

Saurabh Sharma
Advocate

Court:
16 Civil court compound
Opp. Permanent Lok Adalat
Meerut

Resi:
11/43 Mohan Puri
Meerut
Mob: 9219111232
7017508387

Dated : 22.04.2024

CERTIFICATE

Reference No. NIL

To,

The Astt. General Manager
Punjab National Bank
E.K.Road,
Meerut.

Regarding : Opinion on investigation of title and obtaining of search report in respect of **An Industrial Land & Construction thereon Pertaining to Khasra No. 618, 617min., 628, 619, 636min., 619/1, 619/2, 620, 621, 622, 623/1, 623/2, 607, 608, 609, 611, 636/1, 637, 635, 626 Having an Area 5.0753 Hec. i.e. 50753 Sq. Meter & Khasra No. 624/1, 621, 623/1, 623/2, 638 Having an Area 3152 Square Meter Total Area 53905 Square Meter situated at Kasba Sardhana, Pargana & Tehsil-Sardhana & Distt-Meerut.**

Belonging to : **M/s Sardhana Papers Pvt. Ltd. through its directors.**

- As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.
- I have answered all the queries in the Special Report which is enclosed.
- I hereby certify that the registration particulars, numbers, date and page particulars etc. as shown in the original Title Deeds and contents thereof tally with the information as stated in the records of Office of Sub-Registrar/ Registrar of assurances as well as with certified copy of the title deeds, which was/were obtained by me is/are enclosed with this certificate.



- I further certify that the photograph of previous owner and of intending mortgagor affixed/seen in the title deed/s tally with the records of registrations office as well as certified copy of the title deed/s.

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

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

Provisions of the Securitization and Reconstruction and Financial Assets and Enforcement of Security Interest Act, 2002 are applicable to the property mentioned in schedule.

The search report of which annexed hereto, conducted by me for the period for 30 years from 01.01.1994 to 20.04.2024 against receipt no. 2024259012093 & 2202425901084 with its certificate no. 22024259001074 dated 22.04.2024 issued by SR Sardhana Meerut which does not disclosed encumbrances as stated therein. Except the said property has been mortgaged in PNB T.P.Nagar, Meerut.

- I shall be liable/responsible, if any loss caused to the bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintain by the INDIAN BANK'S ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH, BOTH for circulation amongst banks/ Financial Institutions.

- I have not given opinion earlier on investigation of the relating to the same property as detailed.

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| (a) Name of the lender | Not given |
| (b) Date of opinion and reference no. if any | |
| (c) Remarks | |

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

No Defects.



I hereby certified that in the light of above facts and documents the mortgagor still continue to hold the same clear, valid and marketable title over the said property subject to the permission of the Bank. The mortgage can be created by the mortgagor after depositing following documents which already mortgaged in PNB T.P.Nagar, Meerut.

The said title deeds are Original and genuine and are not duplicate or fake as observed by me -

- Original Sale Deed dated 06-09-1985, which was registered in the office of the Sub-Registrar Sardhana on 28-09-1985, at Bahi No 1, Zid no 1422, on pages no. 350-351, at serial no 4259. which was executed by Shri Neeraj Gupta S/o Shri Ghan Shyam Dass in respect of the land. consisting of Khasra No. 618mi & 617mi, having an area 2 Bigha 14 Biswa 10 Biswansi in favour of said M/S SARDHANA PAPERS PVT LTD, & its certified copy.
- Original Sale Deed dated 06-09-1985, which was registered in the office of the Sub-Registrar Sardhana on 28-09-1985, at Bahi No. 1. Zild no. 1439/1441, on pages no. 67/697-704, at serial no.4258, which was executed by Shri Shyam Kishore Gupta S/o Shri Ghan Shyam Dass, through attorney holder Shri Ram Kishore Gupta in respect of the land, consisting of Khasra No 518mi, 628 & 619, having an area 1 Bigha 3 Biswa 15 Biswansi in favour of said M/S SARDHANA PAPERS PVT.LTD. & its certified copy
- Original Sale Deed dated 06-09-1985, which was registered in the office of the Sub-Registrar Sardhana on 28-09-1985, at Bahi No. 1, Zild no 1426/1441, on pages no 281/705-712, at serial no. 4260, which was executed by Shri Ghan Shyam Dass Sio Shri Ganga Ram, through attorney holder Shri Ram Kishore Sio Shri Ghan Shyam Dass in respect of the land, consisting of Khasra No. 618m & 636mi, having an area 2 Bigha 13 Biswa in favour of said M/S SARDHANA PAPERS PVT. LTD. & its certified copy
- Original Sale Deed dated 01-02-1994, which was registered in the office of the Sub-Registrar, Sardhana on 01-02-1994, at Bahi No 1, Zild no 272, on pages no 299-332, at serial no 546, which was executed by Shri Sirajuddin Sio Shri Alimuddin in respect of the land, consisting of Khasra No 619/1, 621, 622, 623/1, 623/2, 607, 608, 609, 611mi, having an area 3610.20 sq. meters in favour of said MIS SARDHANA PAPERS PVT LTD., & its certified copy.
- 5. Original Sale Deed dated 01-02-1994, which was registered in the office of the Sub-Registrar, Sardhana on 05-02-1994, at Bahi No. 1. Zild no. 273,



on pages no. 247-280 at serial no 613 which was executed by Shri Raseed Ahmed Khan Sio Late Shri Alimuddin in respect of the land Consisting of Khasra No. 619/1, 621, 622, 623/1, 623/2, 607, 508, 609, 611mi, having an area 3610.20 sq. meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy

