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## **Gyaaneshwar Thakral**

M.A. (Eng.), LLM, Advocate & Notary Mobile No. : 9219156533

Reference no. BA-202/2024

			Reference no. BA-202/2024
Ref. No.		Annexure -	spect of immovable Properate 28 02 9
ney. Tro.	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	As per Bank's Instructions
		cover of which the documents tendered for scrutiny are forwarded.	As per Dank's Historicions
		c) Name of the Borrower.	M/s Mehta Associates, a partnership firm
			having partners Shri Subhash Chand Mehta &
			Smt. Lata Mehta Urf Swarnlata Mehta & Shri Amit
	-		Mehta Ss/o Shri Subhash Chand Mehta
	2	a Type of Loan	Term Loan
		B Type of property	Commercial
	3.	a)Name of the unit/concern/ company/person	Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri
		offering the property as security.	Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar, is
		b) Constitution of the unit/concern/ person/ body/	the present owner of this property.  Individual
		authority offering the property for creation of charge.	3701.00000000000000000000000000000000000
		c) State as to under what capacity is security offered	As a Guarantor/partner of the borrower firm
		(whether as joint applicant or borrower or as guarantor, etc.)	named above.
	4	a Value of Loan (Rs. In Crores)	D-
	5	Complete or full description of the immovable	Rs
		property offered as security including the following details'	A joint Non-Agricultural/ Commercial property bearing plot no. 01 & 02, having total land area 3611 square feet, total bounded in East-way 10 feet wide afterward Mehta Mills of Shri
			Govardhan Lal Mehta, West- Haridwar -Roorkee Road, North-Property of Shri Satya Pal Kumar & South- Street 10 feet wide, belonging to khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tay
			Khata no. 139/456, situated in Arya Nagar Jwalapur (within limits of Nagar Nigam
	-	(a) Survey No.	Haridwar) Tehsil and Distt Haridwar
		(a) Survey No.	khasra no. 2483 & Khewat No. 337, bearing Nagar
		(b) Door/House no. (in case of house property)	Nigam Tax Khata no. 139/456
		1. 1. 0.1. 1.	To be ascertained from the approved valuer of Bank
		(c) Extent/ area including plinth/ built up area in	having total plot area 3611 square feet and at
		case of house property	present having constructed building on with an adjoining area owned by Shri Subhash Chand
		-	Mehta & Smt. Swarnlata Mehta Urf Lata Mehta
			W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta
	1		W/o Shri Subhash Chand Mehta are also
			mutated/recorded in Tax records of Nagar Nigam
		(d) Locations like name of the place, village, city,	Haridwar.
		registration, sub-district etc. Boundaries.	situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt
	6	a) Particulars of the documents scrutinized-serially	Haridwar
		and chronologically.	Original registered Permanent Perpetual Lease deed dated 07.05.1985 registered in bahi no. 01
		(b) Notice of documents in the second	zild 474pages 107-108 serial no. 1347 dated
		(b) Nature of documents verified and as to whether they are originals or certified copies or registration	09.05.1985 in the office of Sub Registrar
		extracts duly certified.	Haridwar executed by Shri Som Nath Kapoor
		Note: Only originals or certified extracts from the	Urf Som Shah Kapoor S/o Shri Anant Ram
		registering/land/ revenue/ other authorities be	Kapoor R/o A-328, Sarojini Nagar New Delhi &
		examined	Shri Santram Kapoor S/o Shri Anant Ram
			Kapoor C/o M/s Deluxe Auto House Farezar road
			Ram Kanoor P to Owner to So Shri Anant
			Puram New Delbi in Courter no. 100, Sector-8, R.K.
0			SIMI SWAMMARA MARKON THE COMPANY OF THE COMPANY
		Gokul Lane, Opp. Tehsil Campus, Jwalapur, Harid	
Office Harida		Gokul Lane, Opp. Tehsil Campus, Jwalapur, Harid	Patna & Shri Mela Ram Kapoor S/o Shri And Ram Kapoor R/o Quarter no. 100, Sector-8, R Puram New Delhi in Famour af present own Smt. Swarniata Mehta Urf Lata Mohra W/o S war - 249407

Haridwar Roorkee Laksar Nainital

Chamber No. 54, District Courts Roshnabad, Haridwar - 249403 Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667 Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663 ampus, Jwaiapur, Haridwar - 249407

: Lawyer's Chamber, Court Campus, Nainital - 263001



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t					Colony Kankhal Tehsil and District Haridwar Date
	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	07.05.1985	Registered Sale deed	Original	N.A.
7.	obts com proj cert the in t	tined from the r pared with the d posed mortgagor lifted copies and TIR.) (HL: if the	copy of all title do elevant sub-registra ocuments made ava ? (Please also encl relevant fee receipt value of loan=> Rs. rcial loans irrespe	or office and illable by the lose all such is along with 1 crore and	No.
	b. V doc Reg	Whether all page uments which a istrar 's office h	s in the certified core obtained directle ave been verified p	y from Sub-	N.A.
	(In	case originals uparing with th	uments submitted? title deed is not p e certified or ord ore diligently &caut	inary copies	N.A. as above.
8	a)V aut ava	hether the reco horities relevant	ds of registrar offic to the property in tion through any on	e or revenue question are	Yes, records of registrar office relevant to the property in question are available for verification through online portal/computer system.
	b)I wh	such online/co ether any verifica	omputer records a ntion or cross check findings in this regar	ing are made	Yes, records of registrar office relevant to the property in question available through online portal/computer system are verified/crosschecked & found in order.
	bos	ssible to be got ve	uineness of the sta crified from any onli crification was made	ne portal and	No.
			er registration of hereof to be provide		Yes.
4	). a)	Property offere	d as security falls sub-registrar office	within the	Sub-registrar Haridwar
	b)) do mo	Whether it is p cuments in respe are than one o	ossible to have re- ct of the property in office of sub-regist- general. If so, ple	gistration of a question, at trar/ district	No.
		Whether search med at (b) above	has been made at a	all the offices	N.A.
	d)) au mi	Whether the sear thorities or any o altiple title documents	ches in the offices ther records reveal r nents in respect of th	registration of ne property in	
	de pr tit	ed to the latest ( operty in quest	cing the title from the itle deed establishing tion from the pre- current title holder.	ng title of the	
	Th	e property in qu	estion with other pr idwar Tehsil and Dis	operty in the trict Haridwan	shape of open plot was the personal property of and his name is also recorded in records.
	fe	Later on Shri Ch et by way of regis rial no. 104 in t	tered sale deed date	ve transferred	this property having an area of 3611 square egistered in bahi no. 101 zild 15 pages 306-307 as

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U.P 494311984

U.A. 101412004)



11		M.A. (Eng.), LLM, Advocate & Notary Haridwar Tehsil and District Haridwar. Mobile No.: 9219156533				
. No		namely Shri Som Nath Kapoor Urf So Sarojini Nagar New Delhi & Shri Santra House Farezar road Patna & Shri Mela R Sector-8, R.K. Puram New Delhi became t of inheritance /succession.	ed and after his death his tegal heirs /sons 6/o Shri Anant Ram Kapoor R/o A-328, 6 Anant Ram Kapoor C/o M/s Deluxe Auto 7 Anant Ram Kapoor R/o Quarter no. 100, 8 Oroperty of Late Anant Ram Kapoor by way			
		Shri Santram Kapoor S/o Shri Anant Ram oor named above transferred this property d Permanent Perpetual Lease deed dated 8 serial no. 1347 dated 09.05.1985 in the nt. Swarnlata Mehta Urf Lata Mehta W/o ankhal Tehsil and District Haridwar.				
		Thus Chain of title is complete.				
	-	I have examined the documents relating and established all the transitions have	to the title history been duly verified	iant. I further certify that the concerne of last 30 years of the holder in the propert from the relevant records from the revenu aspect of the case in view to safeguard in th		
		b. wherever Minor's interest or othe involved, search should be made for depending on the need for clearance o Title.	No.			
		c. Nature of Minor's interest, if any a creation of mortgage could be possibl procedure to be followed including cour obtained and the reasons for coming to so	N.A.			
	11.	a. Nature of Title of the intended M. Property (whether full ownership rights Occupancy/ Possessory Rights or Inan Grantee/Allottee etc.)	Full Ownership Rights			
		If Ownership Rights	Yes.			
		a. Detail of the Conveyance Documents	registered in bahi dated 09.05.1985 executed by Shri S Shri Anant Ram Ka Shri Santram Ka Deluxe Auto Hou Kapoor S/o Shri Sector-8, R.K. Pur Smt. Swarnlata	nent Perpetual Lease deed dated 07.05.198: no. 01 zild 474pages 107-108 serial no. 1347 in the office of Sub Registrar Haridwa from Nath Kapoor Urf Som Shah Kapoor S/o apoor R/o A-328, Sarojini Nagar New Delhi 8 poor S/o Shri Anant Ram Kapoor C/o M/o se Farezar road Patna & Shri Mela Ran Anant Ram Kapoor R/o Quarter no. 100 am New Delhi in favour of present owne Mehta Urf Lata Mehta W/o Shri Subhasl M-4, Krishna Nagar Colony Kankhal Tehsi		
		b. Whether the document is properly star	nped.	Yes.		
		c Whether the document is properly regis If leasehold, whether;	stered	Yes Presently the property is Full ownership		
		a)lease Deed is duly stamped and register	red	property of present owner named above N.A.		
		b)lessee is permitted to mortgage the Lea	sehold right,	N.A.		
		c)duration of the Lease/unexpired period	d of lease,	N.A.		
		<ul> <li>d)if, a sub-lease, check the lease deed in to whether Lease deed permits sub-lease by Sub- Lessee also.</li> </ul>	sing and mortgage	N.A.		
		e) Whether the leasehold rights permits any superstructure (if applicable)?		N.A.		
		f) Right to get renewal of the leasehold thereof.	rights and nature	N.A. WAR THAKRAZ		

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	If Govt. grant/ allotment/Lease-cum/MobileyNomen	17 11:11.
		Date
		e N.A.
	b. the mortgagor is competent to create charge on such	h N.A.
	property, c. whether any permission from Govt. or any other	r N.A.
	authority is required for creation of mortgage and if so	
	whether such valid permission is available.	
	If occupancy right, whether;	N.A.
	a) Such right is heritable and transferable,	N.A.
	b) Mortgage can be created.	N.A.
2.	a) Has the property has been transferred by way of	
	b) The Gift/Settlement Deed is duly stamped and registered;	N.A.
	c) The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	d) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N.A.
	e) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	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	N.A.
	person to join the creation of mortgage?  i) Any other aspect affecting the validity of the title passed	N.A.
	through the gift/settlement deed.	N.A.
3.	Has 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
1	(c) Whether the mortgagor is in possession and enjoyment	Not Applicable
- 1	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.	No. 2 To 11
	(f) 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?	
ł.	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) Whathan will in the control in t	Not Applicable
	(c) Whathauth	Not Applicable
		Not Applicable Not Applicable
		Not Applicable
	(f) What are the circumstances and/or documents to	Not Applicable
	establish the will in question is the last and final will of the	- III
	testator?	THAKE

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U.n 1014/2004 Tarowar Distt. Har



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**Gyaaneshwar Thakral** M.A. (Eng.), LLM, Advocate & Notary

