

**Arvind Kumar Singh**

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Supreme Court of India

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To  
The Branch Manager,  
Union Bank of India  
MCB, Connaught Place  
New Delhi

Date: 04.03.2023

**BILL**

**Name, Father's/Husband's Name and Address of the Title Holder:-**

**Owner:-** M/s Amroon Foods Pvt. Ltd. through its registered office at 1310/6, Kursi, Agasand Road, Distt.- Barabanki.

**Description of the property/ Boundaries:-**

Freehold Industrial land admeasuring 1.0120 Hec. comprising Khasra Nos. 1310Kha/6 Hec., 1310Kha/7 Hec., 1310/11Kha Hec., & 1310/9Kha situated in Village & Pargana Kursi, Tehsil Fatehpur, Distt. Barabanki U.P.

Professional Charges	5000/-
Inspection, Site Visit & Miscellaneous Expenses	1000/-
Certified Copy Charges for 96 pages	2000/-
Total	8000/-

(Rupees Eight thousand only)

**Yours faithfully**

**ARVIND KUMAR SINGH**

Advocate  
D/1401/2000

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Supreme Court, New Delhi

Branch : Union Bank of India, Sec- 18, Noida.

A/C No. - 179600101006434,  
(RTGES/IFSC Code - UBIN0917966)

Pan Card No. BDGPS 5264 J

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**LEGAL SEARCH REPORT (LSR)**

To  
The Branch Manager,  
Union Bank of India  
MCB, Connaught Place  
New Delhi

Date: 04.03.2023

**SUBJECT:-** Legal Report Search wrt Freehold Industrial land admeasuring 1.0120 Hec. comprising Khasra Nos. 1310Kha/6 Hec., 1310Kha/7 Hec., 1310/11Kha Hec., & 1310/9Kha situated in Village & Pargana Kursi, Tehsil Fatehpur, Distt. Barabanki U.P.

**OWNER:-** M/s Amroon Foods Pvt. Ltd. through its registered office at 1310/6, Kursi, Agasand Road, Distt.- Barabanki.

**NATURE OF PROPERTY:-** Freehold-Industrial

**SARFAESI Act 2002 is applicable/enforceable**

Inspection Receipt of 30 years i.e. 01.01.1994 to 04.03.2023 has been done in concerned SRO. Inspection Receipt is also attached herewith Report.

1.	Date of receipt of original title deeds/documents from the Branch	Name & Designation of the official who delivered the original title deeds/docume	Date of delivery of original title deeds/docume along with	Name & Designation of the official to whom the original title deeds/docume
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		nts.	Title Search Report.	nts along with Title Search Report is delivered.
	Union Bank of India, Branch at Kabir Nagar, Delhi.  (Original Documents verified and returned to owner)	Branch Head, Union Bank of India, Branch at Connaught Place, New Delhi. (Docs received on 25.02.2023)	Union Bank of India, Branch at Connaught Place, New Delhi.  (Report submitted on 04.03.2023)	Branch Head, Union Bank of India, Branch at Connaught Place, New Delhi.
2.	Name of the accounts and details of the borrower & the mortgagor.		M/s Amroon Foods Pvt. Ltd. through its registered office at 1310/6, Kursi, Agasand Road, Distt.- Barabanki.	
3.	Full description of the property.			
	3.1	Nature of immovable property	Freehold-Industrial	
	3.2	i. Survey No. ii. Hissa No. iii. Ghat No. iv. Khasra No. v Khasra No. vi. Patta No. vii. Khata No. viii. Plot no. (Local name of the field as applicable including sub-Division should be mentioned)	Freehold Industrial land admeasuring 1.0120 Hec. comprising Khasra Nos. 1310Kha/6 Hec., 1310Kha/7 Hec., 1310/11Kha Hec., & 1310/9Kha situated in Village & Pargana Kursi, Tehsil Fatehpur, Distt. Barabanki U.P. bounded as under:-  <b>North:</b> Sampark Marg Agasand.  <b>South:</b> Plot of Amroon Foods.  <b>East:</b> Khet of Ram Sewak.  <b>West:</b> Khet of Maiku Lal.	
	3.3	Number/Identification details as per building map/plan	As Above.	

