Office: Gokul Lane, Opp. Tehsil Jwalapur, Haridwar Ph. 01334-251999



Chamber - 54, District Courts Roshnabad, Haridwar 9319242639 9219156533 E-mail-advocate.thakral1st@gmail.com

Date ... 20 62 2 9.15... Reference no. BA-147/2024

	Report of Investigation of Title in res	pect of immovable Property
1	a)Name of the Branch/ Business Unit/Office seeking	The AGM, State Bank of India SME Branch Ranipur Haridwar Distt. Haridwar.
	opinion.	As per Bank's Instructions
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny	
	are forwarded. c) Name of the Borrower.	M/s Mehta Associates having partners Sh
	c) Name of the Borrower.	Subhash Chand Mehta & Smt. Lata Mehta U
		Swarnlata Mehta & Shri Amit Mehta Ss/o Sh Subhash Chand Mehta
2	a Type of Loan	Term Loan
		A non-agricultural/Commercial property
	B Type of property a)Name of the unit/concern/ company/person	Smt. Swarnlata Mehta Urf Lata Mehta W/o Sh
3.	offering the property as security.	Subbash Chand Mehta R/o M-4, Krishna Nag
	onering the property as seeding.	Colony Kankhal Tehsil and District Haridwar,
		the present owner of this property.
	b) Constitution of the unit/concern/ person/ body/	Individual
	authority offering the property for creation of charge. c) State as to under what capacity is security offered	As a Guarantor/partner of the borrower fir
	(whether as joint applicant or borrower or as	named above.
-	guarantor, etc.)	Rs
4.	a Value of Loan (Rs. In Crores) Complete or full description of the immovable	A non-agricultural/Commercial property having
5.	property offered as security including the following	plot of land bearing Plot no. 6, having land are
	details'	1845 square feet & another adjacent proper
	details	(Gosha) in North Side measuring 10 feet X 12
		feet having total land area 1210 square feet the
		having total land measuring 3045 square feet i
		283.00 square meter, bounded in East-Land
		Shri Subhash Chand Mehta & Sons, Wes
		Property of Smt. Lata Mehta Urf Swarn La
		Mehta, North- Property of Smt. Lata Mehta U Swarn Lata Mehta & South- Way 15 feet wid
		bearing Nagar Nigam Tax Khata no. 139/45
		situated in Arya Nagar Jwalapur (within limits
		Nagar Nigam Haridwar) Tehsil and Dis
	9	Haridwar.
	(a) Survey No.	A non-agricultural/Commercial proper
	(a) survey no.	property belonging to Plot no. 6, bearing Naga
		Nigam Tax Khata no. 139/456
	(b) Door/House no. (in case of house property)	To be ascertained from the approved valuer
	*	Bank having total land measuring 3045 square feet i.
	(c) Extent/ area including plinth/ built up area in	283.00 square meter and at present having
	case of house property	constructed building on jointly with an adjoinir
		area of 10000 square feet 929.36 square mete
		owned solely by Shri Subhash Chand Meh
		named above & names of Smt. Swarnlata Meh
		Urf Lata Mehta W/o Shri Subhash Chand Meh
		are mutated in Tax records of Nagar Nigar
		Haridwar.
	(d) Locations like name of the place, village, city,	situated in Arya Nagar Jwalapur (within limits of
	registration, sub-district etc. Boundaries.	Nagar Nigam Haridwar) Tehsil and Dis Haridwar.
		1. Original registered sale deed dated 05.08.198
6	a) Particulars of the documents scrutinized-serially	
6	a) Particulars of the documents scrutinized-serially and chronologically.	registered in bahi no. 1 zild 373 pages 21/2 a
6	and chronologically.	registered in bahi no. 1 zild 373 pages 21/2 a
6	and chronologically. (b) Nature of documents verified and as to whether	registered in bahi no. 1 zild 373 pages 21/2 a baka no. 1742 dated 06.08.1981 in the office sub reastrar Haridwar executed by Shri Krishn Kuma Zuneja (Self) S/o Shri Ram Lal June
6	and chronologically. (b) Nature of documents verified and as to whether they are originals or certified copies or registration.	registered in bahi no. 1 zild 373 pages 21/2 a begin no. 1742 dated 06.08.1981 in the office of sub extrar Haridwar executed by Shri Krishn Kumar Juneja (Self) S/o Shri Ram Lal Junej
6	and chronologically. (b) Nature of documents verified and as to whether	registered in bahi no. 1 zild 373 pages 21/2 a baya no. 1742 dated 06.08.1981 in the office of sub-registerar Haridwar executed by Shri Krishn Kuma Juneja (Self) S/o Shri Ram Lal Junej famed above (self) & in capacity of GPA holde

whwar Thakral M.A. (Eng.), LLM Advocate & Notary Office: Gokul Lane, Opp. Tehsil

Jwalapur, Haridwar Ph. 01334-251999



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9219156533

E-mail-advocate.thakral1st@gmail.com

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				*		Dute minimum
	exa	mine	ed.	et.		W/o Shri Ved Prakash Seth named above & Smt. Sudesh Khurana W/o Brig. Yash Pal Khurana named above & Smt. Prem Lata Grover W/o Shri Dr. Ravinder Mohan Grover named above & Shri Ravinder Kumar Juneja S/o Late Ram Lal Juneja named above & Shri Jitender Kumar Juneja S/o Late Ram Lal Juneja named above in favour of Shri Subhash Chand Mehta S/o Shri Gyan Chand Mehta R/o Krishna Nagar Colony Kankhal Tehsil and District Haridwar.
						2. Original registered Gift deed dated 30.10.2009 registered in bahi no. 1 zild 1230 pages 305-330 as serial no. 7850 dated 30.10.2009 in the office of sub registrar Haridwar executed by Shri Subhash Chand Mehta S/o Shri Gyan Chand Mehta R/o Krishna Nagar Colony Kankhal Tehsil and District Haridwar in favour of present owner Smt. Swarnlata Mehta Lata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar.
	100	No. of The Document		Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.	
		1	06.08.1981	Registered Sale deed	Original	N.A.
		2	30.10.2009	Registered Gift Deed	Original	N.A.
7		obtain comproproproproproproproproproproproproprop	ined from the relipared with the do losed mortgagor? fied copies and relik.) (HL: if the vase of commercia component) Whether all pages uments which are istrar 's office hand the original documents document occurs of the original document of the	copy of all title do levant sub-registra cuments made ava (Please also enclelevant fee receipt alue of loan=> Rs. cial loans irrespe in the certified come obtained directle been verified puments submitted?	ar office and allable by the lose all such as along with a crore and active of the lose opies of title by from Subpage by page	N.A.
-	0	sho	uld be handled mo	e certified or ord ore diligently &cau ds of registrar offic	tiously).	J
	8.	aut ava con	horities relevant ilable for verificat nputer system?	to the property in ion through any or	property in question are available for verification through online portal/computer system.	
		wh	ether any verifica I the comments/f	mputer records a tion or cross check indings in this rega	property in question available through online portal/computer system are verified/cross checked & found in order.	
		po:	ssible to be got ve so whether such ve	nineness of the starified from any onle erification was mad	ine portal and le?	I.
				er registration o		Yes. Yes.
	9.	a) ju	Property offere	nereof to be provide d as security fall n sub-registrar offic ossible to have r	ls within the e?	Sub-registrar Haridwar -g. No.
				ct of the property		1/01
						2

