680 Hects situated at Mauza Chalang, Pargana Central Doon, District Dehradun from Gireesha Estate and Development Pvt. Ltd., 340/42, Samuel Street, Mumbai through its authorized representative / attorney Shri Yash Chaudhary son of Late Shri Chaudhary Mahendra Kumar resident of 52/17, Rajpur Road, Dehradun vide sale deed dated 21.09.2007 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 2093 on pages 1 to 112 at serial no. 8712 dated 21.09.2007.

Gireesha Estate and Development Pvt. Ltd., 340/42, Samuel Street, Mumbai through its authorized signatory Shri Anand Singh Bisht son of Shri B. S. Bisht resident of F-102, Laxmi Park, Nangloi, Delhi had purchased khasra plot no. 919 Ka (Old Khasra no. 1023 and 1024) measuring 0.081 Hects, Khasra no. 920 (Old Khasra no. 1021) measuring 0.101 Hects,

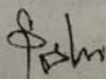


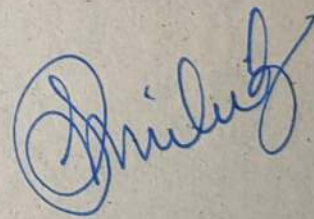
Khasra no. 918 (Old Khasra no. 1022) measuring 0.073 Hects, Khasra no. 926 Kha (Old Khasra no. 1025Min.) measuring 0.0080 Hects, Khasra no. 928 (Old Khasra no. 1044) measuring 0.065 Hects, Khasra no. 919 Kha (Old Khasra no. 1024) measuring 0.0770 Hects, Khasra no. 927 (Old Khasra no. 1026) measuring 0.028 Hects Mauza Chalang, Pargana Central Doon, District Dehradun from Dr. Pawan Kumar Sultania and Shri Arun Sultania sons of Shri Baij Nath Sultania resident of B-20, Laxmi Narayan Society, Behind Mother School, Near Jalaram Nagar, Gottri Road, Vadodra, Gujrata vide sale deed dated 03.11.2004 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1337 on page 527 and in additional file book no. 1 volume 1440 on pages 549 to 560 at serial no. 7306 dated 03.11.2004.

Dr. Pawan Kumar Sultania and Shri Arun Sultania sons of Shri Baij Nath Sultania resident of B-20, Laxmi Narayan Society, Behind Mother School, Near Jalaram Nagar, Gottri Road, Vadodra, Gujrata had purchased Khasra no. 1024 measuring 0.049 Hects. situated at Mauza Chalang, Pargana Central Doon, District Dehradun from sale deed dated 16.05.1994 executed by Shri Dharma Nand Bhatt son of Shri Narain Dutt Bhatt and Shri Vachaspati Semwal son of Shri Sureshanand Semwal vide sale deed dated 16.05.1994 executed by Shri Dharma Nand Bhatt son of Shri Narain Dutt Bhatt and Shri Vachaspati Semwal son of Shri Sureshanand Semwal in favour of and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 217 and in additional file book no. 1 volume 256 on pages 1073 to 1094 at serial no. 1787 dated 15.05.1994.

Dr. Pawan Kumar Sultania and Shri Arun Sultania sons of Shri Baij Nath Sultania resident of B-20, Laxmi Narayan Society, Behind Mother School, Near Jalaram Nagar, Gottri Road, Vadodra, Gujrata had purchased Khasra no. 1021 measuring 0.061 Hects., Khasra no. 1022 measuring 0.073 Hects., Khasra no. 1023 measuring 0.032 Hects., Khasra no. 1025 measuring 0.008 Hects., Khasra no. 1044 measuring 0.065 Hects., situated at Mauza Chalang, Pargana Central Doon, District Dehradun from Shri Dharma Nand Bhatt son of Shri Narain Dutt Bhatt, Smt. Revati Bhatt wife of Shri Dharma Nand Bhatt, Km. Kamla Bhatt, Km. Pushpa Bhatt both daughters of Shri Dharmand Bhatt, Shri Harish Bhatt, Shri Navin Bhatt and Shri Hem Bhatt sons of Shri Dharma Nand Bhatt vide sale deed dated 16.05.1994 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 218 and in additional file book no. 1 volume 257 on pages 709 to 746 at serial no. 1837 dated 20.05.1994.