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	3.4	Extent of Property	1.0120 Hectares
	3.5	Name of the Owner	M/s Amroon Foods Pvt. Ltd. through its registered office at 1310/6, Kursi, Agasand Road, Distt.- Barabanki.
	3.6	Nature of Ownership	Freehold Right
4.	<p>Tracing of Title:</p> <p>On perusal of the document studied by me that the above mentioned property is in the possession of Sh. Mohd. Farukh S/o Sh. Munnu, Sh. Najruddin S/o Sh. Jahiruddin, Sh. Jumman S/o Sh. Shiv Charan &amp; Sh. Naseem &amp; Sh. Sallem Both S/o Sh. Matroo. The name of the farmers has been shown the ownership in the land since 1395 Fasli Year.</p> <ul style="list-style-type: none"> <li>➤ That Sh. Mohd. Farukh S/o Sh. Munnu executed Sale Deed dated 28.01.1999 in favour of Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd. No. 179, Book No. 1, Volume No. 109 on pages 271 to 284, registered in the office of Sub Registrar- Fatehpur, Barabanki.</li> <li>➤ Thereafter Sale Deed dated 28.01.1999 executed by Sh. Najruddin S/o Sh. Jahiruddin in favour of Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd. No. 180, Book No. 1, Volume No. 109 on pages 285 to 298 registered in the office of Sub Registrar- Fatehpur, Barabanki.</li> <li>➤ Thereafter Sale Deed dated 02.02.1999 executed by Sh. Jumman S/o Sh. Shiv Charan in favour of Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd No. 204, Book No. 1, Volume No. 110 on pages 251 to 264 registered in the office of Sub Registrar- Fatehpur, Barabanki.</li> <li>➤ Thereafter Sale Deed dated 12.02.1999 executed by Sh. Naseem &amp; Sh. Sallem Both S/o Sh. Matroo in favour of Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd. No. 275, Book No. 1, Volume No. 112 on pages 311 to 324 registered in office of Sub Registrar- Fatehpur, Barabanki.</li> </ul>		

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- Thereafter G.P.A dated 05.01.2001 executed by Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad in favour of Sh. Sayed Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmad vide G.P.A Regd. No. 17, Book No. 4, Volume No. 235 on pages 41 to 56 registered in the office of Sub Registrar- II Lucknow.
- Thereafter Sale Deed dated 29.12.2007 executed by Sh. Sayed Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmad on behalf of Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad in favour of M/s Amroon Foods Pvt. Ltd., Kursi, Distt.- Barabanki through its General Manger Sh. Abdul Gafoor S/o Sh. Saidu Mohammad vide Sale Deed Regd. No. 5325, Book No. 1, Volume No. 1567 on pages 73 to 168 registered in the office of Sub Registrar- Fatehpur, Barabanki.
- Thereafter Certified Khatoni Fasli Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017 showing mutation of a land bearing Khasra Nos. 1310Kha/6 Hac., 1310Kha/7 Hec., 1310/11Kha Hec., & 1310/9Kha having total area of 1.0120 Hec., respectively in the name of M/s Amroon Foods Pvt. Ltd. wherein it has been mentioned that filed C.S No. 4/2008 in the court of SDM Fatehpur, Barabanki vide Order dated 13.02.2009 declared land of an area 0.2590 hectare on Khasra No. 1310Bha/5, land of an area 0.7590 hectare on Khasra No. 1293Cha situated in Village Kursi as Non-Agricultural U/S 143 of U.P. Land Reform Act.

5. Title deeds/Documents details under which the ownership is acquired.

Owner/s	Name/Nature of Deed	Details like office of the Regn. No.
Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad	Sale Deed	Regd. No. 179, Book No. 1, Volume No. 109 on pages 271 to 284, registered in the office of Sub Registrar- Fatehpur, Barabanki
Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad	Sale Deed	Regd. No. 180, Book No. 1, Volume No. 109 on pages 285 to 298 registered in the office of Sub Registrar- Fatehpur, Barabanki
Sh. Sayed Allaudeen Mohd.	Sale Deed	Regd No. 204, Book No. 1, Volume No. 110 on pages 251