M.A. (Eng.), LLM Advocate & Notary

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reg	ore than one office of sub-registrar/ district gistrar/ registrar- general. If so, please name all ch offices?	
c)	Whether search has been made at all the offices	N.A.
	med at (b) above?	
	Whether the searches in the offices of registering	N/A
	thorities or any other records reveal registration of	
	ultiple title documents in respect of the property in	
qu	estion?	1927
. a.	Chain of title tracing the title from the oldest title	No.
de	eed to the latest title deed establishing title of the	
pi	roperty in question from the predecessors in	
	tle/interest to the current title holder.	
	hain of title:	
p E K T F	the property in question with other property in the property of Shri Krishna Kumar Juneja S/o Shri Fornaula Kuan New Delhi & Smt. Reeta Batra W/o Stanpur (UP) & Smt. Suderashana Seth W/o Shri Vehsil Anandpur Sahib District Ropar (Punjab) & Smt. Solo 02, Barner Road Puna (Maharashtra) & Smt. Property of Stock Loan Trust (England) & Shri Ravin Fornato (Canada) & Shri Jitender Kumar Junej California (U.S.) named above.	tam Lal Juneja R/o 262, Service Officer Enclave thri Dhamendra Lal Batra R/o 6/81, Vidhanpuri ed Prakash Seth R/o 3, Nangal Town Hall Road to Sudesh Khurana W/o Brig. Yash Pal Khurana tem Lata Grover W/o Shri Dr. Ravinder Mohan der Kumar Juneja S/o Late Ram Lal Juneja R/o
	2. Later on Shri Krishna Kumar Juneja (Self) S/o Sh Smt. Reeta Batra W/o Shri Dhamendra Lal Batra & Seth & Smt. Sudesh Khurana W/o Brig. Yash Pal K Ravinder Mohan Grover & Shri Ravinder Kumar J Kumar Juneja S/o Late Ram Lal Juneja named abo feet by way of registered sale deed dated 05.08.198 serial no. 1742 dated 06.08.1981 in the office of su Chand Mehta S/o Shri Gyan Chand Mehta R/o Kri Haridwar.	Smt. Suderashana Seth W/o Shri Ved Prakash churana & Smt. Prem Lata Grover W/o Shri Dr. Luneja S/o Late Ram Lal Juneja & Shri Jitender ove transferred having an area of 1845 square 1 registered in bahi no. 1 zild 373 pages 21/2 as b registrar Haridwar in favour of Shri Subhash
	3. Lastly Shri Subhash Chand Mehta S/o Shri Gy property with his other property having an area of dated 30.10.2009 registered in bahi no. 1 zild 1230 p in the office of sub registrar Haridwar in borrower, Mehta W/o Shri Subhash Chand Mehta R/o M-4, K Haridwar.	3045 square feet by way of registered Gift deed ages 305-330 as serial no. 7850 dated 30.10.2009 present owner Smt. Swarnlata Mehta Urf Lata
	Thus Chain of title is complete.	
	property is SARFAESI compliant. I have examined the documents relating to the title and established all the transitions have been duly department and I also gave my careful thought to the respect of the Bank.	history of last 30 years of the holder in the property verified from the relevant records from the revenue he legal aspect of the case in view to safeguard in the
	b. wherever Minor's interest or other clog on	
	involved, search should be made for a further depending on the need for clearance of such clog	
	Title.	on the
-	c. Nature of Minor's interest, if any and if so, v	vhether N.A.
	creation of mortgage could be possible, the mod	
	procedure to be followed including court permission	
	obtained and the reasons for coming to such conclus	
11.	a. Nature of Title of the intended Mortgagor of	
	Property (whether full ownership rights, Leasehold	Rights,
	Occupancy/ Possessok Rights or Inam Holder of	r Govt.
	Grantee/Allentee etc.)	
	If Owners por Rights	Yes.
	Grantee/Allattee etc.) If Ownership Rights a. Detail Her Confeyance Dominents 1. Registe 1 zild 37	red sale deed dated 05.08.1981 registered in bahi no.
	1 21ld 37	3 pages 21/2 as serial no. 1742 dated 06.08.1981 in

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9219156533

E-mail-advocate.thakral1st@gmail.com

Kumar Juneja (Self) S/o Shri Ram Lal Juneja named above

Date

(self) & in capacity of GPA holder for Smt. Reeta Batra W/o Shri Dhamendra Lal Batra named above & Smt. Suderashana Seth W/o Shri Ved Prakash Seth named above & Smt. Sudesh Khurana W/o Brig. Yash Pal Khurana named above & Smt. Prem Lata Grover W/o Shri Dr. Ravinder Mohan Grover named above & Shri Ravinder Kumar Juneja S/o Late Ram Lal Juneja named above & Shri Jitender Kumar Juneja S/o Late Ram Lal Juneja named above in favour of Shri Subhash Chand Mehta S/o Shri Gyan Chand Mehta R/o Krishna Nagar Colony Kankhal Tehsil and District Haridwar. 2. Registered Gift deed dated 30.10.2009 registered in bahi no. 1 zild 1230 pages 305-330 as serial no. 7850 dated 30.10.2009 in the office of sub registrar Haridwar executed by Shri Subhash Chand Mehta S/o Shri Gyan Chand Mehta R/o Krishna Nagar Colony Kankhal Tehsil and District Haridwar in favour of present owner Smt. Swarnlata Mehta Lata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar. b. Whether the document is properly stamped. Yes. c Whether the document is properly registered Yes If leasehold, whether; N.A. a)lease Deed is duly stamped and registered N.A. b)lessee is permitted to mortgage the Leasehold right, N.A. c)duration of the Lease/unexpired period of lease, d)if, a sub-lease, check the lease deed in favour of Lessee as N.A. to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also. e) Whether the leasehold rights permits for the creation of N.A. any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature N.A. thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, N.A. whether; a. grant/ agreement etc. provides for alienable rights to the N.A. mortgagor with or without conditions, N.A. b. the mortgagor is competent to create charge on such c. whether any permission from Govt. or any other N.A. authority is required for creation of mortgage and if so whether such valid permission is available. N.A. If occupancy right, whether; a) Such right is heritable and transferable, N.A. N.A. b) Mortgage can be created. a) Has the property has been transferred by way of Yes Gift/Settlement Deed b) The Gift/Settlement Deed is duly stamped and Yes registered; c) The Gift/Settlement Deed has been attested by two witnesses; d) Whether there is any restriction on the Donor in No. executing the gift/settlement deed in question? e) The Gift/Settlement Deed transfers the property to Yes Donee: f) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions? Yes, as per available regords the to g) Whether the Donee is in possession of the gifted is in possession of the gifted proper detailed above h) Whether any life interest is reserved for the Donor or 4943/19 any other person and whether there is a need for any other person to join the creation of mortgage?

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	i) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
13.	llas the property been transferred by way of partition/family settlement deed	No.
	(a) whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	(b) Whether mutation has been effected	Not Applicable
	(c) Whether the mortgagor is in possession and enjoyment	Not Applicable
	of his share	**
	(d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	(e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/	Not Applicable
	formalities are completed/ complied with. (1) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional	Not Applicable
	precautions to be taken for avoiding multiple mortgages?	
14.	Whether the title documents include any testamentary documents /wills?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	(c) Whether the property is mutated on the basis of will?	Not Applicable
	(d) Whether the original will is available?	Not Applicable
	(e) Whether the original death certificate of the testator is available?	Not Applicable
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
	(g) Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not Applicable
15	16:11-0-1	No
	(a) any restriction in creation of charges on such properties?	Not Applicable
	(b) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable .
16	(a) Where the property is a HUF/joint family property?	No.
	(b) Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no	Not Applicable
	objection/join in execution, minor's share if any, rights of female members etc.	
	(c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
1	- l te te con ic cubicct	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of	No
	the property? (c) If Yes, additional precautions/permissions to be obtained for creation of valid mortgage? VHAKRY	Not Applicable
	(d) Requirements, if any for creation of mortgage as her the central/state laws applicable to discrust in the maker.	Not Applicable
1	8. Is the property is Agricultural land, U.P. 4943/1982	N.A., as the property in question is A non-agricultural/Commercial property, situated

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		Nagar Nigam Haridwar) Tehsil and Dis Haridwar
	(a) whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained?	N.A., as the property in question is A non agricultural/Commercial property, situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Dist Haridwar
).	(a) Whether the property is affected by any local laws or other regulations having a bearing on the creation security/mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No.
	(b) Additional aspects relevant for investigation of title as per local laws.	Not Applicable
0.	(a) Whether the property is subject to any pending or	No
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	No
21.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	As per available records, the property is no involved in or subject matter of any litigation which is pending or concluded but an affidavit is to be obtained from the Present owner/Mortgagor named above
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	(c) Whether the title documents have any court seal/marking which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	No .
22.		No
	(b) Property belonging to partner(s), whether thrown on hatch pot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
23	(a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	No.
29	 b/1 Whether the property (to be mortgaged) is purchased by the above company from any other company or Limited Liability Partnership (LLP) firm? Yes/No. 	N.A.
	b/2 If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of companies (ROC) in respect of such vendor company/LLP (seller) and the vendee company (purchaser)? b/3 Whether the above search of charges reveals any prior	N.A.
	charges/encumbrances, on the property(proposed to be mortgaged) created by the vendor company(seller)?	N.A. FHATRA
	b/4 if the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?	(D) U.P 4943/19
2/	 In case of Societies, Association, the required authority/power to borrower and whether the mortgage 	No 10 2001