- Original Sale Deed dated 14-02-1994, which was registered in the office of the Sub-Registrar, Sardhana on 14-02-1994, at Bahi No. 1. Zild no. 275, on pages no. 51-140, at serial no. 712. which was executed by Shri Faiyyajuddin, Shabuddin & Riyajuddin all Sons of Shri Alimuddin in respect of the land, consisting of Khasra No. 619/1, 621, 622, 623/1, 623/2, 607, 608, 609 611mi, having an area 10830.60 sq. meters in favour of said MIS SARDHANA PAPERS PVT LTD., & its certified copy.
- Original Sale Deed dated 19-06-1990, which was registered in the office of the Sub-Registrar, Sardhana on 14-11-1990 at Bahi No. 1. Zild no. 1745/1771, on pages no. 398/188-198, at seriall no. 5120, which was executed by Shri Ramjeevan Lal Sio Shri Kanhaiya Lal, through attorney holder Shri Neeraj Gupta S/o Late Shri Ghan Shyam Dass in respect of the land consisting of Khasra No. 620, having an area 2624 sq meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy.
- Original Sale Deed dated 20-02-2001, which was registered in the office of the Sub-Registrar. Sardhana on 20-02-2001, at Bahi No. 1, Zild no. 2321, on pages no. 361-366, at serial no. 1107 which was executed by Shri Niyaz Ahmed Sio Shri Hakeemuddin in respect of the land. consisting of Khasra No. 635/1 & 636/1, having an area 4215 sq. meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy
- Original Sale Deed dated 23-09-2009, which was registered in the office of the Sub-Registrar, Sardhana on 23-09-2009, at Bahi No. 1. Zild no. 2412, on pages no 383-412, at serial no.10270, which was executed by Shri Amir Azam, Mohd. Mohajjam alias Mohd. Moujam & Mohd. Munajjam Sons of Shri Kudratulla in respect of the land, consisting of Khasra No. 635/1 & 636/1 637 & 636/1 having an area 6641 sq. meters in favour of said M/S SARDHANA PAPERS PVT LTD., & its certified copy
- Original Sale Deed dated 23-09-2009, which was registered in the office of the Sub-Registrar, Sardhana on 23-09-2009, at Bahi No. 1, Zild no. 2413, on pages ro. 9-24, at serial no 10272 which was executed by Shri Amir Azam, Mohd. Mohajjam alias Mohd Moujjam & Mohd. Munajjam Sons of Shri Kudratulla in respect of the land consisting of Khasra No. 635 having an area



550 sq. meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy.

- Original Sale Deed dated 06-04-1991, which was registered in the office of the Sub-Registrar, Sardhana on 08-04-1991, at Bahi No. 1, Zild no. 17, on pages no. 111-122, at serial no 2564, which was executed by Shri Neeraj Gupta Sio Shri Ghan Shyam Dass Gupta as attorney holder of Shri Sandeep Gupta & Deepak Gupta Sons of Late Shri Shyam Kishore Gupta in respect of the land, consisting of Khasra No. 619/1, 619/2, 621, 626, having an area 3035 sq meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy
- Original Sale Deed dated 24-12-2010, which was registered in the office of the Sub-Registrar Sardhana on 24-12-2010, at Bahi No. 1, Zild no. 3105, on pages no. 77-104, at serial no. 15013. which was executed by Shri Neeraj Gupta Sio Shri Ghan Shyam Dass Gupta in respect of the land, consisting of Khasra No. 619/1, 619/2, 621, 626, having an area 2408 sq meters in favour of said M/S SARDHANA PAPERS PVT. LTD, & its certified copy.
- Extracts of CH-23, Village Sardhana, Pargana & Tehsil Sardhana. District Meerut in the name of M/S SARDHANA PAPERS PVT. LTD., about Chak No. 1353 (Out of Consolidation) Khasra No. 618/2ml, 618/1mi, 617, 619/2mi, 636/1mi, 628/2, 628/3, 628/4, having an area 1.5851 hectares of CH-23, Village Sardhana. Pargana & Tehsil Sardhana, District Meerut in the name of M/S SARDHANA PAPERS PVT LTD, about Chak No. 47 in the name of Shri Alimuddin and mutated in the name of Shri Sirajuddin, Faiyajuddin, Shahbuddin. Riyajuddin and Raseed Ahmed Sons of Late Shri Alimuddin, further mutated in the name of M/S SARDHANA PAPERS PVT LTD. about Khasra No. 619/1, 621, 622, 623/1, 523/2, area 0.9488 hectares (1" Chak) and 607, 608, 509, 611mi, 611ml having an area 0.8563 hectares (3" Chak) total no 10 area 1.8051 hectares and declared for Industrial purpose.
- Extracts of CH-23 Village Sardhana, Pargana & Tehsil Sardhana, District Meerut about Chak No. 1063 mutated in the name of M/S SARDHANA PAPERS PVT. LTD, about Khasra No. 520, having an area 0.2624 hectares and declared for Industrial purpose.
- Extracts of CH-23, Village Sardhana Pargana & Tehsil Sardhana, District Meerut about Chak No 607 mutated in the name of M/S SARDHANA PAPERS PVT LTD., about Khasra No. 635/1, 636/1 having an area 0.4215 hectares and declared for Industrial purpose



