

Arvind Kumar Singh

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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 2.1490 Hec., comprising Khasra No. 63Ba, situated at Village & Pargana- Kursi, Tehsil- Fatehpur, Distt. Barabanki U.P.

Professional Charges	5000/-
Inspection, Site Visit & Miscellaneous Expenses	1000/-
Certified Copy Charges for 116 pages	2500/-
Total	8500/-

(Rupees Eight thousand five hundred only)

Yours faithfully

ARVIND KUMAR SINGH

Advocate

D/1401/2000

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

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 2.1490 Hec., comprising Khasra No. 63Ba, situated at 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/documents from the Branch	Name & Designation of the official who delivered the original title deeds/documents.	Date of delivery of original title deeds/documents along with Title Search	Name & Designation of the official to whom the original title deeds/documents along with
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			Report.	Title Search Report is delivered.
	Union Bank of India, Branch at Kabir Nagar, Delhi. (Original Documents verified and returned to owner)	Branch Head, Union Bank of India, Branch at Connaught Place, New Delhi. (Docs received on 25.02.2023)	Union Bank of India, Branch at Connaught Place, New Delhi. (Report submitted on 04.03.2023)	Branch Head, Union Bank of India, Branch at 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 2.1490 Hec., comprising Khasra No. 63Ba, situated at Village & Pargana-Kursi, Tehsil- Fatehpur, Distt. Barabanki U.P., bounded as under:- North: Boundary of Amroon Foods Pvt. Ltd. South: KHET Jabir & Purai. East: KHET Nadira Khatun & Jamshed. West: Boundary of Amroon Foods Pvt. Ltd.	
	3.3	Number/Identification details as per building map/plan	As Above.	

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	3.4	Extent of Property	2.1490 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. Arshad Ahmad Zaidi S/o Syed Ahmad Zaidi. The name of the farmers has been shown the ownership in the land since 1395 Fasli Year.</p> <p>1) That Sh. Arshad Ahmad Zaidi S/o Syed Ahmad Zaidi executed Sale Deed dated 09.10.2007 in favour of M/s Amroon Foods Pvt. Ltd. through its General Manager Sh. Abdul Gafoor S/o Sh. Saidu Mohammad vide Sale Deed, Regd No. 4014, Book No. 1, Volume No. 1508 on pages 313 to 428 registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>2) Thereafter 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. 63 Ba having an area of 2.1490 Hect., respectively in the name of M/s Amroon Foods Pvt. Ltd. wherein it has been mentioned that filed C.S No. 1/2010 in the court of SDM Fatehpur, Barabanki vide Order dated 20.10.2010 declared land of an area 2.1490 hectare on Khasra No. 63Ba, & land of an area 2.086 hectare on Khasra No. 27 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.

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	M/s Amroon Foods Pvt. Limited	Sale Deed	Regd No. 4014, Book No. 1, Volume No. 1508 on pages 313 to 428 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, 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 09.10.2007 executed by Sh. Arshad Ahmad Zaidi S/o Syed Ahmad Zaidi in favour of M/s Amroon Foods Pvt. Ltd. through its General Manager Sh. Abdul Gafoor S/o Sh.

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		<p>Saidu Mohammad vide Sale Deed, Regd No. 4014, Book No. 1, Volume No. 1508 on pages 313 to 428 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>

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		<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 certify that Security based on the Title Deed is enforceable by the Bank.</i></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>

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17.	List of documents to be deposited for creating the mortgage by deposit of the title deeds	<p>All documents for creation of valid mortgage are available with the Branch and also mentioned below:-</p> <ol style="list-style-type: none"> 1) Original Sale Deed dated 09.10.2007 executed by Sh. Arshad Ahmad Zaidi S/o Syed Ahmad Zaidi in favour of M/s Amroon Foods Pvt. Ltd. through its General Manager Sh. Abdul Gafoor S/o Sh. Saidu Mohammad vide Sale Deed, Regd No. 4014, Book No. 1, Volume No. 1508 on pages 313 to 428 registered in the office of Sub Registrar- Fatehpur, Barabanki. 2) Certified of Khatoni for Fasli Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017. 3) 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.	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.

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 Signature/Date/2006 Advocate
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प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक फतेहपुर

क्रम संख्या 2023070003073

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. मुछतार के अधिप्रमाणीकरण लिए शुल्क
5. कभीशन 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 दैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर A

उप निबन्धक
फतेहपुर-बाराबंकी