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E-mail-advocate.thakral1st@gmail.com

can be created, and the requisite resolutions, bye-laws. (a) Whether any POA is involved in the chain of title during Yes the period of search? (b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law. (c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners / Employees / Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA). (d) In case of Builder's POA, whether a certified copy of POA Not Applicable is available and the same has been verified/compared with the original POA. (e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i. Whether the original POA is verified and the title No, on the basis of certified copy of GPA. investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? General POA. iv. Whether the POA contains a specific authority for execution of title document in question? Yes, As per available record, at the time of (f) Whether the POA was in force and not revoked or had execution of sale deed by the General become invalid on the date of execution of the document in Power of Attorney holder, the executants of question? (Please clarify whether the same has been registered General Power of Attorney ascertained from the office of sub-registrar also?) detailed above was alive & the General Power of Attorney detailed above was fully effective & it was not revoked or cancelled As above. (g) Please comment on the genuineness of POA? As above, a legally Enforceable and valid (h) The unequivocal opinion on the enforceability and GPA. validity of the POA? Whether mortgage is being created by a POA holder, check Not Applicable genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed. If the property is a flat/apartment or residential/ commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/building; (b) Development Agreement/Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sale (duly registered); (f) Payment of proper stamp duty; (g) Requirement of registration of sale agreement, development agreement, POA, etc.; of building permission (h) Approval appropriate/local authority, etc.; (i) Conveyance in favour of Society/ Condominium concerned; (j) Occupancy Certificate/allotment letter/letter of possession; (k) Membership details in the Society etc.; (I) Share Certificates (m) No Objection Letter from the Society; (n) All legal requirements under the local/Municipal laws, of flats/Apartments/Building ownership Regulations,

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E-mail-advocate.thakral1st@gmail.com

	90 g	Date
1)0	velopment Control Regulations, Co- operative Societies'	
1	we etc.	
(0)	Requirements, for noting the Bank charges on the	
1000	cords of the Housing Society, if any;	
(p)	If the property is a vacant land and construction is yet to	
be	made, approval of lay-out and other precautions, if any.	
(q) Whether the numbering pattern of the units/flats tally all documents such as approved plan, agreement plan,	
et	A Whether the Real Estate Project comes under Real	N.A.
E	state (Regulation and Development) Act, 2016? Y/N	
11	B. Whether the project is registered with the Real Estate	N.A.
R	egulatory Authority? If so, the details of such registration	
-	re to be furnished,	N.A.
11	I.C Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Tita.
P	I.D Whether the details of the apartment/plot in question	N.A.
-	are verified with the list of number and types of apartments	
10	or plots booked as uploaded by the promoter in the website	
1,	of Peal Fetate Regulatory Authority?	No
	Encumbrances, Attachments, and/or claims whether of	110
	Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	11.4.
	my savied covered under the Encumbrances Certificate	I have inspected the available record Index
-	and the name of the person in whose layour the	2 nd in the office of Sub-registrar Haridwar for a period since 01.01.1994 to 2024 up
1	encumbrance is created and if so, satisfaction of charge, if	to date and found this property is clear
1	any.	marketable and free from any recorded
- 4		encumbrancein the init page
0.	Details regarding property tax or land revenue or other	Latest House Tax receipt in the joint name of Smt. Swarnlata Mehta Urf Lata Mehta
	statutory dues paid/payable as on date and if not paid,	& Shri Subhash Chand Mehta is available
	what remedy? (a) Urban land ceiling clearance, whether required and if so,	Urban Land Ceiling act is not applicable in
1.	(a) Urban land ceiling clearance, whether required and a seriest details thereon.	the state of Uttarakhand.
		No-objection Certificate under the Income
	(b) Whether No Objection Certificate under the Income Tax	Tax Act is not required.
	Act is required/obtained? (a) Details of RTC extracts/mutation extracts/ Khata	Names of present owners Shri Subhash
32.	extracts pertaining to the property in question.	Chand Mehta S/o Late Gyan Chand Mehta
	CAU dets per annuag to	& Smt. Lata Mehta Urf Swarnlata Mehta W/o Shri Subhash Chand Mehta are
		mutated in Nagar Nigam records.
	fis reflected as owner in	matatea m regarder in the joint name
	(b) Whather the name of morreagor is reflected as owner in	Latest House Tax receipt in the Joint Hame
	(b) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	of Smt. Swarnlata Mehta Urf Lata Mehta
	the revenue/Municipal/Village records?	of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available
33.	the revenue/Municipal/Village records? (a) Whether the property offered as security is clearly	of Smt. Swarnlata Mehta Urf Lata Mehta
33.	the revenue/Municipal/Village records? (a) Whether the property offered as security is clearly demarkated?	of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available
33.	the revenue/Municipal/Village records? (a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid?	of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available Yes Yes
33.	the revenue/Municipal/Village records? (a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per	of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available Yes
33.	the revenue/Municipal/Village records? (a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per decuments? (The property should be legally accessible	of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available Yes Yes
33.	the revenue/Municipal/Village records? (a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses as the case may be).	of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available Yes Yes
	the revenue/Municipal/Village records? (a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be). (a) Whether the property can be identified from the	of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available Yes Yes
	the revenue/Municipal/Village records? (a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be). (a) Whether the property can be identified from the following documents	of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available Yes Yes Yes
	the revenue/Municipal/Village records? (a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be). (a) Whether the property can be identified from the following documents (a) Document in relation to electricity connection;	of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available Yes Yes Yes Yes.
33.	the revenue/Municipal/Village records? (a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be). (a) Whether the property can be identified from the following documents (a) Document in relation to electricity connection; (b) Document in relation to water connection;	of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available Yes Yes Yes Yes. Yes. Yes.
	the revenue/Municipal/Village records? (a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be). (a) Whether the property can be identified from the following documents (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable;	of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available Yes Yes Yes Yes. Yes. Yes.
	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be). (a) Whether the property can be identified from the following documents (a) Document in relation to electricity connection; (b) Document in relation to Sales Tax Registration, if any	Yes Yes Yes. Yes. Yes.

M.A. (Eng.), LLM

Advocate & Notary

Gokul Lane, Opp. Tehsil

Jwalapur, Haridwar

Ph. 01334-251999



Chamber - 54, District Courts
Roshnabad, Haridwar
9319242639
9219156533

E-mail-advocate.thakral1st@gmail.com

		Date
,.,.	(a) Whether the documents i.e., Valuation report/approved sanction plan reflect/indicate any difference/discrepancy in the boundaries in relation to the Title Document/other document. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Valuation report and approved/sanctioned plans are to be submitted to the bank.
36.	(a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
37.	(b) Property is SARFAESI compilant (1/N) a Whether original title deeds are available for creation of	Yes Equitable Mortgage can be created in favour of State Bank of India.
	b In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank	N.A.
38.	in this regard. Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Spot inspection & Identity of persons executing documents in favor of Bank is recommended to be verified.
39.	who are required to create	Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar

Thakral

Thakral

M.A. (Eng.), LLM

Advocate & Notary

Advocate, Opp. Tehsil

Jwalapur, Haridwar

Ph. 01334-251999



Chamber - 54, District Courts
Roshnabad, Haridwar
9319242639
9219156533
E-mail-advocate.thakral1st@gmail.com

Date	•	•	•	•	٠	•	•	•	•	•	•	•	•	•	•	•	•	•	•	

Annexure - C:

Certificate of Title

I have examined the Original Title Deeds/Documents intended to be deposited relating to the schedule property and offered as security by way of **Equitable Mortgage** and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that the said Equitable Mortgage if created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

- 2.1 have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
- 3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Sub-Registrar(s) Office(s). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
- 4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
- 5. There are prior Mortgage/ Charges/ encumbrances whatsoever as could be seen from the Encumbrance Certificate for the period from 01.01.1994 to 2024 up to date pertaining to the Immovable Property covered by above said Title Deeds. The property is free from all Encumbrances
- 6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank. -----N.A.
- 7. Minor/(s) and his/ their interest in the property is to the extent of ______ (Specify the share of the Minor with Name). N.A.
- 8. The Mortgage if created, will be available to the Bank for the liability of the intending borrower M/s Mehta Associates having partners Shri Subhash Chand Mehta & Smt. Lata Mehta Urf Swarnlata Mehta & Shri Amit Mehta Ss/o Shri Subhash Chand Mehta
- 9.1 certify that Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar named above has got an absolute, clear and Marketable title over the Schedule property.