- Extracts of CH-23, Village Sardhana. Pargana & Tehsil Sardhana, District Meerut about Chak No.231 mutated in the name of M/S SARDHANA PAPERS PVT. LTD., about Khasra No. 635/1, 636/1, 637, 636/1 having an area 0.6641 hectares and declared for Industrial purpose.
- Extracts of CH-23, Village Sardhana, Pargana & Tehsi Sardhana, District Meerut about Chak No 1171 mutated in the name of M/S SARDHANA PAPERS PVT LTD, about Khasra No. 619/1, 619/2 621, 626, having an area 0.7851 hectares and declared for Industrial purpose.
- Copy of Order Dated 25.07.2011 with amended table passed by Consolidation Office, Meerut in Suit No. 01 in Neeraj Gupta V/s M/s Sardhana Papers Pvt. Ltd. in respect of exchange from land Area 0.2622 Hec. i.e. 2622 Square Meter in Khasra No. 635/1 to Land Area 0.3152 Hec. i.e. 3152 Square Meter situated at Kasba-Sardhana, Tehsil-Sardhana & Distt-Meerut.
- Certified copy of Order dated 27.09.2011 passed by Consolidation Office, Meerut in Application No. 29 in M/s Sardhana Papers Pvt. Ltd. V/s State in respect of change of land use Land Area 0.3152 Hec. i.e. 3152 Square Meter situated at Kasba-Sardhana, Tehsil-Sardhana & Distt-Meerut.
- Photostat copy of GPA dated 17-05-1990 duly notarized on dated 17-05-1990, which was executed by Shri Ramjeevan Lal S/o Shri Kanhaiya Lal in respect of the land, consisting of Khasra No 620, in favour of Shri Neeraj Gupta S/o Shri Ghan Shay Dass
- Photostat copy of GPA dated 16-10-1975, which was registered in the office of the Sub-Registrar, on 12-02-1976, at Bahi No. 4, Zild no. 110, on pages no. 65-72, at serial no. 4, which was executed by Shri Ghan Shyam Dass S/o Shri Ganga Ram in respect of the land, consisting of Khasra No 618mi, 636mi, having an area 6700 sq. meters in favour of Shri Nand Kishore, Shri Ram Kishore & Shri. Neeraj Gupta S/o Shri Ghan Shay Das.s
- Photostat copy of GPA dated 18-12-1990 duly notarized, which was executed by Shri Sandeep Gupta & Deepak Gupta Sons of Late Shayam Kishore Gupta in respect of the land, consisting of Khasra No. 619/1, 619/2, 621, 626, having an area 0.7851 hectares and Khasra No 556/4, 627/2, having an area 0.0613 hectares in favour of Shri Neeraj Gupta S/o Shri Ghan Shay Dass Gupta 22. Photostat copy of order u/s 5C UP. Consolidation Act dated 01.08.2011 and 19.08.2011 regarding the change of land use 23. Photostat copy of letter dated 09-12-2005 from UPFC Kanpur for release of



original Title Deeds (mention in Schedule 1 to 3) in case of Sardhana Papers Pvt. Ltd.

- Photostat copy of Resolution passed in the Annual general meeting of M/s Sardhana Papers Pvt. Ltd, held on 01.11.2015 to authorized Shri Neeraj Gupta being the Managing Director of the company to submit and sign the required papers with the Bank.
- Photostat copy of property tax receipt dated 08-04-2022.

Enclosures : 1. Special Report

2. Chain of Title

3. Certified copy of Title deed

4. Search Report



(SAURABH SHARMA)

**Advocate,
Meerut**

Saurabh Sharma
Advocate
P. No. 3572/2665, C.O.P. No. 0808
1st Floor, Civil Court Compound, Meerut
U.P. 221005

~~Saurabh Sharma~~

~~Res:~~

Advocate
Court:
16 Civil court compound
Opp. Permanent Lok Adalat
Meerut

11/43 Mohan Puri
Meerut
Mob: 9219111232
7017508387

Dated : 22.04.2024

SPECIAL REPORT ON TITLE

To,

The Astt. General Manager
Punjab National Bank
E.K.Road,
Meerut.

Regarding : Opinion on investigation of title and obtaining of search report in respect of **An Industrial Land & Construction thereon Pertaining to Khasra No. 618, 617min., 628, 619, 636min., 619/1, 619/2, 620, 621, 622, 623/1, 623/2, 607, 608, 609, 611, 636/1, 637, 635, 626 Having an Area 5.0753 Hec. i.e. 50753 Sq. Meter & Khasra No. 624/1, 621, 623/1, 623/2, 638 Having an Area 3152 Square Meter Total Area 53905 Square Meter situated at Kasba Sardhana, Pargana & Tehsil-Sardhana & Distt-Meerut.**

Belonging to : M/s Sardhana Papers Pvt. Ltd. through its directors.

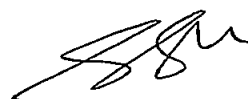
SN	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A	<u>PARTICULARS</u>	
1	Name of the Borrower with Address:	M/s Sardhana Papers Pvt. Ltd. through its directors.
2	Name the person offering Mortgage.	M/s Sardhana Papers Pvt. Ltd. through its directors.
3	Details of the Property to be mortgaged: As per title deed. As per present position	An Industrial Land & Construction thereon Pertaining to Khasra No. 618, 617min., 628, 619, 636min., 619/1, 619/2, 620, 621, 622, 623/1, 623/2, 607, 608, 609, 611, 636/1, 637, 635, 626 Having an



		Area 5.0753 Hec. i.e. 50753 Sq. Meter & Khasra No. 624/1, 621, 623/1, 623/2, 638 Having an Area 3152 Square Meter Total Area 53905 Square Meter situated at Kasba Sardhana, Pargana & Tehsil-Sardhana & Distt-Meerut.
B	<u>INVESTIGATIONS</u>	
1.	Details of the Title Deeds/ Documents (including Link Deeds /Parent Deeds) to be deposited for creation of the Mortgage.	<ul style="list-style-type: none"> • Original Sale Deed dated 06-09-1985, which was registered in the office of the Sub-Registrar Sardhana on 28-09-1985, at Bahi No 1, Zid no 1422, on pages no. 350-351, at serial no 4259. which was executed by Shri Neeraj Gupta S/o Shri Ghan Shyam Dass in respect of the land. consisting of Khasra No. 618mi & 617mi, having an area 2 Bigha 14 Biswa 10 Biswansi in favour of said M/S SARDHANA PAPERS PVT LTD, & its certified copy. • Original Sale Deed dated 06-09-1985, which was registered in the office of the Sub-Registrar Sardhana on 28-09-1985, at Bahi No. 1. Zild no. 1439/1441, on pages no. 67/697-704, at serial no.4258, which was executed by Shri Shyam Kishore Gupta S/o Shri Ghan Shyam Dass, through attorney holder Shri Ram Kishore Gupta in respect of the land, consisting of Khasra No 518mi, 628 & 619, having an area 1 Bigha 3 Biswa 15 Biswansi in favour of said M/S SARDHANA PAPERS PVT.LTD. & its certified copy • Original Sale Deed dated 06-09-1985, which was registered in the office of the Sub-Registrar Sardhana on 28-09-1985, at Bahi



