

Arvind Kumar Singh

Advocate

Supreme Court of India

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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 0.759 Hec., comprising Khasra No. 1293Cha,
situated in Village 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/docum ents from the Branch	Name & Designation of the official who delivered the original titled deeds/docu ments.	Date of delivery of original title deeds/docume nts along with Title Search Report	Name & Designation of the official to whom the original titled deeds/doc uments along with Title Search Report
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			viii. Agasand. East: Kursi to Agasand Road. West: Nala & Agriculture Land Vill. Agasand.
	3.3	Number/Identification details as per building map/plan	As Above. ARVIND KUMAR SINGH Advocate D/1401/2000 Chamber-35, Old Lawyer Block Supreme Court, New Delhi

	3.4	Extent of Property	0.759 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. Farooq. The name of the farmers has been shown the ownership in the land since 1395 Fasli Year.</p> <ul style="list-style-type: none"> ➤ That Sh. Mohd. Farooq executed Sale Deed dated 09.02.1996 in favour of Sh. Raj Kumar Arora vide Sale Deed Regd No. 3811 registered in the office of Sub Registrar- Fatehpur, Barabanki. ➤ Thereafter General Power of Attorney dated 30.01.2003 executed by Sh. Abhimanyu Kalra Attorney of Raj Kumar Arora in favour of Sh. Ameesh Kalra. ➤ Thereafter Sale Deed dated 18.07.2006 executed by Sh. Abhimanyu Kalra Attorney of Sh. Raj Kumar Arora in favour of Sh. Ameesh Kalra vide Sale Deed, vide Regd No. 3273, Book No. 1, Volume No. 1246 on pages 217 to 250, registered in the office of Sub Registrar- Fatehpur, Barabanki. ➤ Thereafter Sale Deed dated 29.11.2006 executed by Sh. Ameesh Kalra in favour of M/s Amroon Foods Pvt. Ltd. Kursi, Distt. Barabanki through its General Manager Sh. Abdul Gafoor S/o Sh. Saidu Mohammad vide Sale Deed, vide Regd No. 5495, Book No. 1, Volume No. 1326 on pages 01 to 162 registered in the office of Sub Registrar- Fatehpur, Barabanki. ➤ Thereafter Certified Khatoni Fasli 1426, the corresponding English Calendar Year will be 1 July 2017 showing mutation of a land bearing khasra no. 1293 Cha having an area of 0.759 Hect., respectively in the name of M/s Amroon Foods Pvt. Ltd. Kursi, Distt. Barabanki. 		

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	Barabanki through its General Manager Sh. Abdul Gafoor S/o Sh. Saidu Mohammad 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. 1310Ga/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.
	Mr. Raj Kumar Arora	Sale Deed	Regd. No. 3811 registered in the office of Sub Registrar-Fatehpur, Barabanki.
	Mr. Ameesh Kalra	Sale Deed	Regd No. 3273, Book No. 1, Volume No. 1246 on pages 217 to 250, registered in the office of Sub Registrar-Fatehpur, Barabanki.
	M/s Amroon Foods Pvt. Limited	Sale Deed	Regd No. 5495, Book No. 1, Volume No. 1326 on pages 01 to 162 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. The said property is currently mortgaged with Union Bank of India, MCB,

		Connaught Place, New Delhi.
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 issues.
10.	List of Documents /deeds provided to the Advocate and perused by him.	<p>1) Original Sale Deed dated 09.02.1996 executed by Sh. Mohd. Farooqin favour of Sh. Raj Kumar Arora., vide Sale Deed Regd No. 3811registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>2) Original General Power of Attorney dated 30.01.2003executed by Sh. Abhimanyu Kalra Attorney of Raj Kumar Arora in favour of Sh. Ameesh Kalra.</p> <p>3) Original Sale Deed dated 18.07.2006 executed by Sh. Abhimanyu Kalra Attorney of Sh. Raj Kumar Arora in favour of Sh. Ameesh Kalra., vide Sale Deed Regd No. 3273, Book No. 1, Volume No. 1246 on pages 217to 250, registered in the office ofSub Registrar- Fatehpur,</p>

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 Supreme Court, New Delhi

		<p>Barabanki.</p> <p>4) Original Sale Deed dated 29.11.2006 executed by Sh. Ameesh Kalra in favour of M/s Amroon Foods Pvt. Ltd. Kursi, Distt. Barabanki through its General Manager Sh. Abdul Gafoor S/o Sh. Saidu Mohammad., vide Sale Deed Regd No. 5495, Book No. 1, Volume No. 1326 on pages 01 to 162 registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>5) Certified of Khatoni for Fasli Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017.</p> <p>6) 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.	<p>N/A</p> <p>ARVIND KUMAR SINGH Advocate D/1401/2008 Chamber-35, Old Lawyer Block Supreme Court, New Delhi</p>
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. The SARFAESI Act. 2002 is applicable on the said property.</p> <p><i>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.</i></p> <p><i>I confirm that I have obtained the Certified Copies of the latest title deed from the Office of concerned Sub - Registrar & 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></p>

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		<i>I certify that Security based on the Title Deed is enforceable by the Bank.</i>
16.	Certificate of Title	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.
17.	List of documents to be deposited for creating the mortgage by deposit of the title deeds	<p>1) Original Sale Deed dated 09.02.1996 executed by Sh. Mohd. Farooqin favour of Sh. Raj Kumar Arora., vide Sale Deed Regd No. 3811 registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>2) Original General Power of Attorney dated 30.01.2003 executed by Sh. Abhimanyu Kalra Attorney of Raj Kumar Arora in favour of Sh. Ameesh Kalra.</p> <p>3) Original Sale Deed dated 18.07.2006 executed by Sh. Abhimanyu Kalra Attorney of Sh. Raj Kumar Arora in favour of Sh. Ameesh Kalra., vide Sale Deed Regd No. 3273, Book No. 1, Volume No. 1246 on pages 217 to 250, registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>4) Original Sale Deed dated 29.11.2006 executed by Sh. Ameesh Kalra in favour of</p>

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		<p>M/s Amroon Foods Pvt. Ltd. Kursi, Distt. Barabanki through its General Manager Sh. Abdul Gafoor S/o Sh. Saidu Mohammad., vide Sale Deed Regd No. 5495, Book No. 1, Volume No. 1326 on pages 01 to 162 registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>5) Certified of Khatoni for Fasli Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017.</p> <p>6) Xerox Copy of Khatoni Fasli Year 1427-1432 the corresponding English Calendar Year will be 1 July 2019 to 30 June 2025.</p>
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.

Signature of the Advocate

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Arvind Kumar Singh

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olconsultants@gmail.com

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 0.759 Hec., comprising Khasra No. 1293Cha, situated in Village Kursi, Tehsil Fatehpur, Distt. Barabanki, U.P.

Professional Charges	5000/-
Inspection, Site Visit & Miscellaneous Expenses	1000/-
Certified Copy Charges for 162 pages	2500/-
Total	8500/-

(Rupees Eight thousand five hundred only)

Yours faithfully

Kindly make payment in favour of Arvind Kumar Singh.

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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प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक फतेहपुर

क्रम संख्या 2023070003074

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. मुह्तार के अधिग्रहणी करण 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 निबन्धक

फतेहपुर - बाराबंकी