	W.A. (Eng.), LLW, Advoca	0240456522
	of a declaration by all the beneficia Mobile No. th	9419150533
	of a declaration by an experimental of a declaration of a declaration by an experimental of a declaration by a decla	Data
	the will, etc., which are relevant to rely on the will	Date
10	availability of Mother/Original title deeds are to be	e
	explained.	
15.	Whether the property is subject to any wakf rights/belong	s No
1.5	to church/temple or any religious/other institutions	
-	(a) any restriction in creation of charges on sucl	h Not Applicable
	properties?	
	(b) Precautions/ permissions, if any in respect of the above	e Not Applicable
	cases for creation of mortgage?	Notrippineasie
-	(a) Where the property is a HUF/joint family property?	No.
16.		
	(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	f
	female members etc.	
	(c) Please also comment on any other aspect which may	Not Applicable
	adversely affect the validity of security in such cases?	
17.	(a) Whether the property belongs to any trust or is subject	No .
-	to the rights of any trust?	33/40/2000
	(b) Whether the trust is a private or public trust and	No
	whether trust deed specifically authorizes the mortgage of	
	the property?	Not Applicable
	(c) If Yes, additional precautions/permissions to be	Not Applicable
	obtained for creation of valid mortgage?	N. A. B. M.
	(d) Requirements, if any for creation of mortgage as per the	Not Applicable
	central/state laws applicable to the trust in the matter.	
18.	Is the property is Agricultural land,	N.A., as the property in question is joint
		non-agricultural/ Commercial property
		situated in Arya Nagar Jwalapur (withi
		limits of Nagar Nigam Haridwar) Tehsil an
		Distt Haridwar
	(a) whether the local laws permit mortgage of Agricultural	
	land and whether there are any restrictions for creation/	
	enforcement of mortgage?	
	(b) In case of agricultural property other relevant	Not Applicable
	(b) in case of agricultural property other relevant	Not Applicable
	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?	
	(c) In the case of conversion of Agricultural land for	N.A., as the property in question is joint
	commercial purposes or otherwise, whether requisite	non-agricultural/ Commercial property
	procedure followed / permission obtained?	situated in Arya Nagar Jwalapur (within
		limits of Nagar Nigam Haridwar) Tehsil and
	- 02	Distt Haridwar
19.	(a) Whether the property is affected by any local laws or	No.
	other regulations having a bearing on the creation	KONTEST
	security/mortgage (viz. Agricultural Laws, weaker Sections,	
	minorities, Land Laws, SEZ regulations, Costal Zone	
	Regulations, Environmental Clearance, etc.)?	
- 1		V . 4 V 11
	(b) Additional aspects relevant for investigation of title as	Not Applicable
20	per local laws.	
20.	(a) Whether the property is subject to any pending or	No
-	proposed land acquisition proceedings?	
- 1	(b) Whether any search/enquiry is made with the Land	No
	Acquisition Office and the outcome of such search/enquiry?	
21.	(a) Whether the property is involved in or subject matter of	As non available records the manufacture
	any litigation which is pending or concluded?	As per available records, the property is not
	"" Busion which is bending or concluded.	involved in or subject matter of any
		litigation which is pending or concluded
		but an affidavit is to be obtained from the
-	(b) 16 1 . 1	Present owner/Mortgagor named above
	(b) If so, whether such litigation would adversely affect the	N.A.
	creation of a valid mortgage or have any implication of its	ATHAKRA!
	future enforcement?	(b)
		No E
	(c) Whether the title documents have any court seal/	NO E
	(c) Whether the title documents have any court seal/	NO TO THE REAL PROPERTY OF THE PARTY OF THE
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ : Gokul Lane, Opp. Tehsil Campus. Jwalapur. Haridwar	- 249407 Z
var	(c) Whether the title documents have any court seal/ marking which points out any litigation/ : Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar : Chamber No. 54, District Courts Roshnabad, Haridwar	- 249407 Z U - 249403 4 U - 5
var	(c) Whether the title documents have any court seal/marking which points out any litigation/ : Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar : Chamber No. 54, District Courts Roshnabad, Haridwar : Chamber No. 65, Tehsil Campus Roorkee (Haridwar)	- 249407 Z r - 249403 4 247667 0
	(c) Whether the title documents have any court seal/marking which points out any litigation/ : Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar : Chamber No. 54, District Courts Roshnabad, Haridwar : Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - : Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 24	- 249407 Z - 249403 Z - 247667 O 17663 Tenowar Distribution



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## Gyaaneshwar Thakral

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

	attachment/security to court in respect of MADIRO NOTY	9219156533
	question? In such case please comment on such	
	1 / - anking/	
No	to the case of partnership firm, whether the propert	y No
22.	halones to the firm and the deed is properly registered?	
	property belonging to partner(s), whether thrown o	n Not Applicable
	hatch pot? Whether formalities for the same have bee	n
	completed as per applicable laws?	
	(c) Whether the person(s) creating mortgage has/hav	e Not Applicable
	authority to create mortgage for and on behalf of the firm?	
23.	(a) Whether the property belongs to a Limited Company	, No.
20.	check the Borrowing powers, Board resolution	,
	authorization to create mortgage/execution of documents	5,
	Registration of any prior charges with the Company	,
	Registrar (ROC), Articles of Association /provision for	r
	common seal etc.	
	b/1 Whether the property (to be mortgaged ) is purchased	I N.A.
	by the above company from any other company or Limited	
1	Liability Partnership (LLP) firm? Yes/No.	
	b/2 If yes, whether the search of charges of the property	N.A.
	(to be mortgaged) has been carried out with Registrar of	*
	companies (ROC) in respect of such vendor company/LLP	
1	(seller) and the vendee company (purchaser)?	N 9 N 1
	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)?	
	b/4 if the search reveals encumbrances/charges, whether	N.A.
	such charges/encumbrances have been satisfied?	
24.	In case of Societies, Association, the required	N.A.
	authority/power to borrower and whether the mortgage	3.00.00
	can be created, and the requisite resolutions, bye-laws.	
25.	(a) Whether any POA is involved in the chain of title during	N.A.
10000000	the period of search?	
	(b) Whether the POA involved is one coupled with interest,	N.A.
	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,	N.A.
	please clarify whether the POA involved is (i) one executed	
	by the Builders viz. Companies/ Firms/Individual or	-
	Proprietary Concerns in fayour 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).	V. 4
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with	N.A.
	the original POA.	
1	(e) In case of Common POA (i.e. POA other than Builder's	N.A.
	POA), please clarify the following clauses in respect of POA.	N.A.
	i. Whether the original POA is verified and the title	1
	investigation is done on the basis of original POA?	1
	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?	
-		
	(f) Whether the POA was in force and not revoked or had	N.A.
	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?)	and the state of t
		N A
	to, and the genumeness of POA?	N.A.
		THURSDAY OF THE PARTY OF THE PA

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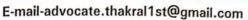
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# Thakral & Thakral





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1	-	(h) The unequivocal opinion on the enMabiliaiNo.	in 921,91,56533
1	_	validity of the POA?	
10	26	Whother mortgage is being created by a POA holder, ch	eck N.A. Date
VO.		genuineness of the Power of Attorney and the extent of	the
		powers given therein and whether the same is prope	rly
		executed/ stamped/ authenticated in terms of the Law	of
		the place, where it is executed.	
1.	27.	If the property is a flat/apartment or residenti-	al/ N.A.
1	21.	commercial complex, check and comment on the following	g:
		(a) Promoter's/Land owner's title to the land/building;	
	- 9	(b) Development Agreement/Power of Attorney;	1
	1	(c) Extent of authority of the Developer/builder;	
			au l
			01
		building in question;	
	- 1	(e) Agreement for sale (duly registered);	
		(f) Payment of proper stamp duty;	
		(g) Requirement of registration of sale agreement	ıt,
		development agreement, POA, etc.;	
1		(h) Approval of building plan, permission	of
		appropriate/local authority, etc.;	
		(i) Conveyance in favour of Society/ Condominium	m
		concerned;	The state of the s
			of
		possessión;	"
		(k) Membership details in the Society etc.;	
		N 70 - 1 P. B.	
		(1) Share Certificates	
		(m) No Objection Letter from the Society;	
		(n) All legal requirements under the local/Municipal laws	
		regarding ownership of flats/Apartments/Buildin	g
		Regulations,	
		Development Control Regulations, Co- operative Societies	
		Laws etc.;	
	(	(o) Requirements, for noting the Bank charges on the	
	I	records of the Housing Society, if any;	
	10	(p) If the property is a vacant land and construction is yet to	)
	i	be made, approval of lay-out and other precautions, if any.	
		q) Whether the numbering pattern of the units/flats tally	, ]
		n all documents such as approved plan, agreement plan	
		elc.	
_		I.A Whether the Real Estate Project comes under Real	N.A.
			IV.A.
		State (Regulation and Development) Act, 2016? Y/N	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
		I.B Whether the project is registered with the Real Estate	
		tegulatory Authority? If so, the details of such registration	
	- Cameronia	re to be furnished,	
	II	.C Whether the registered agreement for sale as	N.A.
	p.	rescribed in the above Act/Rules there under is executed?	
		.D Whether the details of the apartment/plot in question	N.A.
		re verified with the list of number and types of apartments	
		r plots booked as uploaded by the promoter in the website	:
		Real Estate Regulatory Authority?	
8.		ncumbrances, Attachments, and/or claims whether of	No
		overnment, Central or State or other Local authorities or	NO.
		over innert, central or state or other Local authorities or order Party claims, Liens etc. and details thereof.	
9.			TI Land Land Land Land Land Land Land Land
9.	11	ne period covered under the Encumbrances Certificate	I have inspected the available record Index
		nd the name of the person in whose favour the	2 <sup>nd</sup> in the office of Sub-registrar Haridwar
		cumbrance is created and if so, satisfaction of charge, if	for a period since 01.01.1994 to 2024 up
	an	y.	to date and found this property is clear,
			marketable and free from any recorded
	-		encumbrance
0.	De	etails regarding property tax or land revenue or other	Latest Tax receipt in the joint name of Smt.
	sta	atutory dues paid/payable as on date and if not paid,	Swarnlata Mehta Urf Lata Mehta & Shri
	wl	nat remedy?	Subhash Chand Mehta is available
1.		Urban land ceiling clearance, whether required and if so,	Urban Land Ceiling act is not applicable in
	de	tails thereon.	the state of Uttarakhand.
			the state of OttardKildilli.
		Whether No Objection Certificate under the Income Tax	No-objection Certifichte the Income

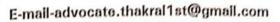
Off Haridwar Roorkee Laksar

Nainital

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U.P. 4943/ (98 U.A 1014/200



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

	M.A. (Eng.), LLM, Advocate	
0	(a) Details of RTC extracts/mutation extracts/ Khata (a) Details of RTC extracts/ mutation extracts/ RTC extr	Names of present owner Smt. Lata Mehta Urf Swarnlata Mehta Gintly with her Irusband Shri Subhash Chand Mehta S/o Late Gyan Chand Mehta is mutated/ recorded in Nagar Nigam records. Latest House Tax receipt in the joint names
	(b) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available
33.	<ul><li>(a) Whether the property offered as security is clearly demarcated?</li><li>(b) Whether the demarcation/ partition of the property is</li></ul>	Yes
	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).	Yes
34.	(a) Whether the property can be identified from the	Yes.
	(a) Document in relation to electricity connection, (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any	Yes. N.A.
	applicable; (d) Other utility bills, if any. (b) Discrepancy/doubtful circumstances, if any revealed on	N.A. No.
35.	such scrutiny?  (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 compliant (Y/N) a Whether original title deeds are available for creation of equitable mortgage	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.	recommended to be verified.
39.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar

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. 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 ecords of the relevant Sub-Registrar(s) Office(s). I do not find anything adverse which wet

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		(भाग-1)	क्रम संख्या	34 / 49
(प्रस्तृत (प्रस्तृत क्ष्य प्रार्थना-पत्र प्रस्तुत करने क	कर्ता अथवा प्रार्थी	द्वारा रखा जाने	वाला)	
या प्रार्थना-पत्र प्रस्तुत करन क	गदिनाक 2	8-Feb-2024		
व्रस्तुतकता पा	ज्ञानेश्वर ठकराल ए मुआयना	ड0 14 वर्ष	( 2011	- 2024)
प्रतिफल की धनराशि		0.00		
1 रजिस्ट्रीकरण शुल्क		0.00		
2 प्रतिलिपि करण शुल्क		0.00		
3 इलैक्ट्रानिक शुल्क		0.00	Applicatio	n No 1221
4 निरीक्षण या तलाश शुल्क		70.00		
5 मुख्तारनामा के अभिप्रणालोकर	ण के लिए शल्क	0.00		
6 कमीशन शुल्क		0.00		
7 नकल शुल्क		0.00		
र नवल शुल्या 8 विविध		5.00		
1000 TOTAL TOTAL		0.00		
9 यात्रिक भत्ता		0.00		
10 कम रजिस्ट्रीकरण शुल्क 11 योग शुल्क यसूल करने की दिनांक	28-Feb-2024	75.00		
रजिस्ट्रीकरण अधिकारी के हस्ताध		हरिद्वार,दिलीय		

There are no legal impediment for creation of Equitable Mortgage in favour of Bank under any applicable Law/

It is certified that the property is SARFAESI compliant.