		<p>No. 1, Zild no 1426/1441, on pages no 281/705-712, at serial no. 4260, which was executed by Shri Ghan Shyam Dass Sio Shri Ganga Ram, through attorney holder Shri Ram Kishore Sio Shri Ghan Shyam Dass in respect of the land, consisting of Khasra No. 618m & 636mi, having an area 2 Bigha 13 Biswa in favour of said M/S SARDHANA PAPERS PVT. LTD. & its certified copy</p> <ul style="list-style-type: none"> • Original Sale Deed dated 01-02-1994, which was registered in the office of the Sub-Registrar, Sardhana on 01-02-1994, at Bahi No 1, Zild no 272, on pages no 299-332, at serial no 546, which was executed by Shri Sirajuddin Sio Shri Alimuddin in respect of the land, consisting of Khasra No 619/1, 621, 622, 623/1, 623/2, 607, 608, 609, 611mi, having an area 3610.20 sq. meters in favour of said MIS SARDHANA PAPERS PVT LTD., & its certified copy. • 5. Original Sale Deed dated 01-02-1994, which was registered in the office of the Sub-Registrar, Sardhana on 05-02-1994, at Bahi No. 1. Zild no. 273, on pages no. 247-280 at serial no 613 which was executed by Shri Raseed Ahmed Khan Sio Late Shri Alimuddin in respect of the land Consisting of Khasra No. 619/1, 621, 622, 623/1, 623/2, 607, 508, 609, 611mi, having an area 3610.20 sq. meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy • Original Sale Deed dated 14-02-
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		<p>1994, which was registered in the office of the Sub-Registrar, Sardhana on 14-02-1994, at Bahi No. 1. Zild no. 275, on pages no. 51-140, at serial no. 712. which was executed by Shri Faiyyajuddin, Shabuddin & Riyajuddin all Sons of Shri Alimuddin in respect of the land, consisting of Khasra No. 619/1, 621, 622, 623/1, 623/2, 607, 608, 609 611mi, having an area 10830.60 sq. meters in favour of said MIS SARDHANA PAPERS PVT LTD., & its certified copy.</p> <ul style="list-style-type: none"> • Original Sale Deed dated 19-06-1990, which was registered in the office of the Sub-Registrar, Sardhana on 14-11-1990 at Bahi No. 1. Zild no. 1745/1771, on pages no. 398/188-198, at serial no. 5120, which was executed by Shri Ramjeevan Lal S/o Shri Kanhaiya Lal, through attorney holder Shri Neeraj Gupta S/o Late Shri Ghan Shyam Dass in respect of the land consisting of Khasra No. 620, having an area 2624 sq meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy. • Original Sale Deed dated 20-02-2001, which was registered in the office of the Sub-Registrar. Sardhana on 20-02-2001, at Bahi No. 1, Zild no. 2321, on pages no. 361-366, at serial no. 1107 which was executed by Shri Niyaz Ahmed S/o Shri Hakeemuddin in respect of the land. consisting of Khasra No. 635/1 & 636/1, having an area 4215 sq. meters in favour of said M/S SARDHANA PAPERS PVT.
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		<p>respect of the land, consisting of Khasra No. 619/1, 619/2, 621, 626, having an area 3035 sq meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy</p> <ul style="list-style-type: none"> • Original Sale Deed dated 24-12-2010, which was registered in the office of the Sub-Registrar Sardhana on 24-12-2010, at Bahi No. 1, Zild no. 3105, on pages no. 77-104, at serial no. 15013. which was executed by Shri Neeraj Gupta Sio Shri Ghan Shyam Dass Gupta in respect of the land, consisting of Khasra No. 619/1, 619/2, 621, 626, having an area 2408 sq meters in favour of said M/S SARDHANA PAPERS PVT. LTD, & its certified copy. • Extracts of CH-23, Village Sardhana, Pargana & Tehsil Sardhana. District Meerut in the name of M/S SARDHANA PAPERS PVT. LTD., about Chak No. 1353 (Out of Consolidation) Khasra No. 618/2ml, 618/1mi, 617, 619/2mi, 636/1mi, 628/2, 628/3, 628/4, having an area 1.5851 hectares of CH-23, Village Sardhana. Pargana & Tehsil Sardhana, District Meerut in the name of M/S SARDHANA PAPERS PVT LTD, about Chak No. 47 in the name of Shri Alimuddin and mutated in the name of Shri Sirajuddin, Faiyajuddin, Shahbuddin. Riyajuddin and Raseed Ahmed Sons of Late Shri Alimuddin, further mutated in the name of M/S SARDHANA PAPERS PVT
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		<p>LTD. about Khasra No. 619/1, 621, 622, 623/1, 523/2, area 0.9488 hectares (1" Chak) and 607, 608, 509, 611mi, 611ml having an area 0.8563 hectares (3" Chak) total no 10 area 1.8051 hectares and declared for Industrial purpose.</p> <ul style="list-style-type: none"> • Extracts of CH-23 Village Sardhana, Pargana & Tehsil Sardhana, District Meerut about Chak No. 1063 mutated in the name of M/S SARDHANA PAPERS PVT. LTD, about Khasra No. 520, having an area 0.2624 hectares and declared for Industrial purpose. • Extracts of CH-23, Village Sardhana Pargana & Tehsil Sardhana, District Meerut about Chak No 607 mutated in the name of M/S SARDHANA PAPERS PVT LTD., about Khasra No. 635/1, 636/1 having an area 0.4215 hectares and declared for Industrial purpose • Extracts of CH-23, Village Sardhana. Pargana & Tehsil Sardhana, District Meerut about Chak No.231 mutated in the name of M/S SARDHANA PAPERS PVT. LTD., about Khasra No. 635/1, 636/1, 637, 636/1 having an area 0.6641 hectares and declared for Industrial purpose. • Extracts of CH-23, Village Sardhana, Pargana & Tehsi Sardhana, District Meerut about Chak No 1171 mutated in the name of M/S SARDHANA PAPERS PVT LTD, about Khasra No. 619/1, 619/2 621, 626, having an area 0.7851 hectares and declared
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		<p>for Industrial purpose.</p> <ul style="list-style-type: none"> • Copy of Order Dated 25.07.2011 with amended table passed by Consolidation Office, Meerut in Suit No. 01 in Neeraj Gupta V/s M/s Sardhana Papers Pvt. Ltd. in respect of exchange from land Area 0.2622 Hec. i.e. 2622 Square Meter in Khasra No. 635/1 to Land Area 0.3152 Hec. i.e. 3152 Square Meter situated at Kasba-Sardhana, Tehsil-Sardhana & Distt-Meerut. • Certified copy of Order dated 27.09.2011 passed by Consolidation Office, Meerut in Application No. 29 in M/s Sardhana Papers Pvt. Ltd. V/s State in respect of change of land use Land Area 0.3152 Hec. i.e. 3152 Square Meter situated at Kasba-Sardhana, Tehsil-Sardhana & Distt-Meerut. • Photostat copy of GPA dated 17-05-1990 duly notarized on dated 17-05-1990, which was executed by Shri Ramjeevan Lal S/o Shri Kanhaiya Lal in respect of the land, consisting of Khasra No 620, in favour of Shri Neeraj Gupta S/o Shri Ghan Shay Dass • Photostat copy of GPA dated 16-10-1975, which was registered in the office of the Sub-Registrar, on 12-02-1976, at Bahi No. 4, Zild no. 110, on pages no. 65-72, at serial no. 4, which was executed by Shri Ghan Shyam Dass S/o Shri Ganga Ram in respect of the land, consisting of Khasra No 618mi, 636mi, having an area 6700 sq. meters in favour of Shri Nand Kishore, Shri Ram Kishore & Shri. Neeraj Gupta S/o Shri Ghan Shay
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		<p>Das.s</p> <ul style="list-style-type: none"> • Photostat copy of GPA dated 18-12-1990 duly notarized, which was executed by Shri Sandeep Gupta & Deepak Gupta Sons of Late Shayam Kishore Gupta in respect of the land, consisting of Khasra No. 619/1, 619/2, 621, 626, having an area 0.7851 hectares and Khasra No 556/4, 627/2, having an area 0.0613 hectares in favour of Shri Neeraj Gupta S/o Shri Ghan Shay Dass Gupta 22. Photostat copy of order u/s 5C UP. Consolidation Act dated 01.08.2011 and 19.08.2011 regarding the change of land use 23. Photostat copy of letter dated 09-12-2005 from UPFC Kanpur for release of original Title Deeds (mention in Schedule 1 to 3) in case of Sardhana Papers Pvt. Ltd. • Photostat copy of Resolution passed in the Annual general meeting of M/s Sardhana Papers Pvt. Ltd, held on 01.11.2015 to authorized Shri Neeraj Gupta being the Managing Director of the company to submit and sign the required papers with the Bank. • Photostat copy of property tax receipt dated 08-04-2022.
2.	Whether Certified copies have been obtained from the Registrar's office.	Yes
3	Whether the documents in hand are compared with the Certified copies and whether the documents given raise any doubt or suspicion?	Yes compared & there is no doubt & suspicion
4	Whether the registration	Yes