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	Baber S/o Sh. Saiyed Rafiq Ahmad		to 264 registered in the office of Sub Registrar- Fatehpur, Barabanki
	Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad	Sale Deed	Regd. No. 275, Book No. 1, Volume No. 112 on pages 311 to 324 registered in office of Sub Registrar- Fatehpur, Barabanki
	M/s Amroon Foods Pvt. Limited	Sale Deed	Regd. No. 5325, Book No. 1, Volume No. 1567 on pages 73 to 168 registered in the office of Sub Registrar- Fatehpur, Barabanki
6.	Certificate of Non-Encumbrance		On close scrutiny of the relevant documents of title and records of the office of the Sub Registrar, for the Last Thirty years i.e. 01.01.1994 to 04.03.2023, the property is not Subject to any liability of mortgage, lien, charge, life interest etc., and no liability or encumbrance subsists against the captioned property as per Sub-Registrar office. <b>The said property is currently mortgaged with Union Bank of India, Connaught Place, New Delhi.</b>
7.	View on encumbrance		Nil
8.	Regulatory issues		The property is not effect by land ceiling Law, and Fragmentation Law, Planning Law, Forest Law, Urban Land Ceiling Law, land Restriction Control Law, Environment Law, Municiple/Revenue Law, or any other Regulatory issues.
9.	Views on Regulatory hurdles		Property is not subject any regulatory is

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	<p>10. List of Documents /deeds provided to the Advocate and perused by him.</p>	<p>1) Original Sale Deed dated 28.01.1999 executed by Sh. Mohd. Farukh S/o Sh. Munnu in favour of Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd. No. 179, Book No. 1, Volume No. 109 on pages 271 to 284, registered in the office of Sub Registrar-Fatehpur, Barabanki.</p> <p>2) Original Sale Deed dated 28.01.1999 executed by Sh. Najruddin S/o Sh. Jahiruddin in favour of Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd. No. 180, Book No. 1, Volume No. 109 on pages 285 to 298 registered in the office of Sub Registrar-Fatehpur, Barabanki.</p> <p>3) Original Sale Deed dated 02.02.1999 executed by Sh. Jumman S/o Sh. Shiv Charan in favour of Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd No. 204, Book No. 1, Volume No. 110 on pages 251 to 264 registered in the office of Sub Registrar-Fatehpur, Barabanki.</p> <p>4) Original Sale Deed dated 12.02.1999 executed by Sh. Naseem &amp; Sh. Sallem Both S/o Sh. Matroo in favour of Sh. Sayed</p>
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311 to 324 registered in office of Sub Registrar- Fatehpur, Barabanki.

5) Original G.P.A dated 05.01.2001 executed by Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad in favour of Sh. Sayed Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmad vide G.P.A Regd. No. 17, Book No. 4, Volume No. 235 on pages 41 to 56 registered in the office of Sub Registrar- II Lucknow.

6) Original Sale Deed dated 29.12.2007 executed by Sh. Sayed Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmad on behalf of Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad in favour of M/s Amroon Foods Pvt. Ltd., Kursi, Distt.- Barabanki through its General Manger Sh. Abdul Gafoor S/o Sh. Saidu Mohammad vide Sale Deed Regd. No. 5325, Book No. 1, Volume No. 1567 on pages 73 to 168 registered in the office of Sub Registrar- Fatehpur, Barabanki.

7) Certified Khatoni Fasli Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017.

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Allaudeen Mohd. Baber  
S/o Sh. Saiyed Rafiq  
Ahmad vide Sale Deed  
Regd. No. 275, Book No. 1,  
Volume No. 112 on pages  
311 to 324 registered in  
office of Sub Registrar-  
Fatehpur, Barabanki.

5) Original G.P.A dated  
05.01.2001 executed by  
Sh. Sayed Allaudeen  
Mohd. Baber S/o Sh.  
Saiyed Rafiq Ahmad in  
favour of Sh. Sayed Ahmad  
Hasan S/o Sh. Saiyed  
Rafiq Ahmad vide G.P.A  
Regd. No. 17, Book No. 4,  
Volume No. 235 on pages  
41 to 56 registered in the  
office of Sub Registrar- II  
Lucknow.

6) Original Sale Deed dated  
29.12.2007 executed by  
Sh. Sayed Ahmad Hasan  
S/o Sh. Saiyed Rafiq  
Ahmad on behalf of Sh.  
Sayed Allaudeen Mohd.  
Baber S/o Sh. Saiyed  
Rafiq Ahmad in favour of  
M/s Amroon Foods Pvt.  
Ltd., Kursi, Distt.-  
Barabanki through its  
General Manger Sh. Abdul  
Gafoor S/o Sh. Saidu  
Mohammad vide Sale Deed  
Regd. No. 5325, Book No.  
1, Volume No. 1567 on  
pages 73 to 168 registered  
in the office of Sub  
Registrar- Fatehpur,  
Barabanki.