#### SCHEDULE OF THE PROPERTY

A joint Non-Agricultural/ Commercial property bearing plot no. 01 & 02, having total land area 3611 square feet, total bounded in East-way 10 feet wide afterward Mehta Mills of Shri Govardhan Lal Mehta, West- Haridwar -Roorkee Road, North-Property of Shri Satya Pal Kumar & South- Street 10 feet 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: 28.02.2024

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	(भाग-1)	क्रम संख्या 38 / 18
(प्रस्तुत ज्युर्णर्थना-पत्र प्रस्तुत करने क	(भाग-ग) ।कर्ता अथवा प्रार्थी द्वारा रखा जाने । दिनांक 28-Feb-2024	वाला)
प्रस्तुतकतो या प्राथा का नाम लेख का प्रकार	ज्ञानेश्वर ठकराल एड0 मुआयना 17 वर्ष	( 1,994 - <sub>2,010</sub> )
प्रतिफल की धनराशि 1 रजिस्ट्रीकरण शुल्क	0.00 0.00	
2 प्रतिलिपि करण शुल्क 3 इलैक्ट्रानिक शुल्क	0.00 0.00 <b>85.00</b>	Application No 1,098
<ul><li>4 निरीक्षण या तलाश शुल्क</li><li>5 मुख्तारनामा के अभिप्रणालोकरण</li><li>6 कमीशन शुल्क</li></ul>		
7 नकल शुल्क 8 विविध	0.00 5.00	
9 यात्रिक भत्ता	0.00	^
0 कम रजिस्ट्रीकरण शुल्क 1 योग <sub>ए</sub> ल्क वसूल करने की दिनांक <b>2</b> ह	90.00	
नुस्क पत्तुल करन का विसाक 28 नेजीकरण थिकारी के टस्ताथर उ	पनिबंधक टरिटार प्रथम	<i>U</i>

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, हरिद्वार,प्रथम







E-mail-advocate.thakral1st@gmail.com

# Gyaaneshwar Thakral

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

from creating a valid Mortgage. I am Mobile, No. of 9219 1565,3 has is caused to the Bank due to

ove on my part or by my agent in making search

Date .....

a. Following scruttiny of Land Records / Revenue Records, relative Title Deeds, certified copies of such title deeds a round from the concerned registrar office and encumbrance certificate (EC). I hereby certify the genuineness or the Title Dends Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are print 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 to above said Title beeds. 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.

\_\_ (Specify the share of the Minor 7. Minor/(s) and his/ their interest in the property is to the extent of \_ with Name) N.A.

B. 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 55/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 a clear and Marketable title over the Schedule

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:

- Original registered Permanent Perpetual Lease deed dated 07.05.1985 registered in bahi no. 01 zild 474pages 107-108 serial no. 1347 dated 09.05.1985 in the office of Sub Registrar Haridwar executed by Shri Som Nath Kapoor Urf Som Shah Kapoor S/o Shri Anant Ram Kapoor R/o A-328, Sarojini Nagar New Delhi & Shri Santram Kapoor S/o Shri Anant Ram Kapoor C/o M/s Deluxe Auto House Farezar road Patna & Shri Mela Ram Kapoor S/o Shri Anant Ram Kapoor R/o Quarter no. 100, Sector-8, R.K. Puram New Delhi in favour of present owner Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar.
- Copy of Partnership Deed of M/s Mehta Associates.
- Latest Tax receipt issued by Nagar Nigam Haridwar.
- Affidavit of mortgagor /present owner of the property named above.
- 0.5% stamp duty on loan amount with a maximum of Rs. 10,000/- only.

There are no legal impediment for creation of Equitable Mortgage in favour of Bank under any applicable Law/

It is certified that the property is SARFAESI compliant.

#### SCHEDULE OF THE PROPERTY

JAKR

194311883 1412004

A joint Non-Agricultural/ Commercial property bearing plot no. 01 & 02, having total land area 3611 square feet, total bounded in East-way 10 feet wide afterward Mehta Mills of Shri Govardhan Lal Mehta, West- Haridwar -Roorkee Road, North-Property of Shri Satya Pal Kumar & South- Street 10 feet 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: 28.02.2024

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

ance no. BA 2017-2015  Size 2 8 2 2 1  Par Distt. Harldwar.  aving partners Shr  mt. Lata Mehta Uri nit Mehta Ss/o Shri
ar Distt. Haridwar. aving partners Shr int. Lata Mehta Uri nit Mehta Ss/u Shri
int. Lata Mehta Uri nit Mehta Ss/o Shri
al property ata Mehta W/o Shri M-4, Krishna Nagar District Haridwar, is perty.
erg.
the borrower firm
al property having in measuring 41 feet 1845 square feet unded in East-Plot no. ata Urf Swarn Lata & South- Way 15 am Tax Khata no. ar Jwalapur (within Ir) Tehsil and Distt
rcial property Nagar Nigam Tax
pproved valuer of
ea of 1845 square and at present with an adjoining Chand Mehta & Mehta W/o Shribove & names of Mehta W/o Shributated/recorded aridwar.
(within limits of hsil and Distt
ated 05.08.1981 pages 23-28 as I in the office of by Shri Krishna Ram Lal Juneja y of GPA holder Dhamendra Lal lerashana Seth ed above & Smt. sh Pal Khurana
in the shift of th

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Lawyer's Chamber, Court Campus, Nainital - 263001

Laksar



# Thakral & Thakral



E-mail-advocate.thakral1st@gmail.com

## **Gyaaneshwar Thakral**

1		1		M.A. (Eng.),	LLM, Adv	ocate & Notary
Ref. No.						named above & Shri Jitender 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
		Sr. No.	Date	Name/ Nature of The Document	Original/ certified copy/ certified extract/	and District Haridwar.  In case of copies, whether the original was scrutinized by the Advocate.
		1	06.00.1004		photocopy, etc.	
	7.		06.08.1981	Registered Sale deed	Original	N.A.
		comp propo certifi	ared with the do sed mortgagor? ied copies and r (R.) (HL: if the va	copy of all title do elevant sub-registra ocuments made ava ( (Please also enclose elevant fee receipts alue of loan=> Rs.	or office and ilable by the ose all such along with	
		loan of b. Wh docum Regist	component) tether all pages nents which are trar 's office have	in the certified co	pies of title	NA 8 8 8 8 8
	2	with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently &cautiously).			N.A. as above.	
	8.	a) whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?			Yes, records of registrar office relevant to the property in question are available for verification through online portal/computer system.	
r		b)If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.			Yes, records of registrar office relevant to the property in question available through online portal/computer system are verified/cross checked & found in order.	
-	c)Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?				portal and	No.
-	d) Whether proper registration of documents completed. Details thereof to be provided  9. a) Property offered as security falls within the inviscion of which and the security falls within the			eof to be provided	Yes.	
-		Julisuit	don of which su	b-registrar office?  ble to have regis		Sub-registrar Haridwar
		more registra such of	than one offic ir/ registrar- ge fices?	of the property in q e of sub-registrar eneral. If so, please	uestion, at district name all	No.
-		d)Whet	her the searche ties or any other	been made at all s s in the offices of r records reveal regis	egistering	N.A.
	10.	question a. Chain	n?  of title tracing	the title from the o	roperty in	Ma
		propert title/int Chain o	y in question erest to the curre	deed establishing to from the predect ent title holder.	itle of the essors in	No.
Offic	Chain of title:  The property in question with other property in the sl property of Shri Krishna Kumar Juneja S/o Shri Ram Dhaula Kuan New Delhi & Smt. Reeta Batra W/o Shri Kanpur (UP) & Smt. Suderashana Seth W/o Shri Ned					hape of open plot was the personal ancestral n Lal Juneja R/o 262, Service Officer Enclave i Dhamendra Lal Batra R/o 6/81, Vidhanpuri, Prakash Seth R/o 3, Nangal/Town Hall Road

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: Lawyer's Chamber, Court Campus, Nainital - 263001

Roorkee Laksar



M.A. (Eng.), LLM, Advocate & Notary Tehsil Anandpur Sahib District Ropar (PuMahilesha, Sugesh 186533na W/o Brig Yash Pal Khurana R/o 02, Barner Road Puna (Maharashtra) & Smt. Prem Lata Grover W/o Shri Pr. Ravinder Mohan GroverR/o Stock Loan Trust (England) & Shri Ravinder Kumar Juneja S/o Late Kam Lai Juneja R/o Ref. No. Toranto (Canada) & Shri Jitender Kumar Juneja S/o Late Ram Lal Juneja R/o Downee 61, California (U.S.) named above. 2. Lastly Shri Krishna Kumar Juneja (Self) S/o Shri Ram Lal Juneja & in capacity of GPA holder for Smt. Reeta Batra W/o Shri Dhamendra Lal Batra & Smt. Suderashana Seth W/o Shri Ved Prakash Seth & Smt. Sudesh Khurana W/o Brig, Yash Pal Khurana & Smt. Prem Lata Grover W/o Shri Dr. Ravinder Mohan Grover & Shri Ravinder Kumar Juneja S/o Late Ram Lal Juneja & Shri Jitender Kumar Juneja S/o Late Ram Lal Juneja named above transferred having an area of 1845 square feet i.e. 171.46 square meter by way of registered sale deed dated 05.08.1981 registered in bahi no. 1  $\cdot$ zild 373 pages 23-28 as serial no. 1743 dated 06.08.1981 in the office of sub registrar Haridwar in favour of borrower/present owner Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony 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 I have examined the documents relating to the title history of last 30 years of the holder in the property and established all the transitions have been duly verified from the relevant records from the revenue department and I also gave my careful thought to the legal aspect of the case in view to safeguard in the 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 a. Detail of the Conveyance Documents Registered sale deed dated 05.08.1981 registered in bahi no. 1 zild 373 pages 23-28 as serial no. 1743 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 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. b. Whether the document is properly stamped c Whether the document is properly registered Yes. Yes If leasehold, whether; a)lease Deed is duly stamped and registered N.A. N.A. b)lessee is permitted to mortgage the Leasehold right, 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 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

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N.A.

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Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663

f) Right to get renewal of the leasehold rights and nature

any superstructure (if applicable)?