	particulars number & date and as given in the title deeds shown to the counsel tally with the particulars as stated in the records of the Registrar's Office.	
5	Whether the registration particulars, Number and Date and Page particulars as given in the title deeds tally with the particulars as stated in the certified copy is obtained from the Registrar's Office?	Yes
6	Whether the photographs of the parties as affixed in the conveyance Deed/Title deed tally with the photograph seen in the certified copy was obtained from Registrar's office.	Yes
7	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from Registrar's Office? If not, variations be specified, what is its effect?	Yes
8	Whether the property has been mutated in the name of the person offering the mortgage?	Yes
9	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Any Notified Area
10	Whether there is any bar under any local law for creation of mortgaged? (in some States, there are legal restriction on creation of the mortgage of agricultural property for non-agricultural purposes).	No



11	Whether there are any restrictions regarding sale of the property to be mortgaged? (in some States, there are restrictions for sale of property to residents outside the State).	No
12	Whether all approvals, clearance / sanctions required for creation of the mortgage have been obtained? If not obtained, what are such approvals, clearances, sanctions yet to be obtained?	Not Applicable
13	Whether property is ancestral / or under joint ownership or the minor is having interest in the property? If so, its effect there of?	Not Applicable
14	Whether property is the property to be mortgaged has been acquired under land acquisition Act 1894?	Not Applicable
15	Whether urban Land Ceiling Act is applicable in the State where the property is located?	Not Applicable
16	In case of Lease Hold Property whether permission / NOC from the Lesser is required for creation of the mortgage? Whether permission of the Lesser/ NOC is obtained?	Not Applicable
17	What is the rate of sharing of unread income with the Lesser in the event of sale of the property.	Not Applicable
18	Whether copy of Title Deed favoring lesser (other than Govt.) is made available to examine the validity of the	Not Applicable



	lease?	
19	Whether terms & conditions given in the Lease deed have been complied with? If any condition is violated, effect thereof?	Not Applicable
20	Whether any permission of Income Tax Authorities/ Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate to be submitted to the Bank to show that no dues are outstanding in the Income tax Department?	Not Applicable
21	In respect of agriculture land, whether land is declared surplus or under consolidation of Holdings?	Not Applicable
22	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor?	Not Applicable
23	Whether the owner's title valid, absolute, clear & marketable one?	Yes
24	Based on the documents available, whether the owner's title is saleable?	Yes
25	Based on the documents available, whether the owner's title is transferable?	Yes
26	Whether the mortgaged property is enforceable under SARFAESI ACT, 2002?	Yes
Chain of Title		<i>Initially said M/s Sardhana Papers Pvt.Ltd.</i>



purchased the total land Measuring 5.3375 Hec. i.e 53375 Square Meter from different bhumidhars through 12 sale deeds which are already mortgaged with PNB T.P. Nagar, Meerut.

