

Arvind Kumar Singh

Advocate
Supreme Court of India

Office Address : 35, Old Lawyer Chamber,
Supreme Court Of India, New Delhi-110001
Contact No. : +91-9868025683, 9643075705

Correspondence Address : Flat No. F02,
Royal Apartment, Plot No.A-6, Near Shiv
Temple.HindonVihar, Sector-49, Noida
E-mail: aksingh.sid@gmail.com.
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 0.175 Hec. comprising Khasra Nos. 63/9 situated in Village- Amarsanda, Pargana- Kursi, Tehsil Fatehpur, Distt. Barabanki U.P.

Professional Charges	5000/-
Inspection, Site Visit & Miscellaneous Expenses	1000/-
Certified Copy Charges for 22 pages	2000/-
Total	8000/-

(Rupees Eight thousand only)

Yours faithfully

ARVIND KUMAR SINGH
Advocate

D/1401/2000
Chamber-35, Old Lawyer Block,
Supreme Court of India

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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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 0.175 Hec. comprising Khasra Nos. 63/9 situated in
Village- Amarsanda, 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/docum ents from the Branch	Name & Designation of the official who delivered the original titledeeds/docu ments.	Date of delivery of original title deeds/docume nts along Title	Name & Designation of the official to whom the titledeeds/doc uments were delivered
				ARVIND KUMAR SINGH Advocate 35, Old Lawyer Chamber, Supreme Court, New Delhi

			Report.	with Title Search Report is delivered.
	Union Bank of India, Branch at MCB, Connaught Place, New Delhi. (Original Documents verified and returned to owner)	Branch Head, Union Bank of India, Branch at MCB, Connaught Place, New Delhi. (Docs received on 25.02.2023)	Union Bank of India, Branch at MCB, Connaught Place, New Delhi. (Report submitted on 04.03.2023)	Branch Head, Union Bank of India, Branch at MCB, 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 0.175 Hec. comprising Khasra Nos. 63/9situated in Village- Amarsanda, Pargana- Kursi, Tehsil Fatehpur, Distt. Barabanki U.P. bounded as under:- North: Amroon Factory. South: Khet of Chhottan. East: Khet of Abdul Gani. West: Amroon Factory.	
	3.3	Number/Identification details as per building map/plan	As Above.	
	3.4	Extent of Property	0.175 Hectare	

ARVIND KUMAR SINGH
Advocate
D/1401/2000
25 Old Lawyer Block
Delhi

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D/1401/2000
Chamber-35, Old Lawyer Block
Supreme Court, New Delhi

	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. Sayed Ahmad S/o Sh. Khaleel Ahmad R/o Village- Amarsanda, Post- Anwari, Pargana- Kursi, Tehsil- Fatehpur Distt. Barabanki. The name of the farmers has been shown the ownership in the land since 1395 Fasli Year.</p> <p>➤ That Sh. Sayed Ahmad S/o Sh. Khaleel Ahmad executed Sale Deed dated 21.01.2015 in favour of M/s Amroon Foods Pvt. Ltd., 1310/6,7,9,11, Kursi, Agarsanda Road, Distt.- Barabanki through its General Manger Sh. Jaya Kumar S/o Sh. Ganga Dharan vide Sale Deed Regd. No. 725, Book No. 1, Volume No. 3693 on pages 125 to 146 registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>➤ 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. 63/2-0.250 Hec., 63/7-0.150 Hec., 63/8-0.150 Hec. & 63/9-0.175 Hec., having total area of 0.725 Hec., respectively in the name of M/s Amroon Foods Pvt. Ltd. wherein it has been mentioned that filed C.S No. 93/T20150412036508 in the court of SDM Fatehpur, Barabanki vide Order dated 28.12.2015 declared land of an area 0.725 hectare on Khasra Nos. 63/2-0.250 Hec., 63/7-0.150 Hec., 63/8-0.150 Hec. & 63/9-0.175 Hec., situated in Village Amarsanda as Non-Agricultural U/S 143 of U.P. Land Reform Act.</p>		
5.	Title deeds/Documents details under which the ownership is acquired.		
	Owner/s	Name/Nature of Deed	Details like office of the Regn. No.
	M/s Amroon Foods Pvt. Limited	Sale Deed	<p>Regd. No. 725, Book No. 1, Volume No. 3693 on pages 125 to 146 registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>ARVIND KUMAR SINGH Advocate D-408/2000 Old Lawyer Block October 45, Con. New Delhi Supreme Court</p>

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		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.	1) Original Sale Deed dated 21.01.2015 executed by Sh. Sayed Ahmad S/o Sh. Khaleel Ahmadin favour of M/s Amroon Foods Pvt. Ltd., 1310/6,7,9,11, Kursi, Agarsanda Road, Distt.- Barabanki through its General Manger Sh. Jaya Kumar S/o Sh. Ganga

ARVIND KUMAR SINGH
 Advocate
 D/140177000
 Ccamber-35, Old Lawyer Block
 Supreme Court, New Delhi

		<p>Dharan vide Sale Deed Regd. No. 725, Book No. 1, Volume No. 3693 on pages 125 to 146 registered in the office of Sub Registrar-Fatehpur, Barabanki.</p> <p>2) Certified of Khatoni for Fasli Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017.</p> <p>3) 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. The SARFAESI Act. 2002 is applicable on the said property.</p>

ARVIND KUMAR SINGH
 D/1401/2000 Advocate
 Chamber-32, Old Lawyer Bldg.
 Supreme Court, New Delhi

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	for creating the mortgage by deposit of the title deeds	<p>21.01.2015 executed by Sh. Sayed Ahmad S/o Sh. Khaleel Ahmadin favour of M/s Amroon Foods Pvt. Ltd., 1310/6,7,9,11, Kursi, Agarsanda Road, Distt.-Barabanki through its General Manger Sh. Jaya Kumar S/o Sh. Ganga Dharan vide Sale Deed Regd. No. 725, Book No. 1, Volume No. 3693 on pages 125 to 146 registered in the office of Sub Registrar-Fatehpur, Barabanki.</p> <p>2) Certified of Khatoni for Fasli Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017.</p> <p>3) 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.

ARVIND KUMAR SINGH

Advocate

D/1401/2000

Camber-35, Old Lawyer Block
Supreme Court, New Delhi

Signature of the Advocate

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक फतेहपुर

क्रम संख्या 2023070003077

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 धमराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुक़ताग के अधिप्रमाणीकरण लिए शुल्क
5. कभीशन 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

