# Arvind Kumar Singh

Advocate
Supreme Court of India

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Correspondence Address: Flat No. F02, Royal Apartment, Plot No.A-6, Near Shiv Temple.HindonVihar, Sector-49, Noida E-mail: <a href="mailto:aksingh.sid@gmail.com">aksingh.sid@gmail.com</a>. 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 0.5060 Hec.comprising Khasra Nos. 1310Ga/12/0.2530 Hec., & 1310/11/0.2530 Hec situated in Village & Pargana Kursi, Tehsil Fatehpur, Distt. Barabanki U.P.

Professional Charges	5000/-
Inspection, Site Visit & Miscellaneous Expenses	1000/-
Certified Copy Charges for 58 pages	2000/-
Total (Dames a Fig. 1)	8000/-

(Rupees Eight thousand only)

#### Your THE MUNIAR SINGH Advocate

Ccamber-35 Oil Lawyer Block Supreme Coult, New Delhi

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

## Arvind Kumar Singh

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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

### 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 0.5060 Hec. comprising Khasra Nos. 1310Ga/12/0.2530 Hec.,& 1310/11/0.2530 Hec 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.

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]		Extent of Property	0.5060 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. Tracing of Title:

On perusal of the document studied by me that the above mentioned property is in the possession of Sh. Aminuddin & Muinuddin & Pappu all sons of Sh. Munir Ahmad Alias Munney and Smt. Hafeeza W/o Sh. Muneer Ahmad.The name of the farmers has been shown the ownership in the land since 1395 Fasli Year.

- That Sh. Aminuddin & Muinuddin & Pappu all sons of Sh. Munir Ahmad Alias Munney and Smt. Hafeeza W/o Sh. Muneer Ahmadexecuted Sale Deed dated 13.12.2000 in favour of Sh. Vijayan Abdul Sayed Ibrahim S/o Late Sh. Vijayan Abdulla Rahman vide Sale Deed Regd No. 2802, Book No. 1, Volume No. 263 on pages 171 to 188 registered in the office of Sub-Registrar- Fatehpur, Barabanki.
- ➤ Thereafter Sale Deed dated 28.02.2008 executed by Sh. Vijayan Abdul Sayed Ibrahim S/o Late Sh. Vijayan Abdulla Rahman in favour ofM/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. 1018, Book No. 1, Volume No. 1606 on pages 1 to 58 registered in the office of Sub Registrar- Fateh Pur, Barabanki.

No. 1293Cha situated in Village Kursi as Non- Agricultural U/S 143 of U.P. Land Reform Act.  Title deeds/Documents details under which the ownership is acquired.  Owner/s  Name/Nature of Deed  No. & Date.  Sh. Vijayan Abdul Sayed Ibrahim S/o Late Sh. Vijayan Abdulla Rahman  M/s Amroon Foods Pvt. Limited  Sale Deed  Certificate of Non-Encumbrance  6. Certificate of Non-Encumbrance  Regd No. 2802, Book No. 1, Volume No. 263 on pages 171 to 188 registered in the office of Sub-Registrar- Fatehpur, Barabanki.  Regd No. 1018, Book No. 1, Volume No. 1606 on pages 1 to 58 registered in the office of Sub-Registrar- Fateh Pur, Barabanki.  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.	· -	1310Bha/	5 land of an	area 0.7500 hastana - 77		
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/ Gubienia			Camber-35 Court	dew any other Regulatory		
			/ Supreme			

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. 14		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.	13.12.2000 executed by Sh. Aminuddin & Pappu all sons of Sh. Munir Ahmad Alias Munney and Smt. Hafeeza W/o Sh. Muneer Ahmadin favour of Sh. Vijayan Abdul Sayed Ibrahim S/o Late Sh. Vijayan Abdulla Rahman vide Sale Deed Regd No. 2802, Book No. 1, Volume No. 263 on pages 171 to 188 registered in the office of Sub-Registrar-Fatehpur, Barabanki.
		2) Original Sale Deed dated 28.02.2008 executed by Sh. Vijayan Abdul Sayed Ibrahim S/o Late Sh. Vijayan Abdulla Rahman 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. 1018, Book No. 1, Volume No. 1606 on pages 1 to 58 registered in the office of Sub Registrar- Fateh Pur,
	ARVIND KI	MASSINGH  MASSINGH  MASSINGH  Khatoni Fasli  Corresponding English  Cocalendar Year will be 1

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- ux		July 2012 to 1 July 2017.
		4) Xerox Copy of Khatoni Fasli Year 1427-1432 the corresponding English Calendar Year will be 1 July 2019 to 30 June 2025.
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.	
12.	List of further documents called	As per Clause No. 10
	for examined and perused.	1
13.	Whether the documents examined are duly stamped as per the stamp act.	The documents are properly valued.
14.	Whether the Registration	Yes, as per the original and
15	endorsement are in order Certificate of Examination	Registered documents.
		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.
		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.  GH  Le confirm that I have chimined the Certified field of the latest title
	Ccampens Conu. Here	

, wh		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 certify that Security based on the Title Deed is enforceable by the Bank.
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.
	List of documents to be deposited for creating the mortgage by deposit of the title deeds	1) Original Sale Deed dated 13.12.2000 executed by Sh. Aminuddin & Muinuddin & Pappu all sons of Sh. Munir Ahmad Alias Munney and Smt. Hafeeza W/o Sh. Muneer Ahmadin favour of Sh. Vijayan Abdul Sayed Ibrahim S/o Late Sh. Vijayan Abdulla Rahman
	J IVO A Advoc	NGM de Sale Deed Regd No. ate 2802, Book No. 1, Volume Block. 263 on pages 171 to Delhi

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		188 registered in the office of Sub-Registrar- Fatehpur, Barabanki.
		2) Original Sale Deed dated 28.02.2008 executed by Sh. Vijayan Abdul Sayed Ibrahim S/o Late Sh. Vijayan Abdulla Rahman 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. 1018, Book No. 1, Volume No. 1606 on pages 1 to 58 registered in the office of Sub Registrar-Fateh Pur, Barabanki.
		3) Certified Khatoni Fasli Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017.
		4) 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.	column No. 17 if taken would create valid equitable mortgage by deposit of title deeds.
19.	Whether SARFAESI Act applies in the present case	
	Ccamb	YesuMAR SINGH ND KUMAR SINGH Advocate D 401/2000 Der 25 Old Lawyer Block Der 25 Court, New Delhi

भाग 2 प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला फतेहपुर ्**उपन्तिब्र**न्धक क्रम संख्या 2023070003072 बाराबंकी लेख या प्रार्थना पत्र प्रस्तुत करने का दिनोंक 04/03/2023 प्रस्तुतकर्ता या प्रार्थी का नाम अरविन्दकुमार सिंह एड लेख का प्रकार: गुआयना 1994 वर्षसे 2023 वर्षतक प्रतिफल की धनराशि 1 . रजिस्द्रीकरण शुल्क 2 . प्रतिलिपिकरण शुल्क 3 . निरीक्षण या तलाश शुल्क 4. मुख़्तार के अधिप्रमाणी करण निए शुल्क 5, कमीशन श्ल्क 6. विविध 7 . यात्रिक भत्ता 1 से 6 तक कायोग 100 शुल्क वसूल करने का दिनांक 04/03/2023 दिनौंक जब लेख प्रतिलिपि या तलाश 04/03/2023 प्रमाण पत्र वायस करने के लिए तैयार किया रजिस्ट्रीकरण अधिकारी के हस्ताक्षर 👫

> रद्द विजं**धक** ६ ोट्युर-बाराबंकी