After that said land declared non-agriculture by competent authority.

After that an Order Dated 25.09.2011 with amended table passed by Consolidation Office, Meerut in Suit No. 01 in Neeraj Gupta V/s M/s Sardhana Papers Pvt. Ltd. in respect of exchange from land Area 0.2622 Hec. i.e. 2622 Square Meter in Khasra No. 635/1 out of Total Area 53375 Square Meter to Land Area 0.3152 Hec. i.e. 3152 Square Meter of khasra no. 624/1, 621, 623/1, 638 situated at Kasba-Sardhana, Tehsil-Sardhana & Distt-Meerut & declared the same non-agriculture.

Thus said property Pertaining to Khasra No. 618, 617min., 628, 619, 636min., 619/1, 620, 621, 622, 623/1, 623/2, 607, 1063, 1171, 1353 Having an Area 5.0753 Hec. i.e. 50753 Sq. Meter & Khasra No. 624/1, 621, 623/1, 623/2, 638 Having an Area 3152 Square Meter Total Area 53905 Square Meter situated at Kasba Sardhana, Pargana & Tehsil-Sardhana & Distt-Meerut is mortgaged in PNB TP Nagar Meerut.

To Ascertain physical possession and Proper Location of the property mentioned in schedule, the Bank is advised to make the spot inspection of the property by its responsible official/ approved valuer. .



Anil Sharma

Advocate

Ph. 8572/2665, C.O.P. No. 0830

1st Civil Court Compound, Me

Meerut-201101

Date: 22.04.2024

Place : Meerut

Saurabh Sharma

Advocate

Court:

16 Civil court compound

Opp. Permanent Lok Adalat

Meerut

Resi:

11/43 Mohan Puri

Meerut

Mob: 9219111232

7017508387

Dated :- 22.04.2024

SEARCH CERTIFICATE

To,

The Astt. General Manager

Punjab National Bank

E.K.Road,

Meerut.

Regarding : Opinion on investigation of title and obtaining of search report in respect of **An Industrial Land & Construction thereon Pertaining to Khasra No. 618, 617min., 628, 619, 636min., 619/1, 619/2, 620, 621, 622, 623/1, 623/2, 607, 608, 609, 611, 636/1, 637, 635, 626 Having an Area 5.0753 Hec. i.e. 50753 Sq. Meter & Khasra No. 624/1, 621, 623/1, 623/2, 638 Having an Area 3152 Square Meter Total Area 53905 Square Meter situated at Kasha Sardhana, Pargana & Tehsil-Sardhana & Distt-Meerut.**

Belonging to : **M/s Sardhana Papers Pvt. Ltd. through its directors.**

Search report relates to searches made in :

- | | | |
|----|---|-----------------------|
| a) | Sub Registrar Office | Sardhana Meerut - Yes |
| b) | Registrar of Companies | N.A. |
| c) | Courts : | N.A. |
| d) | Other officers | N.A. |
| | a) Office of the Co-operative Society : | N.A. |



b) _____ Development Authority : N.A.
(DDA/HUDA/and the like)

e) Any other documents

i) Receipt for payment of Municipal Taxes etc.

1. Sub Registrar/Registrar of Assurance Office

The encumbrance certificate was obtained from the Sub Registrar, Sardhana Meerut, for the period from 1994 to 2024 and the same disclosed following encumbrances (Certificate enclosed):

a) Certificate enclosed herewith:

b) Nil

c) Nil

(If there is no system of issue of encumbrance certificate in the office of sub registrar, it be stated accordingly)

2. Besides obtaining encumbrance certificate from the Sub Registrar, Sardhana personal search was carried out by me for the purpose. Inspection was made on ...04.2024 for the period from 1994 to04.2024.

a) Nil

The search report disclosed the following encumbrances :

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

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

RCO	INFORMATION
N.A.	N.A.

4. Inspection of Court records disclosed :- Not Applicable

5. Search made/Inspections carried out in the following office disclosed :
Not Applicable.

6. A study of the following documents disclosed :

Details of Documents	Information
<ul style="list-style-type: none">Original Sale Deed dated 06-09-1985, which was registered in the office of the Sub-Registrar Sardhana on 28-09-1985, at Bahi No 1, Zid no 1422, on pages no. 350-351, at serial no 4259. which was executed by Shri Neeraj Gupta S/o Shri Ghan Shyam Dass in respect of the land. consisting of Khasra No. 618mi & 617mi, having an area 2 Bigha 14 Biswa 10 Biswansi in favour of said M/S SARDHANA PAPERS PVT LTD, & its certified copy.Original Sale Deed dated 06-09-1985, which was registered in the office of the Sub-Registrar Sardhana on 28-09-1985, at Bahi No. 1. Zild no. 1439/1441, on pages no. 67/697-704, at serial no.4258, which was executed by Shri Shyam Kishore Gupta S/o Shri Ghan Shyam Dass, through attorney holder Shri Ram Kishore Gupta in respect of the land, consisting of	The document found to be genuine and in order.