Lawyer's Chamber, Court Campus, Nainital - 263001



# hakral & Thakral



E-mail-advocate.thakral1st@gmail.com

## **Gyaaneshwar Thakral**

1	M.A. (Eng.), LLM, Advocate & Notary  If Govt. grant/ allotment/Lease-cum/Mobile, None 92191, 56533					
1	whether;	M. N.A.				
tef. No.	a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	he N.A. Date				
	b. the mortgagor is competent to create charge on suc property,	ch N.A.				
	c. whether any permission from Cont.	er N.A.				
	whether such valid permission is available	50				
	n occupancy right, whether	N.A.				
	a) Such right is heritable and transferable,	N.A.				
	b) Mortgage can be created					
	12. a) Has the property has been transferred by way of Gift/Settlement Deed	of N.A.				
	Gift/Settlement Deed	433434				
	b) The Gift/Settlement Deed is duly stamped and registered;					
	c) The Gift/Settlement Deed has been attested by two witnesses;					
	d) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?					
	Donee;					
	f) Whether the Donee has accepted the gift by signing the	N.A.				
	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	N.A.				
	person to join the creation of mortgage?	1				
	1) Any other aspect affecting the validity of the title passed	N A				
	through the gift/settlement deed.	N.A.				
	<ol> <li>Has the property been transferred by way of partition/family settlement deed</li> </ol>	No.				
· 1	(a) whether the original dead in 111 c					
	(a) whether the original deed is available for deposit. If not	Not Applicable				
	the modality/procedure to be followed to create a valid and enforceable mortgage.	1				
	(b) Whether mutation has been effected					
	(c) Whether the mortgager is in passed	Not Applicable				
	(c) Whether the mortgagor is in possession and enjoyment of his share	Not Applicable				
	(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	Not A and the Line				
	such decree has become final and all other conditions/	Not Applicable				
	formalities are completed/complied with.					
	(f) Whether any of the documents in question are executed	Not Applicable				
	in counterparts or in more than one set? If so, additional	Not Applicable				
	precautions to be taken for avoiding multiple mortgages?					
1-	Mhothon the title desument ! ! !	No				
	documents /wills?	110				
	(a) In case of wills, whether the will is registered will or	Not Applicable				
	unregistered will?	SOMEON TO THE TAXABLE PARTY.				
	(b) Whether will in the matter needs a mandatory probate	Not Applicable				
	and if so whether the same is probated by a competent	***				
-	court?					
	(c) Whether the property is mutated on the basis of will?	Not Applicable				
	(d) Whether the original will is available?	Not Applicable				
		Not Applicable				
	(O What are it					
	(f) What are the circumstances and/or documents to	Not Applicable				
	establish the will in question is the last and final will of the testator?	THAMPAL ACIO				
	(g) Comments on the circumstances such as the availability	186				
I.e.	- Land and the chicumstances such as the availability	VOI ADDIICADIE				

Office Haridwar

Laksar Mainital

Comments on the circumstances such as the availability Not Applicable
 Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407
 Chamber No. 54, District Courts Roshnabad, Haridwar - 249403
 Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667
 Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663
 Lawyer's Chamber, Court Campus, Nainital - 263001

# Thakral E-mail-advocate.thakral1st@gmail.com

Gyaaneshwar Thakral (Eng.) LLM. Advocate & Notary

		of a declaration by all the benefici Mabilet Na.:	9219156533
		governess/ validity of the will, all parties have act	Deta
1		mon the will, etc., which are relevant to rely on the w	ill,
0.		availability of Mother/Original title deeds are to	be
1		explained.	
1	15.	Whether the property is subject to any wakf rights/belon	gs No
		to church/temple or any religious/other institutions	1 2 2 1 1 1
		(a) any restriction in creation of charges on su	ch Not Applicable
		properties?	Not Applicable
		(b) Precautions/ permissions, if any in respect of the abo	Not Applicable
-		cases for creation of mortgage?  (a) Where the property is a HUF/joint family property?	No.
	16.	(b) Whether mortgage is created for family benefit/leg	
		necessity, whether the Major Coparceners have r	
		objection/join in execution, minor's share if any, rights	of
		female members etc.	
		(c) Please also comment on any other aspect which ma	y Not Applicable
		adversely affect the validity of security in such cases?	
	17.	(a) Whether the property belongs to any trust or is subject	ct No
		to the rights of any trust?	
		(b) Whether the trust is a private or public trust an	d No
		whether trust deed specifically authorizes the mortgage of	n
		the property?  (c) If Yes, additional precautions/permissions to b	e Not Applicable
		obtained for creation of valid mortgage?	
		(d) Requirements, if any for creation of mortgage as per the	e Not Applicable
		central/state laws applicable to the trust in the matter.	
1	18.	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
1			Nagar Nigam Haridwar) Tehsil and Distt
1		(a) whether the local laws permit mortgage of Agricultural	Haridwar Not Applicable
		land and whether there are any restrictions for creation/	
		enforcement of mortgage?	
		(b) In case of agricultural property other relevant	Not Applicable
		records/documents as per local laws, if any are to be	1
		verified to ensure the validity of the title and right to	
	-	enforce the mortgage?	
		(c) In the case of conversion of Agricultural land for	
		commercial purposes or otherwise, whether requisite procedure followed / permission obtained?	agricultural/Commercial property, situated
		procedure followed / permission obtained:	in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt
			Haridwar
19	).	(a) Whether the property is affected by any local laws or	No.
	- 1	other regulations having a bearing on the creation	
	18	security/mortgage (viz. Agricultural Laws, weaker Sections,	
		minorities, Land Laws, SEZ regulations, Costal Zone	
	-	Regulations, Environmental Clearance, etc.)?	
		(b) Additional aspects relevant for investigation of title as per local laws.	Not Applicable
20		(a) Whether the property is subject to any pending or	No
		proposed land acquisition proceedings?	
	(	(b) Whether any search/enquiry is made with the Land	No
	_ /	Acquisition Office and the outcome of such search/enquiry?	
21.		a) Whether the property is involved in or subject matter of	As per available records, the property is not
	1 2	my litigation which is pending or concluded?	involved in or subject matter of any
		,	litigation which is pending or concluded
			but an affidavit is to be obtained from the
	(	b) If so, whether such litigation would adversely affect the	Present owner/Mortgagor named above N.A.
	C	reation of a valid mortgage or have any implication of its	MAN AND AND AND AND AND AND AND AND AND A
	11	iture enforcement?	(%)
	(	c) Whether the title documents have any court seal/	No No
	1 11	: Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwa	13/20/11/10
00		. Gokul Lane, Opp. Jensii Campus, Jwalapur Haridwa	r - 249407
ce idw	ıar	: Chamber No. 54, District Courts Roshnabad, Haridw	or 240403

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2 प्रतिलिपि करण शुल्क		0.00			
3 इलैक्ट्रानिक शुल्क		0.00	A :	nnligation N	4000
4 निरीक्षण या तलाश शुल्क		70.00	) A	pplication No	1222
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शुल्क वसूल करने की दिनांक	28-Feb-2024	. 1			
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		\$			(e)

#### hand of Thabund ( (भाग-1) 20 38 / (प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला) लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 28-505 2024 क्रम संख्या प्रस्तुतकर्ता या प्रार्थी का नाम ज्ञानेश्वर ठकराल एड0 17 वर्ष 2,010) मुआयना 1,994 लेख का प्रकार प्रतिफल की धनराशि 0.00 0.00 1 रजिस्ट्रीकरण शुल्क 0.00 2 प्रतिलिपि करण शुल्क 1,100 3 इलैक्ट्रानिक शुल्क 0.00 Application No 85.00 4 निरीक्षण या तलाश शुल्क 5 मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क 0.00 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 शुल्क वसूल करने की दिनांक 28-Feb-2024

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, हरिद्वार,प्रथम



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

belongs to the Irm and the deed spice is properly registered.  (b) Property belonging to partner(s), whether thrown on hatch pot? Whether formalities for the same have been completed as per applicable laws?  (c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?  (3) (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.  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.  b/2. If yes, whether the search of charges of the property (to be mortgaged) in respect of such vendor company/LLP (selier) and the vendee company (purchaser)?  b/3 Whether the above search of charges reveals any prior charges/encumbrances, on the property(proposed to be mortgaged) created by the vendor company/Esler?)  b/3 Whether the above search of charges reveals any prior charges/encumbrances, on the property(proposed to be mortgaged) created by the vendor company (selier)?  b/4 if the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?  c) In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.  c) (a) Whether any POA is involved in the chain of title during the period of search?  (b) Whether the POA is involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, lease clarify whether the POA involved is (1) one executed by the Builders with the serial property of the required		M.A. (Eng.), LEIN, Advoc	9219156533
sea//marking? (a) in case of partnership firm, whether the property (belongs to the firm and the deed is properly registered? (b) Property belonging to partner(s), whether thrown on hatch pol? Whether formalities for the same have been completed as per applicable laws? (c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm? (d) 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.  1/4 Whether the property (to be mortgaged) is purchased by the above company from any other company common seal etc.  1/4 Whether the property (to be mortgaged) is purchased by the above company from any other company common seal etc.  1/4 Whether the property (to be mortgaged) is purchased by the above company from any other company company from any other company company from any other company company from 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 furchaser)?  1/2 Myether the above search of charges reveals any prior charges/encumbrances, on the property(proposed to be mortgaged) created by the wendor company (seller)?  1/2 Myether the above search of charges reveals any prior charges/encumbrances, and become invalidative resolutions, bye-laws.  1/2 In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.  1/2 In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.  1/2 In case of Societies, Association, the required authority/power to borrower and whether the mortgage love the property (some property (some property (some property (some property	_	attachment/security to court in respect consciproperty	ch D-t-
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(b) Property belonging to partner(s), whether thrown on hatch po? Whether formalities for the same have been completed as per applicable laws?  (c) Whether the person(s) creating mortgage has/have 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 common seal etc.  (b) Whether the property (to be mortgaged) is purchased by the above company from any other company or Limited Liability Partnership (LLP) firm? Yes/No.  (b) Zi fyes, 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 vendeo company (purchaser?)  (b) Whether the above search of charges reveals any prior charges/encumbrances in the property (proposed to be mortgaged) created by the vendor company/seller?)  (b) 41 the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?  (c) In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.  (a) Whether any POA is involved in the chain of title during 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 POA involved is (i) one executed by the Builders via Companies (Firms/Individual or Proprietary Concerns in fovour 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 via Companies (Firms/Individual or Proprietary Concerns in fovour of the pound of the document in question?  (d) In case of Builder's POA, whether a certified	2.	(a) In case of partitership thin, whether the proper	
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(c) Whether the person(s) creating mortgage has/have 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 common seal etc.  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.  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 vendec company (purchaser)?  b/3 Whether the above search of charges reveals any prior charges/encumbrances, on the property(proposed to be mortgaged) restated by the vendor company/seller)?  b/4 If the search reveals encumbrances/charges, whether such charges/encumbrances have been sastisfied?  24. In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.  25. (a) Whether any FOA is 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 SOA, whether a certified copy of FOA is available and the same has been verified/compared with the original POA.  (e) In case of Gommon POA (i.e. POA other than Builder's POA), i. Whether the POA is a registered one?  iii. Whether the POA is a special or general one?  iii. Whether the POA is a special or general one?  iii. Whether the POA is a special or general one?  iii. Whether the POA is a special or general one?  iii. Whether the POA is a special or general		hatch pot? Whether formanties for the same have been	
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detailed above was alive & the Genera	as	contained from the co	registered General Power of Attorney
The delicit			detailed above was alive & the General
Power of Attorney detailed above was fully			Power of Attorney detailed above was fully
(g) Please comment on the genuineness of POA?  Gokul Lane, Opp. Tensil Campus, Jwalapur, Haridwals 2503497	100	- I I	effective & it was not will be

Haridwar:

Laksar



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

	Maria (Englishia )	921915books a locally Enforceable and vali
	M.A. (Eng.), LLIM, Advoca	Me 'As above, a legally Embrecaste and Tall
	(h) The waited by a POA holder, the	GPA. Date
		ck Not Applicable
26.		
	executed/ stamped/ authenticated in terms of the Law	of
	executed/ stamped/ authenticated in terms of the barr	
	the place, where it is executed.	I/ N.A.
27.	If the property is a flat/apartment or residentia	ii/ Nati
67.	check and comment on the following	;
	(a) Promotor's /I and owner's title to the land/ building;	
	d) Davidonment Agreement / Power of Attorney,	**
	2 Potent of authority of the Developer/Dulluci,	
	(d) Independent title verification of the Land and/o	or
	building in question:	*
	(e) Agreement for sale (duly registered);	
	con a - Canapar etamp (IIIV)	
	(g) Requirement of registration of sale agreemen	t,
	development agreement, POA, etc.;	
	c building plan permission t	of
	(h) Approval of Santary etc.	
	(i) Conveyance in favour of Society/ Condominium	n
	(i) Conveyance in lavour of conveyance	
	concerned; (j) Occupancy Certificate/allotment letter/letter o	f
	possession; (k) Membership details in the Society etc.;	
	(k) Membership details in the society etch	
	(1) Share Certificates	
	(m) No Objection Letter from the Society; (n) All legal requirements under the local/Municipal laws	
	(n) All legal requirements under the local reductions	
	1 regarding	·
	Regulations, Development Control Regulations, Co- operative 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.	
	(a) 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	N.A.
	Estate (Regulation and Development) Act, 2016? Y/N	-
	II.B Whether the project is registered with the Real Estate	N.A.
	Regulatory Authority? If so, the details of such registration	
	are to be furnished,	
	II.C 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?	
28.	Encumbrances, Attachments, and/or claims whether of	No
	Government, Central or State or other Local authorities or	
	Third Party claims, Liens etc. and details thereof.	
29.	The period covered under the Encumbrances Certificate	I have inspected the available record Index
	and the name of the person in whose favour the	2 <sup>nd</sup> in the office of Sub-registrar Haridwar
	encumbrance is created and if so, satisfaction of charge, if	for a period since 01.01.1994 to 2024 up
	any.	to date and found this property is clear,
		marketable and free from any recorded
0		encumbrance
0.	Details regarding property tax or land revenue or other	Latest Tax receipt in the joint name of Smt.
	statutory dues paid/payable as on date and if not paid,	Swarnlata Mehta Urf Lata Mehta & Shri
	what remedy?	Subhash Chand Mehta is available
1.		Urban Land Ceiling act is not applicable in