I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable

- 10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:
- Attested copy of Notary Attested General Power of attorney dated 16.03.1981 executed by Smt. Reeta Batra W/o Shri Dhamendra Lal batra R/o 6/81, VIdhanpuri Kanpur (UP) in favour of Shri Krishna Kumar Juneja 1S/o Shri Ram Lal Juneja R/o 262, Service Officer Enclave Dhaula Kuan New Delhi.
- Attested copy of Notary Attested General Power of attorney dated 13.03.1981 executed by Smt. Suderashana Seth W/o Shri Ved Prakash Seth R/o 3, Nangal Town Hall Road Tehsil Anandpur Sahib District Ropar (Punjab) in favour of Shri Krishna Kumar Juneja S/o Shri Ram Lal Juneja R/o 262, Service Officer Enclave Dhaula Kuan New Delhi
- Attested copy of Notary Attested General Power of attorney dated 13.03.1981 executed by Smt. Sudesh Khurana W/o Brig. Yash Pal Khurana R/o 02, Barner Road Puna (Maharashtra) in favour of Shri Krishna Kumar Juneja S/o Shri Ram Lal Juneja R/o 262, Service Officer Enclave Dhaula Kuan New Delhi
- Attested copy of Notary Attested General Power of attorney dated 16.03.1981 executed by Smt. Prem Lata Grover W/o Shri Dr. Ravinder Mohan GroverR/o Stock Loan Trust (England) in favour of Shri Krishna Kumar Juneja S/o Shri Ram Lal Juneja R/o 262, Service Officer Enclave Dhaula Kuan New Delhi
- 5. Attested copy of Notary Attested General Power of attorney dated 14.04.1981 executed by Shri Ravinger Kumar Juneja S/o Late Ram Lal Juneja R/o Toranto (Canada) in favour of Shri Krishna Kumar Juneja S/o Shri Ram Lal Juneja R/o 262, Service Officer Enclave Dhaula Kuan New Delhi
- 6. Attested copy of Notary Attested General Power of attorney dated 24.03.1981 executed by Shri Jjrender Kumar Juneja S/o Late Ram Lal Juneja R/o Downee 61, California (U.S.) in favour of Shri Krishna Kumar Juneja S/o Shri Ram Lal Juneja R/o 262, Service Officer Enclave Dhaula Kuan New Delhi

			Chamber - 54, Olen	ICT
-		(भाग-1)	क्रम संख्या 31 / 73	3
. (प्रस्तुत	कर्ता अथवा प्रार्थी	द्वारा रखा जाने	वाला)	
- प्रिता-पत्र प्रस्तुत करन क	ा दिनांक	20-Feb-2024		
वेख या का मार्शी का नाम	ज्ञानेश्वर ठकराल	ऍ ड0		
वस्त्तकता या प्रापा का का	मुआयना	17 वर्ष	(1,994 - 2,010))
लेख का प्रकार	3		(1,994 - 2,010)	
प्रतिफल की धनराशि		0.00		
1 रजिस्ट्रीकरण शुल्क	42	0.00		, 6
2 प्रतिलिपि करण शुल्क		0.00		
3 इलैक्ट्रानिक शुल्क	1.45	0.00	Application No 90	5
		85.00	Application 110	
4 निरीक्षण या तलाश शुंल्क				
5 मुख्तारनामा के अभिप्रणालोकर	ण के लिए शुल्क	0.00		
		0.00	5.* 2)	
6 कमीशन शुल्क		0.00		
7 नकल शुल्क		5.00	¥3	
8 विविध .		are country		
9 यात्रिक भत्ता		0.00		
		0.00		
10 कम रजिस्ट्रीकरण शुल्क	5	90.00		
11 योग	20-Feb-2024			9
शुल्क वसूल करने की दिनांक	20-Feb-2024	2		
रजिस्ट्रीकरण अधिकारी के हस्ताक्ष	तर उपनिबंधक,	हरिद्वार,प्रथम		
राजस्ट्राकरुण जावकारा क हरतार	190	nu m	X20 III	

		(भाग-1)	क्रम स	ख्या	27	/ 82
(प्रस्तृतव (प्रस्तृतव विकास प्रार्थना-पत्र प्रस्तुत करने का	र्ह्ता अथवा प्राथ	र्गी द्वारा रखा ज	ाने वाला)			
न्या प्रार्थना-पत्र प्रस्तुत करने का	'दिनाक `	20-Feb-2024				
प्रस्तुतकता या प्राप्ता लेख का प्रकार	ज्ञानेश्वर ठकराल मुआयना	ा एड0 14 वर्ष	(2011	- 2	2024)
प्रतिफल की धनराशि 1 रजिस्ट्रीकरण शुल्क		0.00	30			(4)
2 प्रतिलिपि करण शुल्क		0.00				055
इलैक्ट्रानिक शुल्क4 निरीक्षण या तलाश शुल्क		70.00	Appli	ication	No	955
5 मुख्तारनामा के अभिप्रणालोकरण	के लिए शुल्क	0.00				
6 कमीशन शुल्क		0.00				
7 नकल शुल्क		0.00				
8 विविध		5.00		70		
9 यात्रिक भत्ता		0.00				
10 कम रजिस्टीकरण शल्क		0.00				
10 कम रजिस्ट्रीकरण शुल्क 11 योग		75.00				_ /
, , ,	0-Feb-2024				K	7

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, हरिद्वार,द्वितीय

M.A. (Eng.), LLM Advocate & Notary Open Tehsil Jwalapur, Haridwar Ph. 01334-251999



Chamber - 54, District Courts
Roshnabad, Haridwar
9319242639
9219156533
E-mail-advocate.thakral1st@gmail.com

Date

- Original registered sale deed dated 05.08.1981 registered in bahi no. 1 zild 373 pages 21/2 as serial no. 1742 dated 06.08.1981 in the office of sub registrar Haridwar executed by Shri Krishna Kumar Juneja (Self) S/o Shri Ram Lal Juneja named above (self) & in capacity of GPA holder for Smt. Reeta Batra W/o Shri Dhamendra Lal Batra named above & Smt. Suderashana Seth W/o Shri Ved Prakash Seth named above & Smt. Sudesh Rhurana W/o Brig. Yash Pal Khurana named above & Smt. Prem Lata Grover W/o Shri Dr. Ravinder Mohan Grover named above & Shri Ravinder Kumar Juneja S/o Late Ram Lal Juneja named above & Shri Jitender Kumar Juneja S/o Late Ram Lal Juneja named above in favour of Shri Subhash Chand Mehta S/o Shri Gyan Chand Mehta R/o Krishna Nagar Colony Kankhal Tehsil and District Haridwar.
- 8. Original registered Gift deed dated 30.10.2009 registered in bahi no. 1 zild 1230 pages 305-330 as serial no. 7850 dated 30.10.2009 in the office of sub registrar Haridwar executed by Shri Subhash Chand Mehta S/o Shri Gyan Chand Mehta R/o Krishna Nagar Colony Kankhal Tehsil and District Haridwar in favour of present owner Smt. Swarnlata Mehta Lata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar.
- 9. Copy of Partnership Deed of M/s Mehta Associates.
- 10. Latest Tax receipt issued by Nagar Nigam Haridwar.
- 11. Affidavit of mortgagor / present owner of the property named above.
- 12. 0.5% stamp duty on loan amount with a maximum of Rs. 10,000/- only.

There are no legal impediments for creation of the Mortgage on production of original of title deeds the certified copies of which I have examined under any applicable Law/ Rules in force.