Khasra No 518mi, 628 & 619, having an area 1 Bigha 3 Biswa 15 Biswansi in favour of said M/S SARDHANA PAPERS PVT.LTD. & its certified copy

- Original Sale Deed dated 06-09-1985, which was registered in the office of the Sub-Registrar Sardhana on 28-09-1985, at Bahi No. 1, Zild no 1426/1441, on pages no 281/705-712, at serial no. 4260, which was executed by Shri Ghan Shyam Dass Sio Shri Ganga Ram, through attorney holder Shri Ram Kishore Sio Shri Ghan Shyam Dass in respect of the land, consisting of Khasra No. 618m & 636mi, having an area 2 Bigha 13 Biswa in favour of said M/S SARDHANA PAPERS PVT. LTD. & its certified copy
- Original Sale Deed dated 01-02-1994, which was registered in the office of the Sub-Registrar, Sardhana on 01-02-1994, at Bahi No 1, Zild no 272, on pages no 299-332, at serial no 546, which was executed by Shri Sirajuddin Sio Shri Alimuddin in respect of the land, consisting of Khasra No 619/1, 621, 622, 623/1, 623/2, 607, 608, 609, 611mi, having an area 3610.20 sq. meters in favour of said MIS SARDHANA PAPERS PVT LTD., & its certified copy.
- 5. Original Sale Deed dated 01-02-1994, which was registered in the office of the Sub-Registrar, Sardhana on 05-02-1994, at Bahi No. 1. Zild no. 273, on pages no. 247-280 at serial no 613 which was executed by Shri Raseed Ahmed Khan Sio Late Shri Alimuddin in respect of the land Consisting of Khasra No. 619/1, 621, 622, 623/1, 623/2, 607, 508, 609, 611mi, having an area 3610.20 sq. meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy
- Original Sale Deed dated 14-02-1994, which was registered in the office of the Sub-Registrar, Sardhana on 14-02-1994, at Bahi No. 1. Zild no. 275, on pages no. 51-140, at serial no. 712. which was executed by Shri Faiyyajuddin, Shabuddin & Riyajuddin all Sons of Shri Alimuddin in respect of the land, consisting of Khasra No. 619/1, 621, 622, 623/1, 623/2, 607, 608, 609 611mi, having an area 10830.60 sq. meters in favour of said MIS SARDHANA PAPERS PVT LTD., & its certified copy.
- Original Sale Deed dated 19-06-1990, which was registered in the office of the Sub-Registrar, Sardhana on 14-11-1990 at Bahi No. 1. Zild no. 1745/1771, on pages no. 398/188-198, at seriall no. 5120, which was executed by Shri Ramjeevan Lal



Sio Shri Kanhaiya Lal, through attorney holder Shri Neeraj Gupta S/o Late Shri Ghan Shyam Dass in respect of the land consisting of Khasra No. 620, having an area 2624 sq meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy.

- Original Sale Deed dated 20-02-2001, which was registered in the office of the Sub-Registrar. Sardhana on 20-02-2001, at Bahi No. 1, Zild no. 2321, on pages no. 361-366, at serial no. 1107 which was executed by Shri Niyaz Ahmed Sio Shri Hakeemuddin in respect of the land. consisting of Khasra No. 635/1 & 636/1, having an area 4215 sq. meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy
- Original Sale Deed dated 23-09-2009, which was registered in the office of the Sub-Registrar, Sardhana on 23-09-2009, at Bahi No. 1. Zild no. 2412, on pages no 383-412, at serial no.10270, which was executed by Shri Amir Azam, Mohd. Mohajjam alias Mohd. Moujam & Mohd. Munajjam Sons of Shri Kudratulla in respect of the land, consisting of Khasra No. 635/1 & 636/1 637 & 636/1 having an area 6641 sq. meters in favour of said M/S SARDHANA PAPERS PVT LTD., & its certified copy
- Original Sale Deed dated 23-09-2009, which was registered in the office of the Sub-Registrar, Sardhana on 23-09-2009, at Bahi No. 1, Zild no. 2413, on pages ro. 9-24, at serial no 10272 which was executed by Shri Amir Azam, Mohd. Mohajjam alias Mohd Moujjam & Mohd. Munajjam Sons of Shri Kudratulla in respect of the land consisting of Khasra No. 635 having an area 550 sq. meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy.
- Original Sale Deed dated 06-04-1991, which was registered in the office of the Sub-Registrar, Sardhana on 08-04-1991, at Bahi No. 1, Zild no. 17, on pages no. 111-122, at serial no 2564, which was executed by Shri Neeraj Gupta Sio Shri Ghan Shyam Dass Gupta as attorney holder of Shri Sandeep Gupta & Deepak Gupta Sons of Late Shri Shyam Kishore Gupta in respect of the land, consisting of Khasra No. 619/1, 619/2, 621, 626, having an area 3035 sq meters in favour of said M/S SARDHANA PAPERS PVT. LTD., & its certified copy
- Original Sale Deed dated 24-12-2010, which was registered in the office of the Sub-Registrar Sardhana on 24-12-2010, at



Bahi No. 1, Zild no. 3105, on pages no. 77-104, at serial no. 15013. which was executed by Shri Neeraj Gupta Sio Shri Ghan Shyam Dass Gupta in respect of the land, consisting of Khasra No. 619/1, 619/2, 621, 626, having an area 2408 sq meters in favour of said M/S SARDHANA PAPERS PVT. LTD, & its certified copy.

