

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 0.5060 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	8000/-

(Rupees Eight thousand only)

YOUNG ARVIND KUMAR SINGH
Advocate

DN 401/2000
Chamber-35, Old Lawyer Block
Supreme Court, 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

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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 0.5060 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.

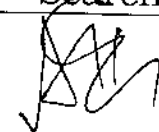
NATURE OF PROPERTY:- Freehold-Industrial

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.

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 deeds/docum ents along with Title Search	Name & Designation of the official to whom the titled deeds/doc uments along
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Advocate
Chamber-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)	Free hold 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. bounded as under:- North: Agasand Road. South: Plot of Amroon Foods. East: Plot of Amroon Foods. West: Plot of Amroon Foods.	
	3.3	Number/Identification details as per building map/plan	As Above ARVIND KUMAR SINGH Advocate D/1401/2000 Chamber-35, 3rd Floor, Block Supreme Court, New Delhi	

3.4	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 Ahmad executed 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 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. 1018, Book No. 1, Volume No. 1606 on pages 1 to 58 registered in the office of Sub Registrar- Fateh Pur, 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 no. 1310Ga/12/0.2530 Hec., & 1310/11/0.2530 Hec., having total area of 0.5060 Hectares, is shown in the name of M/s Amroon Foods Pvt. Ltd. where it has been mentioned that filed C.S No. 4/2008 in the court of SDM Fatehpur, Barabanki vide Order dated 18.02.2009 declared land of an area 0.2590 hectare on Khasra No.

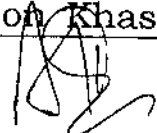
ARVIND KUMAR SINGH

Advocate

13/01/2009

Chamber-33, Old Lawer Court

Supreme Court New Delhi



	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. & Date.
	Sh. Vijayan Abdul Sayed Ibrahim S/o Late Sh. Vijayan Abdulla Rahman	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.
	M/s Amroon Foods Pvt. Limited	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.
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, Municipality/Revenue Law, any other Regulatory

ARVIND KUMAR SINGH
 Advocate
 D/1401/2000
 Chamber-35, Old Lawyer Block
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		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 13.12.2000 executed by Sh. Aminuddin & Muinuddin & Pappu all sons of Sh. Munir Ahmad Alias Munney and Smt. Hafeeza W/o Sh. Muneer Ahmaddin 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.</p> <p>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.</p>

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 Advocate
 D/4401/2000
 Corresponding
 Supreme Court

Khatoni Fasli
 21-1426 the
 English
 Calendar Year will be 1

		<p>July 2012 to 1 July 2017.</p> <p>4) 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> <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>ARVIND KUMAR SINGH Advocate D/1401/2000 Chamber 35, Old Lawyer Bldg Supreme Court, New Delhi</p> <p>confirm that I have obtained the Certified Copies of the latest title</p>

		<p>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.</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>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 Ahmaddin favour of Sh. Vijayan Abdul Sayed Ibrahim S/o Late Sh. Vijayan Abdulla Rahman</p> <p>2) Original Sale Deed Regd No. 2802, Book No. 1, Volume No. 263 on pages 171 to</p>

ARVIND KUMAR SINGH

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D/1401/2000

Chamber 3A Old Lawyer Block
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		<p>188 registered in the office of Sub-Registrar- Fatehpur, Barabanki.</p> <p>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.</p> <p>3) Certified Khatoni Fasli Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017.</p> <p>4) 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/401/2006
Chamber 25, Old Lawyer Block
Supreme Court, New Delhi

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक फतेहपुर

क्रम संख्या 2023070003072

बाराबंकी

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

प्रस्तुतकर्ता या प्रार्थी का नाम अरविन्दकुमार सिंह एड

लेख का प्रकार: गुआयना 1994 वर्ष से 2023 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग

100

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

रत निबंधक

फतेहपुर-बाराबंकी