Haridwar Roorkee

Laksar Nainital Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407 Chamber No. 54, District Courts Roshnabad, Haridwar - 249403 Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667

: Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663 : Lawyer's Chamber, Court Campus, Nainital - 263001

Thakral & Thakral E-mail-advocate.thakral1st@gmail.com



# **Gyaaneshwar Thakral** M.A. (Eng.), LLM, Advocate & Notary

1	M.A. (Eng.), LLM, Advoca M.A. (Eng.), LLM, Advoca (b) Whether No Objection Certificate und Mobile of Meritalian (b) Whether No Objection Certificate und Mobile of Meritalian (c) What is a supplied of the What is a supplied of the What is a	92 191 ax Att 7s not required
	wather No Objection Certificate under	Date con tata Way
32.	netails of RTC extracts/mutation onestion.	husband Shri Subhash Chand Mehta S/ Late Gyan Chand Mehta is mutated
	(b) Whether the name of mortgagor is reflected as owner the revenue/Municipal/Village records?	in Latest House Tax receipt in the joint name of Smt. Swarnlata Mehta Urf Lata Mehta & Shri Subhash Chand Mehta is available
	(a) Whether the property offered as security is clear	
33.	demarcated? (b) Whether the demarcation/ partition of the property	is Yes
	legally valid?	r Yes
	documents? (The property should be by through normal carriers to transport goods to factories	/
34.	houses, as the case may be.	e Yes.
J 1.		Yes.
	(a) Document in relation to electricity connection:	Yes.
	(b) Document in relation to Water Connectors, (c) Document in relation to Sales Tax Registration, if any	, N.A.
	applicable;	N.A.
	(d) Other utility bills, if any. (b) Discrepancy/doubtful circumstances, if any revealed on	
	such scrutiny?  (a) Whether the documents i.e., Valuation report/approved	Valuation report and approved/ sanctioned
35.	sanction plan reflect/indicate any unreflected the sanction plan reflect/indicate any unreflected the sanction 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).	plans are to be submitted to the same
36.	(a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
_	(1) Ptric CAPEAESI compliant (Y/N)	Yes Equitable Mortgage can be created in
37.	a Whether original title deeds are available for creation of	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 in this regard.	N.A.
38.	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.	mortgage/to deposit documents creating mortgage.	Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar

#### 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. I have examined the Documents in detail, taking into account all the Guidelines in the check list yide Annexure B and the other relevant factors.

Office Haridwar Roorkee Laksar

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Chamber No. 54, District Courts Roshnabad, Haridwar - 249403 Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667

Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663



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

M.A. (Eng.), LLW, Advocated and Checked the seconds of the relevant search in the Land/ Mobile North and advance which would prevent the relevant search in the Land/ Mobile North and English advance which would prevent the relevant search in the Land/ Mobile North and English advance which would prevent the relevant search in the Land/ Mobile North and English advance which would prevent the search in the Land/ Mobile North and English advance which would prevent the search and the search in the Land/ Mobile North and English and Checked the search and the search in the Land/ Mobile North and English and Checked the search and t records of the relevant Sub-Registrar(s) Office(s). I do not find anything adverse which yould 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 country. 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 registres. obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious / Boults (Co.) 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 04 04 100 covered Certificate for the period from 01.01.1994 to 2024 up to date pertaining to the Immovable Property covered by above said Title Period 7th 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.
- \_\_ (Specify the share of the Minor 7. Minor/(s) and his/ their interest in the property is to the extent of 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 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 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:
- 1. 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, Vldhanpuri 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.
- 2. 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
- 3. 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
- 4. 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 Ravinder 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 Jitender 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
- 7. Original registered sale deed dated 05.08.1981 registered in bahi no. 1 zild 373 pages 23-28 as serial no. 1743 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 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 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.

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: Lawyer's Chamber, Court Campus, Nainital - 263001



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

8. Copy of Partnership Deed of M/s Mehta Associa Mebile No.: 9219156533

J. No. Latest Tax receipt issued by Nagar Nigam Haridwar.

Date .....

- 10. Affidavit of mortgagor /present owner of the property named above.
- $11.\,\,0.5\%$  stamp duty on loan amount with a maximum of Rs. 10,000/- only.

There are no legal impediment for creation of Equitable Mortgage in favour of Bank 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 plot of land bearing Plot no. 5, measuring 41 feet X 45 feet having land area 1845 square feet i.e. 171.46 square meter, bounded in East-Plot No. 6 of Shri Subhash Chand Mehta, West-Plot no. 4 of purchaser Smt. Lata Mehta Urf Swarn Lata Mehta, North- Street 10 feet & South- Way 15 feet wide, 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: 28.02.2024

Signature of t

: Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407 Haridwar : Chamber No. 54, District Courts Roshnabad, Haridwar - 249403

Chamber No. 65, Tehsil Campus Roorkee (Har







M.A. (Eng.), LLM, Advocate & Notary Mobile No.: 9219156533

Oistt. Haridwal

			. 9219136533 Reference no. BA-203/202
G 90 14		Report of Investigation of The	
. No	day	Report of Investigation of Title in	respect of immovable property 9:8 02:10
	1.74	in Name of the Branch/ Business Unit/Office seeking	
			CAVID IN
		b) Reference No and date of the letter under th	As per Bank's Instructions
		cover of which the documents tendered for servein	v per bank's nest detions
		are incharmed.	,
		c) Name of the Borrower.	77. 14.1
			M/s Mehta Associates, a partnership firm
			having partners Shri Subhash Chand Mehta 8
			Smt. Lata Mehta Urf Swarnlata Mehta & Shri Amit
	2	a Type of Loan	Mehta Ss/o Shri Subhash Chand Mehta
	1.	a type of Loan	Term Loan
			A55 GRADON 925, N. 1955.5
		B Type of property	
	3.	791	Commercial
		offering the property as security.	
		and mig the property as security.	Subhash Chand Mehta R/o M-4, Krishna Nagar
1			Colony Kankhal Tehsil and District Haridwar, is
		13.8	the precent 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 barrower from
		(whether as joint applicant or borrower or as	named above.
		guarantor, etc.)	
	4.	a Value of Loan (Rs. In Crores)	De
4.0	5.	Complete or full description of the immovable	Rs
		property offered as asserted of the immovable	
		property offered as security including the following details:	
		details	West-43 feet, North-56 feet & South-69 feet,
			having total land area 2625 square feet i.e.
			243.96 square meter, total bounded in East-Plot
			No. 5, West- Road PWD, North-way 10 feet wide
			& South- Way 15 feet wide, belonging to khasra
	- 1		no. 2483 & Khewat No. 337, bearing Nagar Nigam
			Tax Khata no. 139/456, situated in Arya Nagar
1	1		
1		\$	
		£	Jwalapur (within limits of Nagar Nigam
-		(a) Surroy No.	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar
		(a) Survey No.	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar khasra no. 2483 & Khewat No. 337, bearing Nagar
			Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456
		(a) Survey No. (b) Door/House no. (in case of house property)	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar khasra no. 2483 & Khewat No. 337, bearing Nagar
		(b) Door/House no. (in case of house property)	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456
		(b) Door/House no. (in case of house property)	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456 To be ascertained from the approved valuer of Bank
	+	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456 To be ascertained from the approved valuer of Bank having total plot area 2625 square feet i.e.
	+	(b) Door/House no. (in case of house property)	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having
	+	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area
	+	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456 To be ascertained from the approved valuer of Bank having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt.
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	+	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456 To be ascertained from the approved valuer of Bank having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of
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	+	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456 To be ascertained from the approved valuer of Bank having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of
	+	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri
		(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.
		(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city,	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar. situated in Arya Nagar Jwalapur (within limits of
		(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt
	((	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar
6	(1	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  1. Original registered sale deed dated 01.08.1978
6	(1	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.  (a) Particulars of the documents scrutinized-serially and chronologically.	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  1. Original registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308
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6	aa aa	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.  (a) Particulars of the documents scrutinized-serially and chronologically.  (b) Nature of documents verified and as to whether	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  1. Original registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308 serial no. 1999 dated 29.11.1978 in the office of Sub Registrar Haridwar executed by Shri Ram
6	aa aa	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.  (d) Particulars of the documents scrutinized-serially and chronologically.  (e) Nature of documents verified and as to whether her are originals or certified copies or registration	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar)  1. Original registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308 serial no. 1999 dated 29.11.1978 in the office of Sub Registrar Haridwar executed by Shri Ram Lal Mehandiratta S/o Shri Tulsi Das
6	a a a a ()	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.  (d) Particulars of the documents scrutinized-serially and chronologically.  (e) Particulars of the documents verified and as to whether they are originals or certified copies or registration	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar)  1. Original registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308 serial no. 1999 dated 29.11.1978 in the office of Sub Registrar Haridwar executed by Shri Ram Lal Mehandiratta S/o Shri Tulsi Das
6	a a a a d d d d d d d d d d d d d d d d	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.  (a) Particulars of the documents scrutinized-serially and chronologically.  (b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar)  1. Original registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308 serial no. 1999 dated 29.11.1978 in the office of Sub Registrar Haridwar executed by Shri Ram Lal Mehandiratta S/o Shri Tulsi Das Mehandiratta R/o B-67, Kalka JI New Delhi in
6	a a a a a a a a a a a a a a a a a a a	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.  (d) Particulars of the documents scrutinized-serially and chronologically.  (e) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.  (for e) Only originals or certified extracts from the	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar)  1. Original registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308 serial no. 1999 dated 29.11.1978 in the office of Sub Registrar Haridwar executed by Shri Ram Lal Mehandiratta S/o Shri Tulsi Das Mehandiratta R/o B-67, Kalka JI New Delhi in favour of Smt. Sudarshan Kumari W/o Shri S.P.
6	() till ee N	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.  (d) Particulars of the documents scrutinized-serially and chronologically.  (e) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.  (e) Colly originals or certified extracts from the degistering/land/ revenue/ other authorities be	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar)  1. Original registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308 serial no. 1999 dated 29.11.1978 in the office of Sub Registrar Haridwar executed by Shri Ram Lal Mehandiratta S/o Shri Tulsi Das Mehandiratta R/o B-67, Kalka JI New Delhi in favour of Smt. Sudarshan Kumari W/o Shri S.P. Kumar R/o 11/13, mohalla Jaharan Jwlapur
6	() till ee N	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.  (e) Particulars of the documents scrutinized-serially and chronologically.  (b) Nature of documents verified and as to whether hey are originals or certified copies or registration extracts duly certified.  (ote: Only originals or certified extracts from the degistering/land/ revenue/ other authorities be examined.	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  1. Original registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308 serial no. 1999 dated 29.11.1978 in the office of Sub Registrar Haridwar executed by Shri Ram Lal Mehandiratta S/o Shri Tulsi Das Mehandiratta R/o B-67, Kalka JI New Delhi in favour of Smt. Sudarshan Kumari W/o Shri S.P. Kumar R/o 11/13, mohalla Jaharan Jwlapur Fehsil and Distract Haridwar & Smt. Swarnlata
6	() till ee N	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.  (a) Particulars of the documents scrutinized-serially and chronologically.  (b) Nature of documents verified and as to whether hey are originals or certified copies or registration attracts duly certified.  (ote: Only originals or certified extracts from the egistering/land/ revenue/ other authorities be examined.	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  1. Original registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308 serial no. 1999 dated 29.11.1978 in the office of Sub Registrar Haridwar executed by Shri Ram Lal Mehandiratta S/o Shri Tulsi Das Mehandiratta R/o B-67, Kalka JI New Delhi in favour of Smt. Sudarshan Kumari W/o Shri S.P. Kumar R/o 11/13, mohalla Jaharan Jwlapur Fehsil and Distract Haridwar & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash-Chand
6	() till ee N	(b) Door/House no. (in case of house property)  (c) Extent/ area including plinth/ built up area in case of house property  (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.  (a) Particulars of the documents scrutinized-serially and chronologically.  (b) Nature of documents verified and as to whether hey are originals or certified copies or registration extracts duly certified.  (ote: Only originals or certified extracts from the egistering/land/ revenue/ other authorities be examined.	Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  khasra no. 2483 & Khewat No. 337, bearing Nagar Nigam Tax Khata no. 139/456  To be ascertained from the approved valuer of Bank  having total plot area 2625 square feet i.e. 243.96 square meter and at present having constructed building on with an adjoining area owned by Shri Subhash Chand Mehta & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta named above & names of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta are also mutated/recorded in Tax records of Nagar Nigam Haridwar.  situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar  1. Original registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308 serial no. 1999 dated 29.11.1978 in the office of Sub Registrar Haridwar executed by Shri Ram Lal Mehandiratta S/o Shri Tulsi Das Mehandiratta R/o B-67, Kalka JI New Delhi in favour of Smt. Sudarshan Kumari W/o Shri S.P. Kumar R/o 11/13, mohalla Jaharan Jwlapur Fehsil and Distract Haridwar & Smt. Swarnlata