7) Certified Khatoni Fasli

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		<p>Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017.</p> <p>8) Xerox Copy of Khatoni Fasli Year 1427-1432 the corresponding English Calendar Year will be 1 July 2019 to 30 June 2025.</p>
11.	List of documents found out while examining the documents as above and in the search in the office of registrar/Revenue authorities affecting the property and examined.	N/A
12.	List of further documents called for examined and perused.	As per Clause No. 10
13.	Whether the documents examined are duly stamped as per the stamp act.	The documents are properly valued.
14.	Whether the Registration endorsement are in order	Yes, as per the original and Registered documents.
15.	Certificate of Examination	<p>I certify that M/s Amroon Foods Pvt. Limited., is the present owner of the said property and they have a valid, clear unassailable and marketable title in the property/s shown above. <b>The SARFAESI Act. 2002 is applicable on the said property.</b></p> <p><i><b>I have examined each and every page of the documents required for giving the title clearance certificate and I did not find that transactions under the documents are sham and fictitious.</b></i></p>

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		<p><i>I confirm that I have obtained the Certified Copies of the latest title deed from the Office of concerned Sub - Registrar &amp; compared the same with the Original produced by the title holder. It is to certify that the certified copies of the documents match with the Original Documents and there is no discrepancy between the two and also that the photographs on the Certified Copies of the Documents are the same as on the Original Documents produced by the title holder. It is thus found by me that Original Documents produced by the title holder are genuine. Further I certify that Security based on the Title Deed is enforceable by the Bank.</i></p>
16.	Certificate of Title	<p>This is to certify that the Title of the property of the title holder is clear and marketable without any further act on the part of the Title Holder as per concerned Sub-Registrar office.</p>
17.	List of documents to be deposited for creating the mortgage by deposit of the title deeds	<p>All documents for creation of valid mortgage are available with the Branch and also mentioned below:-</p> <p>1) Original Sale Deed dated 28.01.1999 executed by Sh. Mohd. Farukh S/o Sh. Munnu in favour of Sh.</p>

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Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd. No. 179, Book No. 1, Volume No. 109 on pages 271 to 284, registered in the office of Sub Registrar-Fatehpur, Barabanki.

2) Original Sale Deed dated 28.01.1999 executed by Sh. Najruddin S/o Sh. Jahiruddin in favour of Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd. No. 180, Book No. 1, Volume No. 109 on pages 285 to 298 registered in the office of Sub Registrar-Fatehpur, Barabanki.

3) Original Sale Deed dated 02.02.1999 executed by Sh. Jumman S/o Sh. Shiv Charan in favour of Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd No. 204, Book No. 1, Volume No. 110 on pages 251 to 264 registered in the office of Sub Registrar-Fatehpur, Barabanki.

4) Original Sale Deed dated 12.02.1999 executed by Sh. Naseem & Sh. Sallem Both S/o Sh. Matroo in favour of Sh. Sayed Allaudeen Mohd. Baber S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd. No. 275, Book No. 1, Volume No. 112 on pages

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		8) Xerox Copy of Khatoni Fasli Year 1427-1432 the corresponding English Calendar Year will be 1 July 2019 to 30 June 2025.
18.	Any other Suggestion or Advise to protect the security interest of the Bank.	This to certify that the above documents mentioned in column No. 17 if taken would create valid equitable mortgage by deposit of title deeds.
19.	Whether SARFAESI Act applies in the present case	Yes.

**ARVIND KUMAR SINGH**  
 Advocate  
 Signature Date 14/01/2024  
 Chamber-35, Old Lawyer Block  
 Supreme Court, New Delhi

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

इपनिबन्धक फतेहपुर

क्रम संख्या 2023070003071

बाराबंकी

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 04/03/2023

प्रस्तुतकर्ता या प्रार्थी का नाम अरविन्दकुमार सिंह एड

लेख का प्रकार: मुआयना 1994 वर्ष से 2023 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग

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शुल्क वसूल करने का दिनांक

04/03/2023

दिनांक जब लेख प्रतिलिपि या तलाश

04/03/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबंधक  
फतेहपुर-बाराबंकी