

**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 0.6250 Hec., comprising Khasra Nos. 1310Min/1 & 1310/8 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

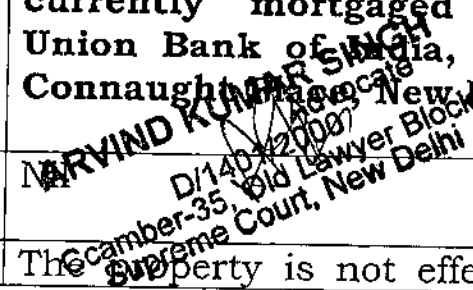
**SARFAESI Act 2002 is applicable/enforceable**

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 title deeds/docume nts along Title	Name & Designation of the official to whom the original titled deeds/doc along
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			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 0.6250 Hec. comprising of Khasra Nos. 1310Min/1 & 1310/8 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 Mueen and others.  <b>West:</b> Khet of Maila and others.  <b>ARVIND KUMAR SINGH</b> Advocate D/1401/2000 Chamber-35, Old Lawyer Block Supreme Court, New Delhi	
	3.3	Number/Identification details as per building	As Above.	

		map/plan	
	3.4	Extent of Property	0.6250 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><b>Tracing of Title:</b></p> <p>On perusal of the document studied by me that the above mentioned property is in the possession of Sh. Mohd. Farooq S/o Sh. Bakridi &amp; Sh. Kallu S/o Sh. Vishram. 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. Farooq S/o Sh. Bakridi executed Sale Deed dated 14.08.2000 in favour of Sh. Sayed Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd No. 1797, Book No. 1, Volume No. 227 on pages 309 to 320 registered in the office of Sub Registrar- Fatehpur, Barabanki.</li> <li>➤ Thereafter Sale Deed dated 14.08.2000 executed by Sh. Kallu S/o S Vishram in favour of Sh. Sayed Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd. No. 1798, Book No. 1, Volume No. 227 on pages 321 to 344 registered in the office of Sub Registrar- Fatehpur, Barabanki.</li> <li>➤ Thereafter Sale Deed dated 29.12.2007 executed by Sh. Sayed Ahmad Hasan 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. 5326, Book No. 1, Volume No. 1567 on pages 169 to 220 registered in the office of Sub Registrar- Fatehpur, Barabanki.</li> <li>➤ 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 Adilshra Nos. 1310Min/1 &amp; 1310/8 having total area of 0.6250 Block, respectively in the name of M/s Amroon Foods Pvt. Ltd. wherein it has been mentioned that filed No. 4/2008 in the court of SDM Fatehpur, Barabanki vide Order dated</li> </ul>		

	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 Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmad	Sale Deed	Regd No. 1797, Book No. 1, Volume No. 227 on pages 309 to 320 registered in the office of Sub Registrar- Fatehpur, Barabanki
	Sh. Sayed Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmad	Sale Deed	Regd. No. 1798, Book No. 1, Volume No. 227 on pages 321 to 344 registered in the office of Sub Registrar- Fatehpur, Barabanki
	M/s Amroon Foods Pvt. Limited	Sale Deed	Regd No. 5326, Book No. 1, Volume No. 1567 on pages 169 to 220 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, MCB, Connaught Place, New Delhi.</b>	
7.	View on encumbrance		
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, 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 14.08.2000 executed by Sh. Mohd. Farooq S/o Sh. Bakridi executed Sale Deed dated 14.08.2000 in favour of Sh. Sayed Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd No. 1797, Book No. 1, Volume No. 227 on pages 309 to 320 registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>2) Original Sale Deed dated 14.08.2000 executed by Sh. Kallu S/o S Vishram in favour of Sh. Sayed Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd. No. 1798, Book No. 1, Volume No. 227 on pages 321 to 344 registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>3) Original Sale Deed dated 12.12.2007 executed by Sh. Sayed Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmad in favour of M/s Amroon Foods Pvt. Ltd.,</p>

ARVIND KUMAR SINGH  
Advocate  
Dm 401/2009  
Camber-35  
Supreme Court, New Delhi

		<p>Kursi, Distt.- Barabanki through its General Manger Sh. Abdul Gafoor S/o Sh. Saidu Mohammad vide Sale Deed Regd No. 5326, Book No. 1, Volume No. 1567 on pages 169 to 220 registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>4) Certified of Khatoni for Fasli Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017.</p> <p>5) 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 clear unassailable and marketable title in the property/s shown above. <b>The</b></p>

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 Advocate  
 011-40172000  
 Chamber-35, Old Lawyer Block  
 Supreme Court, New Delhi

		<p>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 &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.	<p>Certificate of Title</p> <p><b>ARVIND KUMAR SINGH</b> Advocate D/1404/2000 Chamber-35, Old Lawyer Block Supreme Court, New Delhi</p>	<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</p>

		perconcerned 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 14.08.2000 executed by Sh. Mohd. Farooq S/o Sh. Bakridiexecuted Sale Deed dated 14.08.2000 in favour of Sh. Sayed Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmad vide Sale Deed Regd No. 1797, Book No. 1, Volume No. 227 on pages 309 to 320 registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>2) Original Sale Deed dated 14.08.2000 executed by Sh. Kallu S/o S Vishram in favour of Sh. Sayed Ahmad Hasan S/o Sh. Saiyed Rafiq Ahmadvide Sale Deed Regd. No. 1798, Book No. 1, Volume No. 227 on pages 321 to 344 registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>3) Original Sale Deed dated 29.12.2007 executed by Sh. Sayed Ahmad Hasan 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 the Sale Deed Regd No. 3326, Book No. 1, Volume 1567 on pages 169 to 220 registered in the office</p>

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Advocate  
DN 1401/2000  
Chamber of Old Lawyer Block  
Supreme Court, New Delhi



		<p>of Sub Registrar- Fatehpur, Barabanki.</p> <p>4) Certified of Khatoni for Fasli Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017.</p> <p>5) 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  
Signature  
Dy 1401/2000  
Camber-35, Supreme Court Block  
Supreme Court, New Delhi

**Arvind Kumar Singh**

Advocate

Supreme Court of India

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Supreme Court Of India, New Delhi-110001  
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E-mail: [aksingh.sid@gmail.com](mailto:aksingh.sid@gmail.com).  
[olconsultants@gmail.com](mailto: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 0.6250 Hec., comprising Khasra Nos. 1310Min/1 & 1310/8 situated in Village & Pargana Kursi, Tehsil Fatehpur, Distt. Barabanki U.P.

Professional Charges	5000/-
Inspection, Site Visit & Miscellaneous Expenses	1000/-
Certified Copy Charges for 51 pages	2000/-
Total	8000/-
(Rupees Eight thousand only)	

**Yours faithfully**

**ARVIND KUMAR SINGH**  
Advocate

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

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

अपनिबन्धक फतेहपुर

क्रम संख्या 2023070003070

बाराबंकी

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

प्रस्तुतकर्ता या प्रार्थी का नाम अरविन्दकुमार सिंह एड

लेख का प्रकार: मुलायना 1994 वर्ष से 2023 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुक़्तार 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

उप निबन्धक  
फतेहपुर-बाराबंकी