It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

Signate

A non-agricultural/Commercial property having plot of land bearing Plot no. 6, having land area 1845 square feet & another adjacent property (Gosha) in North Side measuring 10 feet X 120 feet having total land area 1210 square feet thus having total land measuring 3045 square feet i.e. 283.00 square meter, bounded in East-Land of Shri Subhash Chand Mehta & Sons, West-Property of Smt. Lata Mehta Urf Swarn Lata Mehta, North Property of Smt. Lata Mehta Urf Swarn Lata Mehta Urf Swarn Lata Mehta West-Property of Smt. Lata Mehta Urf Swarn Lata Mehta Urf Swarn Lata Mehta West-Property of Smt. Lata Mehta Urf Swarn Lata Mehta Urf Swarn Lata Mehta West-Property of Smt. Lata Mehta Urf Swarn Lata Me

Place: Haridwar

Dated: 20.02.2024

Office : Gokul Lane, Opp. Tehsil Jwalapur, Haridwar Ph. 01334-251999



Chamber - 54, District Courts Roshnabad, Haridwar 9319242639 9219156533 E-mail-advocate.thakral1st@gmail.com

Date 2002 194. Reference no. BA-148/2024

Annexure - B: Report of Investigation of Title in respect of immovable Property

1	a)Name of the Branch/ Business Unit/Office seeking opinion.	The AGM, State Bank of India SME Branch Ranipur Haridwar Distt. Haridwar.			
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	As per Bank's Instructions			
	c) Name of the Borrower.	M/s Melita Associates having partners Shr Subhash Chand Mehta & Smt. Lata Mehta Ur Swarnlata Mehta & Shri Amit Mehta Ss/o Shr Subhash Chand Mehta			
2	a Type of Loan	Term Loan			
	B Type of property	Commercial			
3.	a)Name of the unit/concern/ company/person offering the property as security.	Shri Subhash Chand Mehta S/o Late Gyan Chan Mehta & Smt. Lata Mehta Urf Swarnlata Meht W/o Shri Subhash Chand Mehta & Shri Niti Mehta S/o Shri Subhash Chand Mehta & Shr Amit Mehta S/o Shri Subhash Chand Mehta a R/o House no. 14, Himgiri Vihar Vishnu Garde Kankhal Tehsil and District Haridwar			
	b) Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge.	Individual			
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As a Guarantor/partner of the borrower firm named above.			
4.	a Value of Loan (Rs. In Crores)	Rs			
5.	Complete or full description of the immovable property offered as security including the following details`	A non-agricultural/Commercial property havin with total land area 10000 square feet 929.3 square meter, bounded in East-House of Othe person, West-Property of Smt. Lata Mehta Un Swarn Lata Mehta, North-Property of Shri Neera Kumar & South- Way 4.5 meter wide, belonging t khasra no. 2483 & Khewat No. 337, bearing Naga Nigam Tax Khata no. 139/456, situated in Ary Nagar Jwalapur (within limits of Nagar Nigar Haridwar) Tehsil and Distt Haridwar			
	(a) Survey No.	khasra no. 2483 & Khewat No. 337, bearing Naga Nigam Tax Khata no. 139/456			
	(b) Door/House no. (in case of house property)	To be ascertained from the approved valuer of Bank			
	(c) Extent/ area including plinth/ built up area in case of house property	having total plot area 10000 square feet 929.3 square meter and at present having constructe building on with an adjoining area of 3045 squar feet i.e. 283.00 square meter owned solely b Smt. Swarnlata Mehta Urf Lata Mehta W/o Sh Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Sh Subhash Chand Mehta are mutated in Tax record of Nagar Nigam Haridwar.			
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	situated in Arya Nagar Jwalapur (within limits o Nagar Nigam Haridwar) Tehsil and Dis Haridwar			
6	a) Particulars of the documents scrutinized-serially and chronologically.	1 Original registered Perpetual Lease deed date 23.04.1997 registered in bahi no 1 zild 944/105 pages 397/219-222 serial no. 1639 date			
	(b) Nature of documents verified and as to whether they are originals or certified apples or registration extracts duly certified. Note: Only originals of certified extracts from the registering/land/rescauge/officer, authorities be examined.	28.04.1997 in the office of Sub Registra Haridwar executed by Shri Madan Moha Talwar and Shri Ram Mohan Talwar Ss/o Lat Shalig Ram Talwar & Shri Suresh Chand Bohr & Shri Satish Chand Bohra named abov through their GPA holder Shri Subhash Chan Mehta S/o Shri Gyan Chand Mehta R/o Krishn			

Chamber - 54, District Courts Roshnabad, Haridwar 9319242639 9219156533

E-mail-advocate.thakral1st@gmail.com

Office: Gokul Lane, Opp. Tehsil Jwalapur, Haridwar Ph. 01334-251999

					Date
			æ		Nagar Colony Kankhal Tehsil and District Haridwar in favour of Shri Subhash Chand Mehta & Sons (HUF) through its KARTA named above & Smt. Lata Mehta Urf Swarnlata Mehta W/o Shri Subhash Chand Mehta & Smt. Neeti Mehta D/o Shri Subhash Chand Mehta R/o 11774, Wellsley Way, Alpharetta GA 30005 & Shri Nitin Mehta & Shri Amit Mehta Ss/o Shri Subhash Chand Mehta all R/o House no. 14, Himgiri Vihar Vishnu Garden Kankhal Tehsil and District Haridwar.
					2. Original registered Family Settlement Deed/Partition Deed dated 23.08.2023 registered in bahi no 1 zild 7640 pages 1 to 32 serial no. 8934 dated 23.08.2023 in the office of Sub Registrar Haridwar, executed by Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta R/o House no. 14, Himgiri Vihar Vishnu Garden Kankhal Tehsil and District Haridwar in favour of mortgagors/present owners Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta & Smt. Lata Mehta Urf Swarnlata Mehta W/o Shri Subhash Chand Mehta & Shri Nitin Mehta S/o Shri Subhash Chand Mehta & Shri Amit Mehta S/o Shri Subhash Chand Mehta & Shri Amit Mehta S/o Shri Subhash Chand Mehta & Shri Amit Mehta S/o Shri Subhash Chand Mehta hamed above.
	Sr. No.	Date	Name/ Nature of The Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
	1	23.04.1997	registered Perpetual Lease deed dated	Original	N.A.
	2	23.08.2023	Family Settlement Deed/ Partition Deed	Original	N.A.
7.	obtain comp propo certifi the Ti in ca loan o	ned from the ared with the osed mortgage ied copies and IR.) (HL: if the se of comme component)	d copy of all title doc relevant sub-registra documents made ava- or? (Please also enclo d relevant fee receipts e value of loan=> Rs. ercial loans irrespec	r office and ilable by the ose all such s along with 1 crore and ctive of the	No.
	Regist with t (In c	nents which trar 's office l he original do tase originals aring with th	es in the certified co are obtained directly have been verified pa cuments submitted? title deed is not pu he certified or ordin nore diligently &caution	N.A. as above.	
8.	a)Whe autho availa comp	ether the reco rities relevant ble for verifica uter system?	ords of registrar office t to the property in c ation through any onli	or revenue question are ine portal or	Yes, records of registrar office relevant to the property in question are available for verification through online portal/computer system.
	and th	ner any verific ne comments/	computer records ar cation or cross checkin findings in this regard	ng are made l.	Yes, records of registrar office relevant to the property in question available through onlying portal/computer system are verified/cross checked & found in order.
	possi	ble to be got v	uineness of the stan erified from any onlin verification was made?	e portal and	No. 0 4943/1940

Office : Gokul Lane, Opp. Tehsil Jwalapur, Haridwar Ph. 01334-251999



Chamber - 54, District Courts
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9219156533
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Date

	d) Whether proper registration of documents completed. Details thereof to be provided	Yes.
9,	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-registrar Haridwar
	b)Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	No.
	c) Whether search has been made at all the offices named at (b) above?	N.A.
	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	N/A .
10.	a. Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	No.

Chain of title:

The property in question with other property in the shape of open plot was the personal property of Shri Shiv Narayan S/o Shri Charanjeet & Shri Salig Ram S/o Shri Ghanshyam and their names were also recorded in land records (copy of Khewat year 1396-1399 fasli enclosed).

