

Arvind Kumar Singh

Advocate

Supreme Court of India

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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 0.400 Hec. comprising Khasra Nos. 63/2-0.250 Hec., & 63/8-0.150 Hec., 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 30 pages | 2000/- |
| Total | 8000/- |

(Rupees Eight thousand only)

Yours faithfully
ARVIND KUMAR SINGH

Advocate

D/1401/2000

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 0.400 Hec. comprising Khasra Nos. 63/2-0.250
Hec., & 63/8-0.150 Hec., 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 with Title Search | Name & Designation of the official to whom the original titledeeds/doc uments along |
|----|---|--|---|---|
| | | | 04/03/2023 35, Old Lawyer Block Supreme Court, New Delhi | ARVIND KUMAR SINGH Advocate |

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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) | Freehold Industrial land admeasuring 0.400 Hec. comprising Khasra Nos. 63/2-0.250 Hec.,& 63/8-0.150 Hec., situated in Village- Amarsanda, Pargana- Kursi, Tehsil Fatehpur, Distt. Barabanki U.P. bounded as under:- North: Amroon Factory. South: Khet of Sayed. East: Khet of Naseem. West: Khet of Maqsood. | |
| | 3.3 | Number/Identification details as per building map/plan | As Above. | |
| | 3.4 | Extent of Property | 0.400 Hectare ARVIND KUMAR SINGH Advocate D/1401/2000 Lawyer Block Delhi | |

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Supreme Court, New Delhi

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| | 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 Maqsood Ali & Mohd. Shameem Both S/o Mohd. Safi. The name of the farmers has been shown the ownership in the land since 1395 Fasli Year.</p> <ul style="list-style-type: none"> ➤ That Mohd. Shameem S/o Mohd. Shafi executed Sale Deed dated 13.11.2014 in favour of Sh. Dabeer Ahmad S/o Khaleel Ahmad R/o Village- Amarsanda, Post- Anwari, Pargana- Kursi, Tehsil- Fatehpur Distt. Barabanki vide Sale Deed Regd. No.9345, Book No. 1, Volume No. 3605 on pages 257 to 286, registered in the office of Sub Registrar- Fatehpur, Barabanki. ➤ Thereafter Sale Deed dated 21.01.2015 executed by Sh. Maqsood Ali S/o Mohd. Safi in favour of Sh. Dabeer Ahmad S/o Khaleel Ahmad R/o Village- Amarsanda, Post- Anwari, Pargana- Kursi, Tehsil- Fatehpur Distt. Barabanki vide Sale Deed Regd. No. 726, Book No. 1, Volume No. 3693 on pages 147 to 176 registered in the office of Sub Registrar- Fatehpur, 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 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. | |
| 5. | Title deeds/Documents details under which the ownership is acquired. | |

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 Supreme Court, New Delhi

| | Owner/s | Name/Nature of Deed | Details like office of the Regn. No. |
|----|------------------------------------|---------------------|---|
| | Sh. Dabeer Ahmad S/o Khaleel Ahmad | Sale Deed | Regd. No. 9345, Book No. 1, Volume No. 3605 on pages 257 to 286, registered in the office of Sub Registrar-Fatehpur, Barabanki |
| | M/s Amroon Foods Pvt. Limited | Sale Deed | Regd. No. 726, Book No. 1, Volume No. 3693 on pages 147 to 176 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, 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 hurdle. <div style="text-align: right;"> ARVIND KUMAR SINGH Advocate 1997/2000 Chamber-35, Old Lawyer Block Supreme Court, New Delhi </div> |

10. List of Documents /deeds provided to the Advocate and perused by him.

1) Original Sale Deed dated 13.11.2014 executed by Mohd. Shameem S/o Mohd. Shafiin favour of Sh. Dabeer Ahmad S/o Khaleel Ahmad R/o Village- Amarsanda, Post- Anwari, Pargana- Kursi, Tehsil- Fatehpur Distt. Barabanki vide Sale Deed, Regd No. 9345, Book No. 1, Volume No. 3605 on pages 257 to 286, registered in the office of Sub Registrar- Fatehpur, Barabanki.

2) Original Sale Deed dated 21.01.2015 executed by Sh. Maqsood Ali S/o Mohd. Safi in favour of Sh. Dabeer Ahmad S/o Khaleel Ahmad R/o Village- Amarsanda, Post- Anwari, Pargana- Kursi, Tehsil- Fatehpur Distt. Barabanki vide Sale Deed Regd. No. 726, Book No. 1, Volume No. 3693 on pages 147 to 176 registered in the office of Sub Registrar- Fatehpur, Barabanki.

3) Certified of Khatoni for Fasli Year 1421-1426 the corresponding English Calendar Year will be 1 July 2012 to 1 July 2017.

Xerox Copy of Khatoni Fasli Year 1427-1432 the corresponding English Calendar Year will be 1 July 2019 to 30 June 2025.

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Advocate
Office No. 35, Old Lawyer Block
Supreme Court, New Delhi

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| 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><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</i></p> |

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 D/140/12/2000 Advocate
 125, Old Lawyer Block
 Supreme Court, New Delhi

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| | | <p><i>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> |
| 17. | List of documents to be deposited for creating the mortgage by deposit of the title deeds | <p>1) Original Sale Deed dated 13.11.2014 executed by Mohd. Shameem S/o Mohd. Shafiin favour of Sh. Dabeer Ahmad S/o Khaleel Ahmad R/o Village- Amarsanda, Post-Anwari, Pargana- Kursi, Tehsil- Fatehpur Distt. Barabanki vide Sale Deed, Regd No. 9345, Book No. 1, Volume No. 3605 on pages 257 to 286, registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>2) Original Sale Deed dated 01.01.2015 executed by Maqsood Ali S/o Mohd. Safi in favour of Sh. Dabeer Ahmad S/o Khaleel</p> |

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 D/401/2080
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 Supreme Court, New Delhi

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| | | <p>Ahmad R/o Village- Amarsanda, Post- Anwari, Pargana- Kursi, Tehsil- Fatehpur Distt. Barabankivide Sale Deed Regd. No. 726, Book No. 1, Volume No. 3693 on pages 147 to 176 registered in the office of Sub Registrar- Fatehpur, Barabanki.</p> <p>3) Certified of Khatoni for 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
Signature of Arvind Kumar Singh
Chamber-35, Old Lawyer Block
Supreme Court, New Delhi

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक फतेहपुर

क्रम संख्या 2023070003076

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. मुह्तार 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

उपनिबन्धक
फतेहपुर-बाराबंकी