Dr. Pawan Kumar Sultania and Shri Arun Sultania sons of Shri Baij Nath Sultania resident of B-20, Laxmi Narayan Society, Behind Mother School, Near Jalaram Nagar, Gottri Road, Vadodra, Gujrata had purchased Khasra no. 1024 measuring 0.0770 Hects situated at Mauza Chalang, Pargana Central Doon, District Dehradun from Shri Nawab Mohammed Mukim son of Shri Allaha Diya vide sale deed dated 26.05.1994 and duly registered in the





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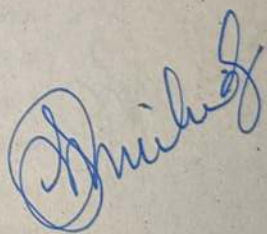
office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 219 and in additional file book no. 1 volume 259 on pages 669 to 688 at serial no. 1933 dated 27.05.1994.

Dr. Pawan Kumar Sultania and Shri Arun Sultania sons of Shri Baij Nath Sultania resident of B-20, Laxmi Narayan Society, Behind Mother School, Near Jalaram Nagar, Gottri Road, Vadodra, Gujrata had purchased Khasra no. 1021 measuring 0.040 Hects. Mauza Chalang, Pargana Central Doon, District Dehradun from Smt. Sudha Uniyal wife of Shri J. P. Uniyal vide sale deed dated 30.05.1994 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 220 and in additional file book no. 1 volume 261 on pages 99 to 114 at serial no. 2002 dated 02.06.1994.

Dr. Pawan Kumar Sultania and Shri Arun Sultania sons of Shri Baij Nath Sultania resident of B-20, Laxmi Narayan Society, Behind Mother School, Near Jalaram Nagar, Gottri Road, Vadodra, Gujrata had purchased Khasra no. 1026 measuring 0.028 Acre situated at Mauza Chalang, Pargana Central Doon, District Dehradun from Shri Lal Singh son of Shri Jai Singh vide sale deed dated 06.07.1994 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 229 and in additional file book no. 1 volume 271 on pages 901 to 914 at serial no. 2566 dated 12.07.1994.

Gireesha Estate and Development Pvt. Ltd., 340/42, Samuel Street, Mumbai through its authorized signatory Shri Anand Singh Bisht son of Shri B. S. Bisht resident of F-102, Laxmi Park, Nangloi, Delhi had purchased khasra plot no. 916 (Old Khasra no. 1018) measuring 0.093 Hects, Khasra no. 921 (Old Khasra no. 1020) measuring 0.065 Hects, Khasra no. 922 (Old Khasra no. 1019) measuring 0.052 Hects, Khasra no. 923 (Old Khasra no. 1017 and Khasra no. 1031) measuring 0.052 Hects, Khasra no. 924 (Old Khasra no. 1029) measuring 0.134 Hects, Khasra no. 925 (Old Khasra no. 1028) measuring 0.109 Hects, Khasra no. 933 Ga (Old Khasra no. 1027M) measuring 0.079 Hects, Khasra no. 934 Ga (Old Khasra no. 1030M) measuring 0.012 Hects, Khasra no. 936 Ka (Old Khasra no. 1032) measuring 0.049 Hects situated at Mauza Chalang, Pargana Central Doon, District Dehradun from Shri O. P. Gupta son of Shri Gujar Ram Gupta resident of 106/A, Vijay Colony, Hathibarkala, Dehradun vide sale deed dated 04.12.2004 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1337 on page 565 and in additional file book no. 1 volume 1447 on pages 349 to 358 at serial no. 7886 dated 01.12.2004.