- 2. Later on Shiv Narayan S/o Shri Charanjeet named above expired and after his death his sons /legal heirs namely Shri Suresh Chand Bohra & Shri Satish Chand Bohra became the owners of shared property of Late Shiv Narayan & after the death of Shri Salig Ram S/o Shri Ghanshyam his legal heirs/sons namely Shri Madan Mohal Talwar and Shri Ram Mohan Talwar Ss/o Late Salig Ram became the owners of shared property of Late Salig Ram named above.
- 3. Later on Shri Madan Mohal Talwar and Shri Ram Mohan Talwar Ss/o Late Shalig Ram Talwar & Shri Suresh Chand Bohra & Shri Satish Chand Bohra named above through their GPA holder Shri Subhash Chand Mehta S/o Shri Gyan Chand Mehta named above transferred the above detailed property with other property having an area of 14000 square feet by way of registered Perpetual Lease deed dated 23.04.1997 registered in bahi no 1 zild 944/1050 pages 397/219-222 serial no. 1639 dated 28.04.1997 in the office of Sub Registrar Haridwar in favour of Shri Subhash Chand Mehta & Sons (HUF) through its KARTA named above & Smt. Lata Mehta Urf Swarnlata Mehta W/o Shri Subhash Chand Mehta & Smt. Neeti Mehta D/o Shri Subhash Chand Mehta R/o 11774, Wellsley Way, Alpharetta GA 30005 & Shri Nitin Mehta & Shri Amit Mehta Ss/o Shri Subhash Chand Mehta all R/o House no. 14, Himgiri Vihar Vishnu Garden Kankhal Tehsil and District Haridwar.
- 4. Later on Subhash Chand Mehta & Sons (HUF) named above having its co-parceners namely Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta & Smt. Lata Mehta Urf Swarnlata Mehta & Smt. Neeti Mehta D/o Shri Subhash Chand Mehta & Shri Nitin Mehta & Shri Amit Mehta Ss/o Shri Subhash Chand Mehta, was dissolved by way of Retirement deed dated 24.08.2023 and a new reconstituted Partnership Deed dated 24.08.2023 was executed among the present Partners namely Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta & Smt. Lata Mehta Urf Swarnlata Mehta & Shri Nitin Mehta & Shri Amit Mehta Ss/o Shri Subhash Chand Mehta.
- 5. Lastly by way of registered Family Settlement Deed/Partition Deed dated 23.08.2023 registered in bahi no 1 zild 7640 pages 1 to 32 serial no. 8934 dated 23.08.2023 in the office of Sub Registrar Haridwar for an area of 10000 square feet i.e. 929.36 square meter, executed among Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta & Smt. Lata Mehta Urf Swarnlata Mehta & Shri Nitin Mehta & Shri Amit Mehta Ss/o Shri Subhash Chand Mehta self & Smt. Neeti Mehta D/o Shri Subhash Chand Mehta through her GPA holder Shri Subhash Chand Mehra S/o LATE Gyan Chand Mehta in favor of present owners Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta & Smt. Lata Mehta Urf Swarnlata Mehta W/o Shri Subhash Chand Mehta & Shri Nitin Mehta S/o Shri Subhash Chand Mehta & Shri Nitin Mehta S/o Shri Subhash Chand Mehta & Shri Amit Mehta S/o Shri Subhash Chand Mehta all R/o House no. 14, Himgiri Vihar Vishnu Garden Kankhal Tehsil and District Haridwar.

Thus Chain of title is complete.

I further certify that the property is SARFAESI compliant. I further certify that the concerned property is SARFAESI compliant.

I have examined the documents relating to the side his side of last 30 years of the holder in the property and established all the transitions have been duly year from the relevant records from the revenue

Office : Gokul Lane, Opp. Tehsil Jwalapur, Haridwar Ph. 01334-251999



Chamber - 54, District Courts
Roshnabad, Haridwar
9319242639
9219156533

E-mail-advocate.thakral1st@gmail.com

Date department and I also gave my careful thought to the legal aspect of the case in view to safeguard in the respect of the Bank. b. wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the c. Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion. a. Nature of Title of the intended Mortgagor over the Full Ownership Rights Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.) If Ownership Rights Yes. 1. registered Perpetual Lease deed dated 23.04.1997 registered a. Detail of the Conveyance Documents in bahi no 1 zild 944/1050 pages 397/219-222 serial no. 1639 dated 28.04.1997 in the office of Sub Registrar Haridwar executed by Shri Madan Mohal Talwar and Shri Ram Mohan Talwar Ss/o Late Shalig Ram Talwar & Shri Suresh Chand Bohra & Shri Satish Chand Bohra named above through their GPA holder Shri Subhash Chand Mehta S/o Shri Gyan Chand Mehta R/o Krishna Nagar Colony Kankhal Tehsil and District Haridwar in favour of Shri Subhash Chand Mehta & Sons (HUF) through its KARTA named above & Smt. Lata Mehta Urf Swarnlata Mehta W/o Shri Subhash Chand Mehta & Smt. Neeti Mehta D/o Shri Subhash Chand Mehta R/o 11774, Wellsley Way, Alpharetta GA 30005 & Shri Nitin Mehta & Shri Amit Mehta Ss/o Shri Subhash Chand Mehta all R/o House no. 14, Himgiri Vihar Vishnu Garden Kankhal Tehsil and District Haridwar. 2. Registered Family Settlement Deed/Partition Deed dated 23.08.2023 registered in bahi no 1 zild 7640 pages 1 to 32 serial no. 8934 dated 23.08.2023 in the office of Sub Registrar Haridwar, executed by Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta R/o House no. 14, Himgiri Vihar Vishnu Garden Kankhal Tehsil and District Haridwar in favour of mortgagors/present owners Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta & Smt. Lata Mehta Urf Swarnlata Mehta W/o Shri Subhash Chand Mehta & Shri Nitin Mehta S/o Shri Subhash Chand Mehta & Shri Amit Mehta S/o Shri Subhash Chand Mehta named above. b. Whether the document is properly stamped. Yes. Yes c Whether the document is properly registered Presently the property is Full ownership If leasehold, whether; property of present owners named above N.A. a)lease Deed is duly stamped and registered b)lessee is permitted to mortgage the Leasehold right, N.A. N.A. c)duration of the Lease/unexpired period of lease, N.A. d)if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also. e) Whether the leasehold rights permits for the creation of N.A. any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature N.A. thereof. N.A. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the N.A. mortgagor with or without conditions, N.A. b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other

eshwar Thakral M.A. (Eng.), LLM Advocate & Notary Office: Gokul Lane, Opp. Tehsil

Jwalapur, Haridwar Ph. 01334-251999

L. (Eng.), LLM

Chamber - 54, District Courts
Roshnabad, Haridwar
9319242639
9219156533

E-mail-advocate.thakral1st@gmail.com

Date

	authority is required for creation of mortgage and if so	
	whether such valid permission is available.	N.A.
	If occupancy right, whether;	N.A.
	a) Such right is heritable and transferable,	N.A.
	b) Mortgage can be created.	N.A.
12.	a) Has the property has been transferred by way of Gift/ Settlement Deed	No.
	b) The Gift/Settlement Deed is duly stamped and	N.A.
	registered; c) The Gift/Settlement Deed has been attested by two	N.A.
	witnesses; d) Whether there is any restriction on the Donor in	N.A.
	executing the gift/settlement deed in question? e) The Gift/Settlement Deed transfers the property to	N.A.
	Donee; f) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	N.A.
	g) Whether the Donee is in possession of the gifted property?	N.A.
	h) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage?	N.A.
	i) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
13.	Has the property been transferred by way of partition/family settlement deed	Yes.
	(a) whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Yes.
	(b) Whether mutation has been effected	Names of present owners Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta & Smt. Lata Mehta Urf Swarnlata Mehta W/o Shri Subhash Chand Mehta are mutated in Nagar Nigam records.
	the state of the s	Illutated in Magai Migain records
	(c) Whether the mortgagor is in possession and enjoyment	Yes, as per available records, the mortgors
	of his share	are in possession of this property.
	of his share (d) Whether the partition made is valid in law and the	
	of his share (d) Whether the partition made is valid in law and the mortgager has acquired a mortgageable title thereon.	are in possession of this property . Yes.
	of his share (d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon. (e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/	are in possession of this property.
	of his share (d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon. (e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/complied with.	are in possession of this property . Yes. Not Applicable
	of his share (d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon. (e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with. (f) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional	are in possession of this property . Yes.
14.	of his share (d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon. (e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with. (f) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages? Whether the title documents include any testamentary	are in possession of this property . Yes. Not Applicable No, documents in question are not executed
14.	of his share (d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon. (e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with. (f) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages? Whether the title documents include any testamentary documents/wills? (a) In case of wills, whether the will is registered will or	are in possession of this property . Yes. Not Applicable No, documents in question are not executed in counterparts or in more than one set.
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Chamber - 54, District Courts Roshnabad, Haridwar 9319242639 9219156533 E-mail-advocate.thakral1st@gmail.com