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Lawyer's Chamber, Court Campus, Nainital - 263001



# Thakral & Thakral



E-mail-advocate.thakral1st@gmail.com

# **Gyaaneshwar Thakral**

M.A. (Eng.), LLM, Advocate & Notary Mobile No. : \$218158533

			N	Nobile No.	registered in babi no 04 atta control 06.04.1980
	Sr.				registered in bahi no. 91 aled 666 pages 197-204 serial no. 826 dated 06.04.1980 in the office of Sub Registrar Haridwar executed by Smt Sudarshan Kumari W/o Shri S.P. Kumar R/o 11/13, mohalla Jaharan Jwlapur Tehsil and Distract Haridwar in favour of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar.
	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.
-	2	01.08.1978	Registered Sale deed	Original	N.A.
7.		06.04.1980	Registered Sale deed	Original	N.A.
	obtain comp propo certifi the TI in car	ared with the do sed mortgagor ied copies and r (R.) (HL: if the v	copy of all title doc elevant sub-registra ocuments made avai ? (Please also enclo relevant fee receipts alue of loan=> Rs. 2 cial loans irrespec	r office and llable by the ose all such along with	
8.	b. Wh docum Regist with the (In compa- should	ether all pages nents which are rar 's office has he original docu- ase originals ti- aring with the libe handled mos	in the certified cope obtained directly we been verified paments submitted? the deed is not procertified or ordinate diligently &cautio	from Sub- ge by page oduced for ary copies	N.A. as above.
0.	author availal compu	ities relevant to ble for verification ter system?	s of registrar office the property in que through any onlir	or revenue uestion are ne portal or	Yes, records of registrar office relevant to the property in question are available for verification through online portal/computer system.
	and the	comments/fin	nputer records are on or cross checking dings in this regard.	g are made	Yes, records of registrar office relevant to the property in question available through online portal/computer system are verified/cross checked & found in order.
	if so wh	e to be got verif nether such verif nether proper	neness of the stamp fied from any online fication was made? registration of o	portal and	No. Yes.
9.	a) Projurisdic	perty offered a tion of which su	eof to be provided as security falls v b-registrar office?	vithin the	Sub-registrar Haridwar
	docume more t registra such offi	her it is possi nts in respect o han one offici r/ registrar- ge ices?	ible to have regis of the property in que of sub-registrar eneral. If so, please	district name all	No.
_	named a	t(b) above?	been made at all t		N.A.
- 1	authouth	es or any other	s in the offices of re records reveal regis in respect of the pr	tration of	N/A
	question	<b>'</b>	the title from the o	A1 88	LINAR THATO

Office Haridwar Roorkee

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Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407
 Chamber No. 54, District Courts Roshnabad, Haridwar - 249403
 Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667
 Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663

U.A. 1014/2004



### S Thakral Thakral



Date .....

E-mail-advocate.thakral1st@gmail.com

## Gyaaneshwar Thakral

M.A. (Eng.), LLM, Advocate & Notary property in question from the prMebile No. 3 9219156533

	-1	41,40114 6554	THE COURSE OF COURSE OF THE A	
To Know Street and Street	The second secon	ACTION AND ADDRESS OF THE PARTY.	part of the second section of the second section is a second seco	-
are americal	to the curr	ent title hole	ler.	

The property in question with other property in the shape of open plot was the personal property of Shri Ram Lal Mehandiratta S/o Shri Tulsi Das Mehandiratta R/o B-67, Kalka JI New Delhi and his name is also recorded in records.

- 2 Later on Shri Ram Lal Mehandiratta S/o Shri Tulsi Das Mehandiratta R/o B-67, Kalka JI New Delhi named above transferred this property having an area of 2625 square feet i.e. 243.96 square meter by way of registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308 serial no. 1999 dated 29.11.1978 in the office of Sub Registrar Haridwar in favour of Smt. Sudarshan Kumari W/o Shri S.P. Kumar R/o 11/13, mohalla Jaharan Jwlapur Tehsil and Distract Haridwar & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar.
- 3. Lastly Smt. Sudarshan Kumari W/o Shri S.P. Kumar R/o 11/13, mohalla Jaharan Jwlapur Tehsil and Distract Haridwar named above transferred her total shared property by way of registered sale deed dated 06.04.1980 registered in bahi no. 01 zild 666 pages 197-204 serial no. 826 dated 06.04.1980 in the office of Sub Registrar Haridwar in favour of present owner Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar.

Thus Chain of title is complete & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta is the owner of total property having an area of 2625 square feet i.e. 243.96 square meter.

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 title history of last 30 years of the holder in the property and established all the transitions have been duly verified from the relevant records from the revenue 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 No. involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.
- 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 Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)

Full Ownership Rights

N.A.

Yes.

If Ownership Rights a. Detail of the Conveyance Documents

- 1. Registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308 serial no. 1999 dated 29.11.1978 in the office of Sub Registrar Haridwar executed by Shri Ram Lal Mehandiratta S/o Shri Tulsi Das Mehandiratta R/o B-67, Kalka JI New Delhi in favour of Smt. Sudarshan Kumari W/o Shri S.P. Kumar R/o 11/13, mohalla Jaharan Jwlapur Tehsil and Distract Haridwar & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar
- Registered sale deed dated 06.04.1980 registered in bahi no. 01 zild 666 pages 197-204 serial no. 826 dated 06.04.1980 in the office of Sub Registrar Haridwar executed by Smt. Sudarshan Kumari W/o Shri S.P. Kumar R/o 11/13, mohalla Jaharan Jwlapur Tehsil and Distract Haridwar in favour of Smt. Swarnlata 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

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## **Gyaaneshwar Thakral**

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

	M.A. (Eng.), LLM, Advocate Mobile No. : 92	6 Notary
-	b)lessee is permitted to mortgage the Leasehold right,	
1244		N.A. Date
	dill, a sub-lease, check the lease deed in favour of Lessee a	N.A.
	to whether Lease deed permits sub-leasing and mortgage	s N.A.
	by Sub-Lessee also.	e
	e) Whether the leasehold sixt a	
	<ul> <li>e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?</li> </ul>	f N.A.
	() Right to got passes and applicable)?	
	f) Right to get renewal of the leasehold rights and nature thereof.	e N.A.
		6-11599
	If Govt. grant/ allotment/Lease-cum/Sale Agreement whether;	, N.A.
	a. grant/ agreement etc. provides for alienable rights to the	N.A.
	mortgagor with or without conditions,	14.74.
	o. the morigagor is competent to greate at	N.A.
	property,	I N.A.
	c. whether any permission from Govt. or any other	N.A.
	authority is required for creation of mortgage and if so	N.A.
		'
	" occupancy light whether:	N.A.
	a) Such right is heritable and transferable	N.A.
	of mortgage can be created	N.A.
12.	a) Has the property has been transfer to	N.A.
	b) The Gift/Settlement Deed is duly stanged to	
	c) The Gift/Settlement Deed has been attested by two	
	d) Whether there is any restriction on the Donor in executing the eift (settlement dead).	
		N.A.
	e) The Gift/Settlement Deed transfers the property to	
		N.A.
	f) Whether the Donee has accepted the gift by signing the	II.
		N.A.
	g) Whether the Donee is in possession of the gifted	
		N.A.
	h) Whether any life interest is reserved for the Donor or	N.
		N.A.
	1) Any other aspect affecting the validity of the state	N.A.
	through the gift/settlement deed.	N.A.
3.		
	The property uppn transformed t	No.
	partition/family settlement deed by way of	110.
	(a) whether the original doed in the state of the state o	
	(a) whether the original deed is available for deposit. If not	Not Applicable
	the modality/procedure to be followed to create a valid and enforceable mortgage.	***
	(b) Whether mutation has been effected	
	(c) Whether the mortgages is in	Not Applicable
	(c) Whether the mortgagor is in possession and enjoyment of his share	Not Applicable
		3.000 × 100
	(d) Whether the partition made is valid in law and the	Not Applicable
	- The Box must deduit en a little thousand the changes	*
	(e) In respect of partition by a decree of court, whether	Not Applicable
	such decree has become final and all other conditions/ formalities are completed/ complied with.	(5,5), (755), (775)
	inditites at a complete of complete with	
	(f) Whether any of the documents in question are executed in counterparts or in more than	Not Applicable
	in counterparts of in more than one cot? If so addition in	
	precentions to be taken for avoiding multiple mortgage?	
	Whichief the fille documents include	No
-	(a) In case of wills what	OR THAKA
	case of wins, whether the will is registered will on	Not Applicable NA
	unregistered will?	nor whhicanie

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Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663

: Lawyer's Chamber, Court Campus, Nainital - 263001

QU.A. 1014/2004



# Thakral & Thakral G



E-mail-advocate.thakral1st@gmail.com

## **Gyaaneshwar Thakral**

1	M.A. (Eng.), LLM, Advocate and if so whether the same is probat Modyla Nonject	38/150533
No	(c) Whether the property is mutated on the basis of will? (d) Whether the original will is available? (e) Whether the original death certificate of the testator available? (f) What are the circumstances and/or documents	Not Applicable Not Applicable Is 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 a	ty Not Applicable
	5. Whether the property is subject to any walf rights/belong to church/temple or any religious/other institutions	ıs No
	properties?	
	(b) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	ve Not Applicable
	(a) Where the property is a HUF/joint family property? (b) Whether mortgage is created for family benefit/leganecessity, whether the Major Coparceners have nobjection/join in execution, minor's share if any, rights of female members etc.	0
	(c) Please also comment on any other aspect which ma adversely affect the validity of security in such cases?	y Not Applicable
	7. (a) Whether the property belongs to any trust or is subject to the rights of any trust?	ot No
	(b) Whether the trust is a private or public trust an whether trust deed specifically authorizes the mortgage of the property?	of
	(c) If Yes, additional precautions/permissions to b obtained for creation of valid mortgage?	
	(d) Requirements, if any for creation of mortgage as per th central/state laws applicable to the trust in the matter.	
	8. Is the property is Agricultural land,	N.A., as the property in question is joint 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 Agricultura land and whether there are any restrictions for creation, enforcement of mortgage?	
	(b) In case of agricultural property other relevan 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?	
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained?	e non-agricultural/ Commercial property, situated in Arya Nagar Jwalapur (within limits of Nagar Nigam Haridwar) Tehsil and Distt Haridwar
1	(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.)?	
	(b) Additional aspects relevant for investigation of title as per local laws.	
20	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	
	(b) Whether any search/enquiry is made with the Land	No Solven