Shri O. P. Gupta son of Shri Gujar Ram Gupta resident of 106/A, Vijay Colony, Hathibarkala, Dehradun had purchased the said property bearing Khasra no. 1017 measuring 0.040 Hects, Khasra no. 1018 measuring 0.095 Hects, Khasra no. 1019 measuring 0.049 Hects, Khasra no. 1020 measuring 0.065 Hects, Khasra no. 1027 measuring 0.079 Hects, Khasra no. 1028 measuring 0.109 Hects, Khasra no. 1029 measuring 0.034 Hects, Khasra no. 1030 measuring 0.012 Hects, Khasra no. 1031 measuring 0.012 Hects, Khasra no. 1032



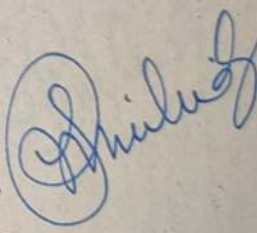
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measuring 0.049 Hects, Mauza Chalang, Pargana Central Doon, District Dehradun from Shri Mohan Singh son of Shri Amar Singh vide sale deed dated 11.11.1992 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 68 and in additional file book no. 1 volume 111 on pages 307 to 322 at serial no. 4768 dated 13.11.1992.

Gireesha Estate and Development Pvt. Ltd., 340/42, Samuel Street, Mumbai through its authorized signatory Shri Anand Singh Bisht son of Shri B. S. Bisht resident of F-102, Laxmi Park, Nangloi, Delhi had purchased khasra plot no. 933 Ka (Old Khasra no. 1027 M) measuring 0.061 Hects, Khasra no. 937 (Old Khasra no. 1035) measuring 0.020 Hects situated at Mauza Chalang, Pargana Parwa Doon, District Dehradun from Shri K. P. Singh son of Shri Gopi chand resident of 17, Green Park, New Delhi vide sale deed dated 24.12.2004 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1337 on page 603 and in additional file book no. 1 volume 1454 on pages 109 to 116 at serial no. 8447 dated 24.12.2004.

All that property forming part of Khasra no. 933 Gha measuring 1050 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun (mentioned in schedule F above) was purchased by Smt. Nazia Yusuf Izuddin wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun from M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Selfers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) vide sale deed dated 11.12.2014 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1485 on pages 1 to 30 at serial no. 7033 dated 11.12.2014.

All that property forming part of Khasra no. 933 Gha measuring 1050 Sq. Mts. situated at Mauza Chalang, Pargana Central Doon, District Dehradun (mentioned in schedule G above) was purchased by Smt. Nazia Yusuf Izuddin wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun from M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir singh



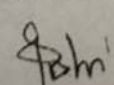
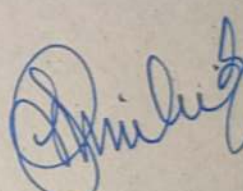
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resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand and Shri Hira Singh son of Shri Laxman Singh resident of Village Amel, Tehsil Batalghat, District Nainital through his attorney M/s Jyotsana Lamps Caps. Pvt. Ltd. Having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorized signatory Shri Harish Singh son of Shri Mahavir Singh resident of Village Bhareth, P. O. Pokkhri Udaypur Valla, 6, Pauri Garhwal, Uttarakhand (Sellers) and S AND N Lifestyle Infraventures Pvt. Ltd. having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (Nominator) vide sale deed dated 11.12.2014 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1485 on pages 31 to 60 at serial no. 7034 dated 11.12.2014.

M/s Jyotsana Lamps Caps. Pvt. Ltd. having its registered office at 121 (13/4), Kishanpur, Rajpur Road, Near Mussoorie Diversion Road, Dehradun through its authorized signatory Shri Sandeep Srivastava son of Shri Sharda Prasad Srivastava and Shri Hira Singh son of Shri Lakshman Singh resident of Village Amel, Tehsil Batalghat, District Nainital had purchased the said Khasra no. 933 Gha measuring 0.265 Hects. situated at Mauza Chalang, Pargana Central Doon, District Dehradun alongwith other property from Gireesha Estate and Development Pvt. Ltd., 340/42, Samuel Street, Mumbai through its authorized representative / attorney Shri Yash Chaudhary son of Late Shri Chaudhary Mahendra Kumar resident of 52/17, Rajpur Road, Dehradun vide sale deed dated 20.09.2007 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 2092 on pages 55 to 176 at serial no. 8673 dated 20.09.2007.