Office : Gokul Lane, Opp. Tehsil Jwalapur, Haridwar Ph. 01334-251999

Date

		Duto III
	availability of Mother/Original title deeds are to be	
5.	explained. Whether the property is subject to any wakf rights/belongs	No
	to church/temple or any religious/other institutions (a) any restriction in creation of charges on such	Not Applicable
	properties? (b) Precautions/ permissions, if any in respect of the above	Not Applicable
	cases for creation of mortgage?	Presently property is not a HUF property.
6.	(a) Where the property is a HUF/joint family property?	Not Applicable
	(b) Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of	Метрупеское
	female members etc. (c) Please also comment on any other aspect which may	Not Applicable
17.	adversely affect the validity of security in such cases? (a) Whether the property belongs to any trust or is subject	No
	to the rights of any trust? (b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of	No
	the property? (c) If Yes, additional precautions/permissions to be	Not Applicable .
	obtained for creation of valid mortgage? (d) Requirements, if any for creation of mortgage as per the	Not Applicable
18.	central/state laws applicable to the trust in the matter. Is the property is Agricultural land,	N.A., as the property in question is A non- agricultural/Commercial property, situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar
	(a) whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/	Not Applicable
	enforcement of mortgage? (b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained?	Yes.
19.	(a) Whether the property is affected by any local laws or other regulations having a bearing on the creation security/mortgage (viz. Agricultural Laws, weaker Sections, minorities. Land Laws, SEZ regulations, Costal Zone	No.
	Regulations, Environmental Clearance, etc.)? (b) Additional aspects relevant for investigation of title as	Not Applicable
20.	per local laws. (a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/enquiry is made with the Land	No
21.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	As per available records, the property is not involved in or subject matter of any litigation which is pending or concluded but an affidavit is to be obtained from the Present owners/Mortgagors named above
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such	No FHARAR
22.	seal/marking? (a) In case of partnership firm, whether the property	No, the property does not be gres to the
44.	belongs to the firm and the deed is properly registered?	firm 1031230125

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Roshnabad, Haridwar 9319242639 9219156533

Chamber - 54, District Courts

E-mail-advocate.thakral1st@gmail.com

Office : Gokul Lane, Opp. Tehsil Jwalapur, Haridwar Ph. 01334-251999

	Date
(b) Property belonging to partner(s), whether thrown on hatch pot? Whether formalities for the same have been	Not Applicable
completed as per applicable laws? (c) Whether the person(s) creating mortgage has/have	Not Applicable
authority to create mortgage for and on behalf of the firm? (a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for	No.
b/1 Whether the property (to be mortgaged) is purchased by the above company from any other company or Limited	N.A.
Liability Partnership (LLP) firm? Yes/No. b/2 If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of companies (ROC) in respect of such vendor company/LLP (seller) and the vendee company (purchaser)?	N.A.
b/3 Whether the above search of charges reveals any prior charges/encumbrances, on the property(proposed to be moved, created by the yendor company(seller)?	N.A.
b/4 if the search reveals encumbrances/charges, whether	N.A.
In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No
(a) Whether any POA is involved in the chain of title during	Yes
the period of search? (b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	No .
(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners / Employees / Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	No
(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	No, on the basis of certified copy of GPA.
ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	Yes. General POA. Yes.
(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Yes, As per available record, at the time of execution of sale deed by the General Power of Attorney holder, the executants of registered General Power of Attorney detailed above was alive & the General Power of Attorney detailed above was fully effective & it was not revoked or cancelled
(g) Please comment on the genuineness of POA?(h) The unequivocal opinion on the enforceability and validity of the POA?	As above, a legally priorceable and valid GPA.
Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly	Not Applicable (49.43/1982)

M.A. (Eng.), LLM

Advocate & Notary

Office: Gokul Lane, Opp. Tehsil

Jwalapur, Haridwar
Ph. 01334-251999



9319242639

E-mail-advocate.thakral1st@gmail.com

Date executed/ stamped/ authenticated in terms of the Law of the place, where it is executed. If the property is a flat/apartment or residential/ N.A. 27. commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/building; (b) Development Agreement/Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sale (duly registered); (f) Payment of proper stamp duty; (g) Requirement of registration of sale agreement, development agreement, POA, etc.; permission plan, (h) Approval of building appropriate/local authority, etc.; (i) Conveyance in favour of Society/ Condominium concerned; (j) Occupancy Certificate/allotment letter/letter of possession; (k) Membership details in the Society etc.; (1) Share Certificates (m) No Objection Letter from the Society; (n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Cooperative Societies' Laws etc.; (o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; (p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. (q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc. II.A Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N ILB Whether the project is registered with the Real Estate N.A. Regulatory Authority? If so, the details of such registration are to be furnished, Whether the registered agreement for sale as N.A. prescribed in the above Act/Rules there under is executed? II.D Whether the details of the apartment/plot in question N.A. are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority? Encumbrances, Attachments, and/or claims whether of 28. Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof. The period covered under the Encumbrances Certificate I have inspected the available record Index 29. and the name of the person in whose favour the 2nd in the office of Sub-registrar Haridwar for a period since 01.01.1994 to 2024 up encumbrance is created and if so, satisfaction of charge, if to date and found this property is clear, any. marketable and free from any recorded encumbrance Latest House Tax receipt in the joint name Details regarding property tax or land revenue or other 30. statutory dues paid/payable as on date and if not paid, of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available what remedy? Urban Land Ceiling act is not applicable in (a) Urban land ceiling clearance, whether required and if so, the state of Uttarakhand. details thereon. (b) Whether No Objection Certificate under the Income Tax No-objection Certificate under the Income Act is required/obtained? Act is required/obtained?

(a) Details of RTC extracts/mutation extracts Tax Act is not required. Khata Latest Tax receipt issued by Nagar Nigam 32. extracts pertaining to the property in question. Haridwar in the names of Shri Subhash 4. 144 Chand Mehta S/o Late Gyan Chand Mehta U. 4943/1982 & Smt. Lata Mehta Urf Swarnlata Mehta

W/o Shri Subhash Chand Mehta is available

M.A. (Eng.), LLM Advocate & Notary Office: Gokul Lane, Opp. Tehsil Jwalapur, Haridwar Ph. 01334-251999



Chamber - 54, District Courts Roshnabad, Haridwar 9319242639 9219156533

E-mail-advocate.thakral1st@gmail.com

Date

		# 298 (chlosoc) 5 cc 5 cc
	(b) Whether the name of mortgagor is reflected as owner in	Yes, as above
33.	(a) Whether the property offered as security is clearly	Yes
	demarcated? (b) Whether the demarcation/ partition of the property is	Yes
	legally valid?	Yes
	(c) Whether the property has clear access as per	
	documents? (The property should be legally accessible	
	through normal carriers to transport goods to factories /	
	t and the case may hel	Yes.
34.	(a) Whether the property can be identified from the	103.
	Collowing documents	Yes.
	(a) Document in relation to electricity connection,	Yes.
	the relation to water connection;	N.A.
	(c) Document in relation to Water Common (c) Document in relation to Sales Tax Registration, if any	Ivan.
	applicable;	N.A.
	Lille if any	No.
	(d) Other utility bills, it any. (b) Discrepancy/doubtful circumstances, if any revealed on	
		Valuation report and approved/ sanctioned
35.	- Valuation report/approved	plans are to be submitted to the bank.
.,.,,	i deat findicate any filler effectuate opening	plans are to
	i design relation in the line bocument	
	11-11- at the time of preparation of fine	
	provide these comments subsequently, on receipt of the	
	same).	
26	(a) Whether the Bank will be able to enforce SARFAESI Act,	Yes
36.	if required against the property offered as security?	
	CAREA COMPLIANT IN CAREA COMPLIANT IN A COMPLIANT I	Yes he greated in
27	a Whether original title deeds are available for creation of	Equitable Mortgage can be created in
37.	equitable mortgage	favour of State Bank of India.
	b In case of absence of original title deeds, details of legal	N.A.
	and other requirements for creation of a proper, valid and	
	enforceable mortgage by deposit of certified extracts duly	
	certified etc., as also any precaution to be taken by the Bank	
	in this regard.	
20	Additional suggestions, if any to safeguard the interest of	Spot inspection & Identity of persons
38.	Bank/ ensuring the perfection of security.	executing documents in favor of Bank is
	Bank/ elisuring the perfection of security	recommended to be verified.
39.	The specific persons who are required to create	Shri Subhash Chand Mehta S/o Late Gyan
39.	mortgage/to deposit documents creating mortgage.	Chand Mehta & Smt. Lata Mehta Urf
	mortgage/to deposit documents of outrages.	Swarnlata Mehta W/o Shri Subhash Chand
		Mehta & Shri Nitin Mehta S/o Shri
		Subhash Chand Mehta & Shri Amit Mehta
		S/o Shri Subhash Chand Mehta all R/o
		House no. 14, Himgiri Vihar Vishnu Garden
		Kankhal Tehsil and District Haridwar
		WAR THAK