Office Haridwar Roorkee

Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 249663

		(भाग-1	)	क्रम संख्या	34 / 48
(प्रस्तुः व्या प्रार्थना-पत्र प्रस्तुत करने व	तकर्ता अथवा प्र	ार्थी द्वारा रख	ब्रा जाने वा	ला)	
ज्य प्रार्थना-पत्र प्रस्तुत करने व	का दिनांक	28-Feb-2	024		
ब या प्राथना-पन गरेंचु					
प्रस्तुतकार	मुआयना	14	वर्ष	( 2011	- <sub>2024</sub> )
लेख का प्रकार		0.00			
प्रतिफल की धनराशि	*	0.00			
1 रजिस्ट्रीकरण शुल्क		0.00			
2 प्रतिलिपि करण शुल्क		0.00			4000
3 इलैक्ट्रानिक शुल्क		1020	•	Application	No 1220
4 निरीक्षण या तलाश शुल्क		70.0	U		
मुख्तारनामा के अभिप्रणालोकरण	ग के लिए शुल्क	0.00			
6 कमीशन शुल्क		0.00			
8		0.00			
7 नकल शुल्क		5.00			
8 विविध		0.00			
9 यात्रिक भत्ता					
10 कुम रजिस्ट्रीकरण शुल्क		0.00			
11 योग		75.00	7		
शुल्क वसूल करने की दिनांक 2	8-Feb-2024				
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर	उपनिबंधक,	हरिद्वार,द्वित	<del>1</del> िय		

जिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, हरिद्वार्र,द्वितीय

	The second second		
La Company	(भाग—1) तकर्ता अथवा प्रार्थी द्वारा रखा जाने व हा दिनांक 28-Feb-2024 ज्ञानेश्वर ठकराल एड0 प्रायास्य 17 वर्ष	क्रम संख्या 38 / 19	
(प्रस्त	तकर्ता अथवा प्रार्थी द्वारा रखा जाने व	ाला)	
्राच प्रस्तुत करने <sup>व</sup>	ना दिनांक 28-Feb-2024		
मा प्रार्थना-पन नाम	ज्ञानेश्वर ठकराल एड0		
7601	मुआयना <sup>17</sup> वर्ष	( 1,994 - 2,010)	
व प्रार्थना-पत्र प्रस्तुत करना प्रत्युतकर्ता या प्रार्थी का नाम प्रत्युतकर्ता प्रकार नेव का प्रकार	3	( 1,004	
निष्य का निश्नराशि	0.00		
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3 इलक्जा मा उ 4 निरीक्षण या तलाश शुल्क	85.00		
4 निरीक्षण या तलाश सुरका 5 मुख्तारनामा के अभिप्रणालोकरण	के लिए शुल्क <sup>0.00</sup>		
5 मुख्तारनामा क आराव	0.00		
6 कमीशन शुल्क	0.00		
7 नकल शुल्या			
<del>O De</del> r	5.00		
8 विविध	0.00	$\langle \mathcal{L} \rangle$	
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10 क्म रजिस्ट्रीकरण शुल्क		()/	
44 707	90.00		
गायाग शुल्क वसूल करने की दिनांक 28	-Feb-2024		
	0:		

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, हरिद्वार,प्रथम

# Thakral & Thakral & Frail-advocate.thakral1st@gmail.com



# Gyaaneshwar Thakral LLM, Advocate & Notary

/	M.A. (Eng.), LEIN No. 192	19138 Pavailable records, the property is
	M.A. (Eng.), LLM, Advocate  M.A. (Eng.), LLM, Advocate  (a) Whether the property is involved in Monite of Practice?  The property is pending or concluded?	involved in or subject matter of litigation which is pending or concluding the control of the co
	(a) Whether the property is involved in <b>Gran</b> feet matter any intigation which is pending or concluded?	litigation which is pending or conclusion
-	(a) Which is pending of control	but an affidavit is to be obtained from
11.	any intigation	but an amadavit is to be named above
	777.44	but an affidavit is to be obtained above Present owner/Mortgagor named above
	(b) If so, whether such litigation would adversely affect the	e N.A.
	h litigation would adversely affect th	6 11
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its concernment?	S
	(b) if so, of a valid mortgage of have any my	
	future enforcement?  (c) Whether the title documents have any court seal.  (d) which points out any litigation, which points out any litigation.	/ No
	future enforcements have any court seen	//
	(c) Whether the title points out any lingation, which points out any lingation,	/
- 8	marking which points out any intigation, marking which points out any intigation, attachment/security to court in respect of the property in attachment/security to case please comment on such	1
	attachment/security to court in respect of the property in attachment/security to court in respect of the property in attachment/security to court in respect of the property in attachment/security to court in respect of the property in attachment/security to court in respect of the property in attachment/security to court in respect of the property in attachment/security to court in respect of the property in attachment/security to court in respect of the property in attachment/security to court in respect of the property in attachment/security to court in respect of the property in attachment/security to court in respect of the property in attachment/security to court in respect of the property in attachment/security to court in respect of the property in attachment/security in attachment/security in attachment/security in attachment in attach	1
	action/ III Such	
	question?	No
	seal/marking?  (a) In case of partnership firm, whether the property  (b) from and the deed is properly registered?	
22.	(a) In case of partnership IIIII, which is belongs to the firm and the deed is properly registered?	Not Applicable
La ser	belongs to the firm and the design whether thrown or	I   Mot Application
	(b) Property belonging to partie for the same have been	
	1 - at 7 Whether Infiliances	
	completed as per applicable laws?	Not Applicable
	completed as per applicable laws?  (c) Whether the person(s) creating mortgage has/have for and on behalf of the firm?	•
	(c) Whether the person(s) creating inortices authority to create mortgage for and on behalf of the firm? authority to create mortgage for and on behalf of the firm?	No.
	authority to create mortgage for and on occasional authority to create mortgage for an occasional authority to create mortgage for a create mor	
23.	(a) Whether the property belongs to a billion	* *
	check the Borrowing powers,	- 10 m
	authorization to create mortgage/execution of any prior charges with the Company Registration of any prior charges with the Company	
	Registration of any prior charges with the	A
	Registration of any prior charges with the Registrar (ROC), Articles of Association /provision for	
	common seal etc.	N.A.
		10 20073300
	b/1 Whether the property (to be moregaged ) to be by the above company from any other company or Limited by the above company from any other company or Limited	
	Liability Partnership (LLP) firm? Yes/No.	
	b/2 If yes, whether the search of charges of the property	N.A.
	b/2 If yes, whether the search of the by	
	(to be mortgaged) has been carried out with Registrar of companies (ROC) in respect of such vendor company/LLP	
	companies (ROC) in respect of such vendos	
	(seller) and the vendee company (purchaser)?	N.A.
		34 25
		N.A.
	to the state of the search regions on climbs dilectly charges	
	cuch charges /encumbrances have been satisfied.	N.A.
24.		11.42.
L'1.	to horrower and whether the moregas	
		N. A.
25	(a) Whether any POA is involved in the chain of title during	N.A.
25.	at a seried of coarch /	•
	(1) Whather the POA involved is one coupled with interest,	N.A.
	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,	N.A.
	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	
	Employees / Authorized Representatives to Sign Flat	
	Allotment Letters, NOCs, Agreements of Sale, Sale Deeds,	70
	etc. in favour of buyers of flats/units (Builder's POA) or (ii)	
	other type of POA (Common POA).	
		N.A.
	is available and the same has been verified/compared with	
	the original POA.	

THAKR

# Thakral & Thakral ( E-mail-advocate, thakral 1st@gmail.com E-mail-advocate.thakral1st@gmail.com



# shwar Thakral

	Gyaaneshwar Tha Gyaaneshwar Tha  Gyaaneshwar Tha	KICH
1	Gyaaneshwar  M.A. (Eng.), LLM, Advocate &  M.A. (Eng.), LLM, Advoc	Notary
1	(Fng.), LLM, Advoid (9239	16,6533
1	M.A. (Eng.), LLIM, VI (923)  M.A. (Eng.), LLI	Date
1/	(c) In case of Common POA (i.e. POA o Mobilian of POA.  (d) In case of Common POA (i.e. POA o Mobilian of POA.  (e) In case of Common POA (i.e. POA is verified and the title original POA). The original POA is verified and the title original POA;  (i) In case of Common POA (i.e. POA is verified and the title original POA). The original POA is verified and the title original POA;  (ii) In case of Common POA (i.e. POA o Mobilian or POA).  (iii) In case of Common POA (i.e. POA o Mobilian or POA).  (iii) In case of Common POA (i.e. POA o Mobilian or POA).  (iii) In case of Common POA (i.e. POA o Mobilian or POA).	
1/	(c) In case of Community the following characteristic and the control of the original POA is verified and the company please the original POA?  Whether the original POA is a registered one?  Investigation is done on the basis of original POA?  Whether the POA is a registered one?  Whether the POA is a special or general one?	
1	(e) In the sectority ariginal POA is veriginal POA?	
	PV	
/	When is dolle or registered one?	
1	investight the POA is a special or general or authority for	
	ii. What the Forman anntains a special	
	iii. Whather the mont in question:	N.A.
	(f) Whether the POA was in force and not revoked of flat (f) Whether the POA was in force and not revoked of flat (f) Whether the date of execution of the document in become invalid on the date of execution of the document in become invalid on the date of execution of the same has been the same has been clarify whether the same has been the same has be	
	execution of the document in	
1	(1) Whether the same has been	
		N.A.
	(f) Whether the POA was in force and the document in the same has been question? (Please clarify whether the same has been question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)  (g) Please comment on the genuineness of POA?	147
	ascertained in the genuine research	N.A.
	(g) Please comments and the enforceability and	Tia.
		N.A.
	(g) Please comment on the general (h) The unequivocal opinion on the enforceability and validity of the POA?  Whether mortgage is being created by a POA holder, check whether mortgage is being created by a POA holder, check whether mortgage is being created by a POA holder, check whether more of the Power of Attorney and the extent of the	116.5
	validity of the being created by a stant of the	
26.	walidity of the POA? whether mortgage is being created by a POA holder, enter whether mortgage is being crea	
-	Whether mortgage is being commended with the extent of the genuineness of the Power of Attorney and the extent of genuineness of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the powers given the power of the Power of Attorney and the extent of the power of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly powers given the power of the po	
	genuineness of the Power of Mether the same is properly powers given therein and whether the same is properly powers given therein and whether the same is properly powers given therein and whether the same is properly power given by the same is properly power given by the properly	N.A.
	the place, where it is executed.  If the property is a flat/apartment or residential/  arial complex, check and comment on the following:	ly.r.
	If the property is a flat/apartment of Fedlowing: commercial complex, check and comment on the following:	
27.		
	(a) Promotel 3/ Lane (por of Affortiey,	
	(L) Davelonilletters.	
	(c) Extent of authority of the Developer/binder, (c) Extent of authority of the Developer/binder, and/or	
	(d) Independent data	
	building in question; (e) Agreement for sale (duly registered); (e) Agreement (approximately the same duty;	
	(e) Agreement for sale (day) (f) Payment of proper stamp duty; (f) Payment of proper stamp duty; (g) Fayment of registration of sale agreement,	
1		
	(h) Approval of buttons, appropriate/local authority, etc.; (i) Conveyance in favour of Society/ Condominium	34 3
	(i) Conveyance in lavour	
	concerned; - (-lletment letter/letter of	
	possession; (k) Membership details in the Society etc.;	
	(I) Share Certificates (I) Share Certificates (m) No Objection Letter from the Society; (m) No Objection Letter from the local/Municipal laws,	
	(m) No Objection Letter from the Society; (m) No Objection Letter from the Society; (n) All legal requirements under the local/Municipal laws, (n) All legal requirements of flats/Apartments/Building	
	(n) All legal requirements under the local handless (n) All legal requirements (n) All legal	
1		
	Regulations, Development Control Regulations, Co- operative Societies'	
	Laws etc.; s the Bank charges on the	
	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	9
	the second of laveout and other precautions, it and	
	(a) Whether the numbering pattern of the units/flats tarry	
	in all documents such as approved plan, agreement plan,	*
	etc.	NI A
	II.A Whether the Real Estate Project comes under Real	N.A.
	Estate (Regulation and Development) Act, 2016? Y/N	N A
	II.B Whether the project is registered with the Real Estate	N.A.
	Regulatory Authority? If so, the details of such registration are to be furnished.	
1	II.C Whether the registered agreement for sale as	N A
	prescribed in the above Act/Rules there under is executed?	N.A.
	II.D Whether the details of the apartment/plot in question	N A
1	are verified with the list of number and types of anartments	N.A.
	or plots booked as uploaded by the promoter in the website	
7.5	of Real Estate Regulatory Authority?	DTHAKRA
20.	Encumbrances, Attachments, and/or claims whother of	CIP' X A DA