Gireesha Estate and Development Pvt. Ltd., 340/42, Samuel Street, Mumbai through its authorized signatory Shri Anand Singh Bisht son of Shri B. S. Bisht resident of F-102, Laxmi Park, Nangloi, Delhi had purchased Khasra no. 933 Gha (Old Khasra no. 1027) measuring 0.265 Hects. along with other khasra plots situated at Mauza Chalang, Pargana Central Doon, District Dehradun from Shri Ahsok Kumar and Shri Sanjeev Kumar sons of Shri Chaman Lal resident of 46, Neshvilla Road, Dehradun vide sale deed dated 26.10.2004 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1337 on page 514 and in additional file book no. 1 volume 1437 on pages 789 to 798 at serial no. 7124 dated 26.10.2004.

Shri Ahsok Kumar and Shri Sanjeev Kumar sons of Shri Chaman Lal resident of 46, Neshvilla Road, Dehradun had purchased Khasra no. 1027 measuring 0.265 Hects. along with other khasra plots situated at Mauza Chalang, Pargana Central Doon, District Dehradun from Shri Vachaspati Semwal son of Shri Suresha Nand Semwal, Smt. Saraswati Devi wife of Shri Vachaspati Semwal, Smt. Suman Semwal daughter of Shri Vachaspati Semwal resident of 76, Tilak Road, Dehradun vide sale deed dated 16.05.1994 and duly registered in



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the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 218 and in additional file book no. 1 volume 259 on pages 39 to 84 at serial no. 1895 dated 16.05.1994.

Khata no. 39 wherein the name of Smt. Nazia Yusuf Izuddin has been duly mutated in the revenue records.

Khatauni Khata no. 112 wherein the name of Smt. Nazia Yusuf Izuddin has been duly mutated in the revenue records.

Smt. Nazia Yusuf Izuddin has got a building plan sanctioned from the Mussoorie Dehradun Development Authority, Dehradun vide map no. R-0039/15-16 dated 04.11.2015.

Regarding Encumbrance:-

I have inspected the available records in the office of the Sub Registrar, Dehradun have found that the said property is free from all charges, liens and encumbrances. The records maintained by the Sub-Registrar are in poor condition.

I hereby confirm and certify that:-

- 1- I have inspected the relevant available records in the office of Sub Registrar, Dehradun with regards to the immovable property proposed to be equitably mortgaged/creates security for mortgage with the bank and I verify the title.
- 2- I have inspected the available records and on the basis of such inspection I am of the opinion that the borrower has a clear marketable title over the said immovable property.
- 3- I further certify that the documents tendered by the borrower for the purpose of creation of mortgage/charge/security are genuine and original documents of title to the said immovable property.

Search report relates to searches made in :-

- | | | |
|--|---|------|
| a) Sub-Registrar Office | : | Yes. |
| b) Registrar of Companies. | : | No. |
| c) Courts | : | No. |
| d) Other Offices | : | No. |
| i) Office of the Co-operative Society | : | |
| ii) Mussoorie Dehradun Development Authority | : | |
| e) Any others Documents | : | |
| i) Receipt for payment of Municipal Taxes etc. | : | |

Sub Registrar/ Registrar of Assurance Office

The encumbrance certificate was obtained from the Sub-Registrar/ Registrar, Dehradun for the period from 01.01.2003 till date of inspection and the same disclosed following encumbrances:-

N.A.

[Signature]

[Signature]

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There is a system of issue of encumbrances certificate in the office of the Sub-Registrar, however personal search was carried out for the purpose as per bank instructions, inspection was made for the period from 01.01.2003 till date of inspection at the following Sub-Registrar/ offices:-

- i) Dehradun.

The search report disclosed the following encumbrances:-

NIL

The owner of the property being a company, search was conducted in the following offices of the registrar of companies:-

NA

The search made out in the office of Registrar of Companies disclosed :-

NA

Inspection of Court records disclosed :-

It is not possible to verify the pendency of the litigation.

Searches made / Inspections carried out in the following offices disclosed

Office Date of search : 21.04.2016

Inspection : For the period from 01.01.2003 to 2016

Information : No recorded encumbrances found.

A study of the following documents disclosed :

Details of documents perused information

On the perusal of the above mentioned documents and inspection of the available records in the office of the Sub Registrar, Dehradun, I am of the opinion that the borrowers has a clear marketable title over the said property and they are entitled to create an equitable mortgage in favour of the bank by deposit of original title deed subject to the conditions mentioned above.

Encls: As above.

(S.M. Joshi)
Advocate