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E-mail-advocate.thakral1st@gmail.com

Date		
	Anne	xure - C:

Certificate of Title

I have examined the Original Title Deeds/Documents intended to be deposited relating to the schedule property and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that the said Equitable Mortgage if created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

- 2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
- 3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Sub-Registrar(s) Office(s). I do not find anything adverse which would prevent the Title Ilolders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
- 4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
- 5. There are prior Mortgage/ Charges/ encumbrances whatsoever as could be seen from the Encumbrance Certificate for the period from 01.01.1994 to 2024 up to date pertaining to the Immovable Property covered by above said Title Deeds. The property is free from all Encumbrances
- 6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank. ------N.A.
- 7. Minor/(s) and his/ their interest in the property is to the extent of ______ (Specify the share of the Minor with Name). N.A.
- 8. The Mortgage if created, will be available to the Bank for the liability of the intending borrower M/s Mehta Associates having partners Shri Subhash Chand Mehta & Smt. Lata Mehta Urf Swarnlata Mehta & Shri Amit Mehta Ss/o Shri Subhash Chand Mehta
- 9. I certify that Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta & Smt. Lata Mehta Urf Swarnlata Mehta W/o Shri Subhash Chand Mehta & Shri Nitin Mehta S/o Shri Subhash Chand Mehta & Shri Amit Mehta S/o Shri Subhash Chand Mehta named above have got an absolute, clear and Marketable title over the Schedule property.

I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable

- 10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:
- Extract of Khewat belonging to khewat no. 337, revenue village Jwalapur (within limits) Pargana Jwalapur Tehsil and Distt Haridwar (1396-1399 fasli)
- Attested copy of Notary Attested General Power of attorney dated 30.06.1995 executed by Shri Madan Mohal Talwar and Shri Ram Mohan Talwar Ss/o Late Shalig Ram Talwar both R/o B-100, Defence Colony New Delhi-110024 in favour of Shri Subhash Chand Mehta S/o Shri Gyan Chand Mehta R/o Krishna Nagar Colony Kankhal Tehsil and District Haridwar.
- 3. Attested copy of Notary Attested General Power of attorney dated 07.12.1993 executed by Shri Suresh Chand Bohra S/o Late Shiv Narayan Bohra R/o Air Force Station Manauli Tehsil Chaihal District Allahabad in favour of Shri Subhash Chand Mehta S/o Shri Gyan Chand Mehta R/o Krishna Nagar Colony Kankhal Tehsil and District Haridwar.
- 4. Attested copy of Notary Attested General Power of attorney dated 28.10.1994 executed by Shri Satish Chand Bohra S/o Late Shiv Narayan Bohra R/o Air Force Station Manauli Tehsil Chaihal District Allahabad in favour of Shri Subhash Chand Mehta S/o Shri Gyan Chand Mehta R/o Krishna Nagar Colony Kankhal Tehsil and District Haridwar.
- 5. Original registered Perpetual Lease deed dated 23 (\$1997 registered in bahi no 1 zild 944/1050 pages 397/219-222 serial no. 1639 dated 28.04.1997 in the office of Sub Registral Haridwar executed by Shri Madan Mohal Talwar and Shri Ram Mohan Talwar Ss/o Late Shalig/Ram Talwar & Shri Suresh Chand Bohra & Shri Satish Chand Bohra named above through their GPΛ holder Shri/Subhash Chand Mehta S/o Shri Gyan Chand Mehta R/o

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक,

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला) क्षेत्र या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 20-Feb 2024 (भाग-1) 74 31 / क्रम संख्या प्रस्तुतकर्ता या प्रार्थी का नाम 17 वर्ष मुआयना 2,010) लेख का प्रकार प्रतिफल की धनराशि 0.00 0.00 1 रजिस्ट्रीकरण शुल्क 0.00 2 प्रतिलिपि करण शुल्क 906 Application No 0.00 3 इलैक्ट्रानिक शुल्क 85.00 4 निरीक्षण या तलाश शुल्क 0.00 5 मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क 0.00 6 कमीशन शुल्क 0.00 7 नकल शुल्क 5.00 8 विविध 0.00 9 यात्रिक भत्ता 0.00 10 कुम रजिस्ट्रीकरण शुल्क 90.00 11 योग 20-Feb-2024 शुल्क वसूल करने की दिनांक

हरिद्वार,प्रथम

क्रम संख्या

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(प्रस्त	तकर्ता अथवा प्रार्थी	द्वारा रखा जाने	वाला)	, 01
(प्रस्तुः अर्थना-पत्र प्रस्तुत करने व	का दिनांक	20-Feb-2024	•	
प्रस्तुतकर्ता या प्रार्थी का नाम	ज्ञानेश्वर ठकराल	,00		*
लेख का प्रकार	मुआयना	14 वर्ष	(2011 -	2024)
प्रतिफल की धनराशि		0.00		
1 रजिस्ट्रीकरण शुल्क		0.00		
2 प्रतिलिपि करण शुल्क		0.00		
3 इलैक्ट्रानिक शुक्क		0.00	Application No	954
4 निरीक्षण या तलाश शुल्क		70.00	Application 110	
5 मुख्तारनामा के अभिप्रणालोक	रण के लिए शुल्क	0.00		
6 कमीशन शुल्क		0.00		
7 नकल शुल्क		0.00		
8 विविध		5.00	*	
9 यात्रिक भत्ता		0.00		
10 कुम रजिस्ट्रीकरण शुल्क		0.00	e	
11योग		75.00		/

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, हरिद्वार,द्वितीय

20-Feb-2024

शुल्क वसूल करने की दिनांक



Thakral
M.A. (Eng.), LLM
M.A. (Eng.), LLM
Advocate & Notary
Advocate & Notary
Jwalapur, Haridwar
Ph. 01334-251999



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E-mail-advocate.thakral1st@gmail.com

Date	
Date	

Krishna Nagar Colony Kankhal Tehsil and District Haridwar in favour of Shri Subhash Chand Mehta & Sons (HUF) through its KARTA named above & Smt. Lata Mehta Urf Swarnlata Mehta W/o Shri Subhash Chand Mehta & Smt. Neeti Mehta D/o Shri Subhash Chand Mehta R/o 11774, Wellsley Way, Alpharetta GA 30005 & Shri Nitin Mehta & Shri Amit Mehta Ss/o Shri Subhash Chand Mehta all R/o House no. 14, Himgiri Vihar Vishnu Garden Kankhal Tehsil and District Haridwar.

- 6. Copy of Partnership Deed of M/s Mehta Associates.
- 7. Copy of Retirement Deed dated 23.08.2023 executed by Shri Subhash Chand Mehta & Sons (HUF)
- 8. Original General power of Attorney dated 15.04.2023 duly authenticated by AIG Stamp Haridwar on 09.08.2023.
- 9. Original registered Family Settlement Deed/Partition Deed dated 23.08.2023 registered in bahi no 1 zild 7640 pages 1 to 32 serial no. 8934 dated 23.08.2023 in the office of Sub Registrar Haridwar, executed by Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta R/o House no. 14, Himgiri Vihar Vishnu Garden Kankhal Tehsil and District Haridwar in favour of mortgagors/present owners Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta & Smt. Lata Mehta Urf Swarnlata Mehta W/o Shri Subhash Chand Mehta & Shri Nitin Mehta S/o Shri Subhash Chand Mehta named above.
- 10. Tax receipt issued by Nagar Nigam Haridwar.
- 11. Affidavit of mortgagors /present owners of the property named above.
- 12. 0.5% stamp duty on loan amount with a maximum of Rs. 10,000/- only..

There are no legal impediments for creation of the Mortgage on production of original of title deeds the certified copies of which I have examined under any applicable Law/ Rules in force.

It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

A non-agricultural/Commercial property having with total land area 10000 square feet 929.36 square meter, bounded in East-House of Other person, West-Property of Smt. Lata Mehta Urf Swarn Lata Mehta, North-Property of Shri Neeraj Kumar & South- Way 4.5 meter wide, belonging to khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456, situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar.

Place: Haridwar

Dated: 20.02.2024

Signatur