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Chamber No. 54, District Courts Roshnabad, Haridwar - 249403

U.m. 1014/2084

Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667 Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663 : Lawyer's Chamber, Court Campus, Nainital - 263001

# Thakral & Thakral | E-mail-advocate, thakral 1st@gmail.com



# **Gyaaneshwar Thakral**

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

	M.A. (Eng.), LLM, Advocate 8  M.A. (	nt56533
	M.A. (Lits Mehila Merities or	I have inspected the available record in
1	Government, Central or State or other MRAMARIAN Contral or State or other MRAMARIAN CONTRACTOR CONT	There inspected the available record in
	symment, Central Liens etc. and details there certificate	I have inspected the available recording to the office of Sub-registrar Haridy 2nd in the office 01.01.1994 to 2024
	coverament, Lieus etc. and determination of the Encumbrances Certificate under the Encumbrances Certificate the name of the person in whose favour the name of the person in whose favour the and the name of the person in whose favour the name of the person in the name of the person in the name of the person in the name of the name of the person in the name of th	2nd in the office of Sub-registral Hards for a period since 01.01.1994 to 2024 for a period since of this property is clear
1	The period covered under the blow whose favour the rame of the person in whose favour the name of the person in whose favour the and the name of the person in whose favour the rame of the person in whose favour the name of the person in the name of the name of the person in the name of	for a period since 01.01.1994 to 200 to date and found this property is cle to date and free from any record
/	The he name of the pand if so, satisfaction of charge, in	to date and found this property is one marketable and free from any record
.9.	and the abrance is created and it	marketable and no
.	encumbrance	encumbrance  Latest Tax receipt in the joint name of St  Latest Late Mehta Urf Lata Mehta & Sl
	any.	in the louis name
- 1	or other	Latest Tax receipt in Lata Mehta & S
	emerty tax or land revenue of other	Latest Tax receipt in the joint hand & S. Swarnlata Mehta Urf Lata Mehta & S. Subhash Chand Mehta is available Subhash Chand Mehta is available
-	Details regarding property tax or land revenue of other statutory dues paid/payable as on date and if not paid,	Subhash Chand Mehta is available Urban Land Ceiling act is not applicable Urban Land Ceiling act is not applicable
30.	petans dues paid/payable as on the	Haban Land Ceiling act is not apprecia
	statutory dues paid, peg- what remedy?  (a) Urban land ceiling clearance, whether required and if so,	the state of Uttarakhand.
	what remedy.	the state of Uttarakhand. No-objection Certificate under the Incor
31.	(a) Urban land Century details thereon. (b) Whether No Objection Certificate under the Income Tax (b) Whether No Objection Certificate under the Income Tax	No-objection Certificate
31.	details thereon.	Toy Act is not require
- 1	(b) Whether No Objection certains	Mamos of present owner with h
- 1	Not is required / obtained? / whation extracts / Khata	Names or Plata Mehta jointly With
	(a) Details of RTC extracts/mutation extracts/ Khata	Names of present owner Smt. Lata House of present owner Smt. Lata House Smart Swarnlata Mehta jointly with husband Shri Subhash Chand Mehta Smutate
32.	(a) Details of RTC extracts/intended extracts pertaining to the property in question.	husband Sill Substantial Mehta is mutate
	extracts pertaining to and	I toto Gvan Chartede
- 1		acorded in Nagar
		Latort House lan ices in the Lata Mell
	e con is reflected as owner in	Cont Swarnlata Mehta Uri Lata
	(b) Whether the name of mortgagor is reflected as owner in	of Smt. Swarnlata Mehta UFI Lata & Shri Subhash Chand Mehta is available
		& Shri Subhash Ghash
	(a) Whether the property offered as security is clearly	Yes
	the property offered as security is citally	
33.	(a) Whether the property	Yes
55.	demarcated?  (b) Whether the demarcation/ partition of the property is	163
	(b) Whether the demarcation, parties	Vac
		Yes
	legally valid?  (c) Whether the property has clear access as per documents? (The property should be legally accessible documents? (The property should be legally accessible documents?)	
	legements? (The property should be legan)	
	1 ab normal carrier	
	houses, as the case may be).	Yes.
	houses, as the case may be).  (a) Whether the property can be identified from the	
34.	(a) Whether the property	Yes.
	following documents	Yes.
	(-) Document in relation to close	N.A.
	(b) Document in relation to water carry Registration, if any	N.A.
	(c) Document in relation to	** 1
	'nlicable'	N.A.
	(d) Other utility bills, if any.  (b) Discrepancy/doubtful circumstances, if any revealed on	No.
-	(b) Discrepancy/doubtful circumstances, it any	approved/sanction
	cuch scrutiny?	Valuation report and approved/ sanction
	such scrutiny?  (a) Whether the documents i.e., Valuation report/approved	Valuation report and approved plans are to be submitted to the bank.
35.	(a) Whether the documents i.e., Valuation report/discrepancy sanction plan reflect/indicate any difference/discrepancy	0 P20 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
	sanction plan reflect/indicate any difference date of sanction plan reflect/indicate any difference date of sanction plan reflect in the boundaries in relation to the Title Document/other in the boundaries in relation report and/or approved plan	
	in the noundaties in terms 1/ emproved plan	
	in the set (if the valuation report and/or approved plant	
	document. (If the valuation reportion of TIR, please	
	document. (If the valuation reportion of TIR, please	
	document. (If the valuation reports are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the	
	document. (If the valuation reports are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	••
	document. (If the valuation reports are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Yes
36.	document. (If the valuation reports are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Yes
36.	document. (If the Valuation reports are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).  (a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Voc
36.	document. (If the Valuation reports are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).  (a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes Foultable Mortgage can be created
36.	document. (If the Valuation repair are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).  (a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?  (b) Property is SARFAESI compliant (Y/N)  a Whether original title deeds are available for creation of	Yes Foultable Mortgage can be created
	document. (If the Valuation reports are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).  (a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?  (b) Property is SARFAESI compliant (Y/N)  a Whether original title deeds are available for creation of equitable mortgage	Yes Equitable Mortgage can be created favour of State Bank of India.
	document. (If the Valuation reports are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).  (a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?  (b) Property is SARFAESI compliant (Y/N)  a Whether original title deeds are available for creation of equitable mortgage	Yes Foultable Mortgage can be created
	document. (If the Valuation reparation of TIR, please are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).  (a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?  (b) Property is SARFAESI compliant (Y/N)  a Whether original title deeds are available for creation of equitable mortgage  b In case of absence of original title deeds, details of legal	Yes Equitable Mortgage can be created favour of State Bank of India.
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Haridwar Roorkee Laksar

Nainital

Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407 Chamber No. 54, District Courts Roshnabad, Haridwar - 249403 Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667

Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663

Lawyer's Chamber, Court Campus, Nainital - 263001



# Thakval & Thakval ( E-mail-advocate,thakral1st@gmail.com

Gyaaneshwar Thakral M.A. (Eng.), LLM, Advocate & Hotary Mobile No. : 9219156533

Annesnes - L

Certificate of True

Compared to be deposited relating to the Compared to be the Compared to be the Compared to the Com Light Examined the Original Title Deeds/Incoments interpret to be documents of title referred to in the Opinion and that the documents of title referred to in the Opinion and othered as security by way of Equitable Mortgage and that the said Equitable Mortgage if created, it was extremely and othered as security by way of Equitable and Interest and that the said Equitable Mortgage if created, it was extremely and othered as security by way of Equitaina martipage and conditions are continued by the created, it will satisfy the are valid evidence of Right, title and Interest and Further certify that:

requirements of creation of Equitable Mortgage and Frormer certify units.

2. These examined the Documents in detail, taking into account all the Guidelines in the check list vide Ennexure.

I have examined the Documents in detail, taking into account all the Cuidelines in the check list vide Ennexure.

It and the other relevant factors.

1. Frontiern having made a search in the Land/ Revenue records. Lalso confirm having verified and checked the factorism having made a search in the Land/ Revenue records. Lalso confirm having made a search in the Land/ Revenue records. Lalso confirm having made a search in the Land/ Difficults. Lalo not find anything adverse which would record the confirm having made as search in the Land/ Revenue records. 3. I confirm having made a search in the Landy revenue records, raiso common naving verified and checked the records of the relevant Sub-Registrar(s) Office(s). I do not find anything adverse which would prevent the Title records of the relevant Sub-Registrar(s) Office(s). I am finishe Tresnonsible. If any lose is caused to the relevant Sub-Registrar(s) of the records of the relevant Sub-Registrar(s) Office(s), Fou nor one anything adverse which would prevent the Title Holders from creating a valid Mortgage, Lam Hable /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 to be such that the such that are presented to be such that the such that

4. Following scrutiny of Land Records/ Revenue Records, remays: This Decus, ceruned copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (BC), I hereby certify the genuineness of the Tuto beats for the Concerned registrar office and encumbrance certified by making necessary applies.

of the Title Deeds, Suspicious/ Doubt, if any, has been clarified by making necessary enguiries.

6. There are prior Mortgage/ Charges/ encumbrances whatsoever as could be seen from the Encumbrances (crubes) be the most space of the Encumbrances. Crifficate for the period from 01.01.1994 to 2024 up to date pertaining to the immovable Property covered

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated to the large in favour of the Bank.

already stated in the Loan documents and agreed to by the Mortgagor and the Bank, \_ (Specify the share of the Minor 7. Minor/(s) and his/ their interest in the property is to the extent of \_

II. The Mortpage if created, will be available to the Bank for the Hability of the intending borrower M/s Mehta Associates having partners Shri Subhash Chand Mehta & Smt. Lata Mehta Urf Swarnlata Mehta & Shri Amit

9, Lecrilly that Surt. 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

Hurther certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage

- 10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/
- Original registered sale deed dated 01.08.1978 registered in bahi no. 01 zild 2009 pages 299-308 serial no. 1999 dated 29.11.1978 in the office of Sub Registrar Haridwar executed by Shri Ram Lal Mehandiratta S/o Shri Tulsi Das Mehandiratta R/o B-67, Kalka Jf New Delhi in favour of Smt. Sudarshan Kumari W/o Shri S.P. Kumar R/o 11/13, mohalla Jaharan Jwlapur Tehsil and Distract Haridwar & Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District Haridwar
- Original registered sale deed dated 06.04.1980 registered in bahi no. 01 zild 666 pages 197-204 serial no. 826 dated 06.04.1980 in the office of Sub Registrar Haridwar executed by Smt. Sudarshan Kumari W/o Shri S.P. Kumar R/o 11/13, mohalla Jaharan Jwlapur Tehsil and Distract Haridwar in favour of Smt. Swarnlata Mehta Urf Lata Mehta W/o Shri Subhash Chand Mehta R/o M-4, Krishna Nagar Colony Kankhal Tehsil and District
- 3. Copy of Partnership Deed of M/s Mehta Associates.
- 4. Latest Tax receipt issued by Nagar Nigam Haridwar.
- 5. Affidavit of mortgagor / present owner of the property named above.
- 0.5% stamp duty on loan amount with a maximum of Rs. 10,000/- only. There are no legal impediment for creation of Equitable Mortgage in favour of Bank 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 bearing plot no. 04, measuring in East-41 feet, West-43 feet, North-56 feet & South-69 feet, having total land area 2625 square feet i.e. 243.96 square meter, total bounded in East-Plot No. 5, West-Road PWD, North-way 10 feet wide & South- Way 15 feet 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: 28.02.2024

Signature of the Advoc

101412004

ESA

Office Haridwar Roorkee Laksar

Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407 Chamber No. 54, District Courts Roshnabad, Haridwar - 249403

Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667 Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663

Lawyer's Chamber, Court Campus, Nainital - 263001