- Extracts of CH-23, Village Sardhana, Pargana & Tehsil Sardhana. District Meerut in the name of M/S SARDHANA PAPERS PVT. LTD., about Chak No. 1353 (Out of Consolidation) Khasra No. 618/2ml, 618/1mi, 617, 619/2mi, 636/1mi, 628/2, 628/3, 628/4, having an area 1.5851 hectares of CH-23, Village Sardhana. Pargana & Tehsil Sardhana, District Meerut in the name of M/S SARDHANA PAPERS PVT LTD, about Chak No. 47 in the name of Shri Alimuddin and mutated in the name of Shri Sirajuddin, Faiyajuddin, Shahbuddin. Riyajuddin and Raseed Ahmed Sons of Late Shri Alimuddin, further mutated in the name of M/S SARDHANA PAPERS PVT LTD. about Khasra No. 619/1, 621, 622, 623/1, 523/2, area 0.9488 hectares (1" Chak) and 607, 608, 509, 611mi, 611ml having an area 0.8563 hectares (3" Chak) total no 10 area 1.8051 hectares and declared for Industrial purpose.
- Extracts of CH-23 Village Sardhana, Pargana & Tehsil Sardhana, District Meerut about Chak No. 1063 mutated in the name of M/S SARDHANA PAPERS PVT. LTD, about Khasra No. 520, having an area 0.2624 hectares and declared for Industrial purpose.
- Extracts of CH-23, Village Sardhana Pargana & Tehsil Sardhana, District Meerut about Chak No 607 mutated in the name of M/S SARDHANA PAPERS PVT LTD., about Khasra No. 635/1, 636/1 having an area 0.4215 hectares and declared for Industrial purpose
- Extracts of CH-23, Village Sardhana. Pargana & Tehsil Sardhana, District Meerut about Chak No.231 mutated in the name of M/S SARDHANA PAPERS PVT. LTD., about Khasra No. 635/1, 636/1, 637, 636/1 having an area 0.6641 hectares and declared for Industrial purpose.
- Extracts of CH-23, Village Sardhana, Pargana & Tehsi Sardhana, District Meerut about Chak No 1171 mutated in the name of M/S SARDHANA PAPERS PVT LTD, about Khasra No. 619/1, 619/2 621, 626, having an area 0.7851 hectares and declared for Industrial purpose.



- Copy of Order Dated 25.07.2011 with amended table passed by Consolidation Office, Meerut in Suit No. 01 in Neeraj Gupta V/s M/s Sardhana Papers Pvt. Ltd. in respect of exchange from land Area 0.2622 Hec. i.e. 2622 Square Meter in Khasra No. 635/1 to Land Area 0.3152 Hec. i.e. 3152 Square Meter situated at Kasba-Sardhana, Tehsil-Sardhana & Distt-Meerut.
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- Photostat copy of GPA dated 17-05-1990 duly notarized on dated 17-05-1990, which was executed by Shri Ramjeevan Lal S/o Shri Kanhaiya Lal in respect of the land, consisting of Khasra No 620, in favour of Shri Neeraj Gupta S/o Shri Ghan Shay Dass
- Photostat copy of GPA dated 16-10-1975, which was registered in the office of the Sub-Registrar, on 12-02-1976, at Bahi No. 4, Zild no. 110, on pages no. 65-72, at serial no. 4, which was executed by Shri Ghan Shyam Dass S/o Shri Ganga Ram in respect of the land, consisting of Khasra No 618mi, 636mi, having an area 6700 sq. meters in favour of Shri Nand Kishore, Shri Ram Kishore & Shri. Neeraj Gupta S/o Shri Ghan Shay Das.s
- Photostat copy of GPA dated 18-12-1990 duly notarized, which was executed by Shri Sandeep Gupta & Deepak Gupta Sons of Late Shayam Kishore Gupta in respect of the land, consisting of Khasra No. 619/1, 619/2, 621, 626, having an area 0.7851 hectares and Khasra No 556/4, 627/2, having an area 0.0613 hectares in favour of Shri Neeraj Gupta S/o Shri Ghan Shay Dass Gupta 22. Photostat copy of order u/s 5C UP. Consolidation Act dated 01.08.2011 and 19.08.2011 regarding the change of land use 23. Photostat copy of letter dated 09-12-2005 from UPFC Kanpur for release of original Title Deeds (mention in Schedule 1 to 3) in case of Sardhana Papers Pvt. Ltd.
- Photostat copy of Resolution passed in the Annual general meeting of M/s Sardhana Papers Pvt. Ltd, held on 01.11.2015 to authorized Shri Neeraj Gupta being the Managing Director of the company to submit and sign the required papers with the Bank.



- | | |
|--|--|
| • Photostat copy of property tax receipt dated 08-04-2022. | |
|--|--|

Defects noticed are indicated in the Certificate given me

Not Applicable.

Date: 22.04.2024

Place : Meerut.


(Saurabh Sharma)

Advocate
No. 3572/2005, C.O. 2, 11/1
Civil Court, Meerut

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरधना

क्रम संख्या 2024259012093

मेरठ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 20/04/2024

प्रस्तुतकर्ता या प्रार्थी का नाम सौरभ शर्मा एड०

लेख का प्रकार: मुआयना 1994 वर्ष से 2024 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. सुझार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

20/04/2024

दिनांक जब लेख प्रतिलिपि या तलाश

20/04/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब रजिस्ट्रार
सरधना (मेरठ)

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: सरधना, मेरठ

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202425901084
आवेदक का नाम	सौरभ शर्मा एड
आवेदक का पता	मेरठ
आवेदन तिथि	20-04-2024
भुगतान तिथि	20-04-2024
चालान संख्या	NIB240247270
मोबाइल	9548780103
धनराशि रु०	100 /-

कार्यालय उपनिबन्धक सरधना सरधना जनपद मेरठ

आवेदन संख्या :2202425901084

प्रमाण संख्या :22024259001074

भार मुक्त प्रमाण-पत्र (रजि० मैनुअल के नियम 328)

श्री- सौरभ शर्मा एड पुत्र- - तहसील सरधना जिला मेरठ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - सरधना ग्रामीण, वार्ड/परगना- सरधना, औद्योगिक- मैसर्स सरधना प्रा लि द्वारा अधिकृत सम्पत्ति का डायरेक्टर।, सम्पत्ति जो खसरा नं० 617 व 618 व 619 व 636 आदि क्षेत्र 50753 वर्ग मीटर व ख० नं० 624/1 621 विवरण : व 623/1 व 638 क्षेत्र 3152 वर्ग मीटर कुल क्षेत्र 53905 वर्ग मीटर स्थित ग्राम सरधना तहसील सरधना जिला मेरठ।, सम्पत्ति

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2013 से दिनांक 20/04/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :22-04-2024

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: नवीन कुमार गुप्ता।

मिलान करने वाले निबन्धन लिपिक : नवीन कुमार गुप्ता।

NAVEEN
KUMAR
GUPTA

उपनिबन्धक सरधना
मेरठ

प्रिंट करें