

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 0.2530 Hec., out of 0.7590 Hec., comprising Khasra No. 1310Bha/05 situated in Village & Pargana Kursi, Tehsil Fatehpur, Distt. Barabanki U.P.

Professional Charges	5000/-
Inspection, Site Visit & Miscellaneous Expenses	1000/-
Certified Copy Charges for 33 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

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

LEGAL SEARCH REPORT (LSR)

To
The Branch Manager,
Union Bank of India
Branch at Connaught Place
New Delhi

Date: 04.03.2023

SUBJECT:- Legal Report Search wrt Freehold Industrial land admeasuring 0.2530 Hec., out of 0.7590 Hec., comprising Khasra No. 1310Bha/05 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 nt along with Title Chamber Stamp	Name & Designation of the official to whom the original titled deeds/doc along with Title Chamber Stamp
			04/03/2023	ARVIND KUMAR SINGH Advocate 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 0.2530 Hec., out of 0.7590 Hec., comprising Khasra No. 1310Bha/05 situated in Village & Pargana Kursi, Tehsil Fatehpur, Distt. Barabanki U.P., bounded as under:- North: KHET of Hakimuddin. South: Kursi to Agasand Road. East: KHET of Nanhu Jaiswal and another. West: KHET of Jyotsana Singh.	
	3.3	Number/Identification details as per building map/plan	As Above ARVIND KUMAR SINGH Advocate D/1401/2000 Camber-35, Old Lawyer Block	

3.4	Extent of Property	0.2530 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. Mohd. Tarik Kureshi S/o Sh. Juber Kureshi. The name of the farmers has been shown the ownership in the land since 1395 Fasli Year.

➤ That Sh. Mohd. Tarik Kureshi S/o Sh. Juber Kureshi executed Sale Deed dated 18.11.2006 in favour of M/s Amroon Foods Pvt. Ltd. Agasand Road, Kursi, Distt.- Barabanki through its General Manger Sh. Abdul Gafoor S/o Sh. Saidu Mohammad vide Sale Deed Regd. No. 5276, Book No. 1, Volume No. 1318 on pages 225 to 258 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 no. 1310Bha/05 having an area of 0.2530 Hect., respectively in the name of M/s Amroon Foods Pvt. Ltd. wherein it has been mentioned that filed C.S No. 4/2008 in the court of SDM Fatehpur, Barabanki vide Order dated 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. & Date.
M/s Amroon Foods Pvt. Limited	Sale Deed	Regd. No. 5276, Book No. 1, Volume No. 1318, pages 225 to 258, dated 18.11.2006, in the office of Sub-Registrar, Fatehpur, Barabanki.

ARVIND KUMAR SINGH
Advocate
Chamber-35, Old Lawyer Block
Supreme Court, New Delhi

		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 issues.
10.	List of Documents /deeds provided to the Advocate and perused by him.	1) Original Sale Deed dated 18.11.2006 executed by Sh. Mohd. Tarik Kureshi S/o Sh. Juber Kureshi in favour of M/s Amroon Foods Pvt. Ltd. Agasand Road, Kursi, Distt.- Barabanki through its General Manger Sh. Abdul Gafoor S/o Sh. Saidu

ARVIND KUMAR SINGH

Advocate

NO/1401/2000

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

		<p>Mohammad vide Sale Deed Regd. No. 5276, Book No. 1, Volume No. 1318 on pages 225 to 258 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 to said property.</p> <p>ARVIND KUMAR SINGH Advocate D/1401/2000 Camber-35, Old Lawyer Block Supreme Court, New Delhi</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 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</p> <p>off. ARVIND KUMAR SINGH Registrar Advocate</p> <p>D/1401/2000 11, Chamber 35, Old Lawyer Block Occidental Court, New Delhi</p>
17.	List of documents to be deposited	<p>Supreme Court Deed dated</p>

	for creating the mortgage by deposit of the title deeds	<p>18.11.2006 executed by Sh. Mohd. Tarik Kureshi S/o Sh. Juber Kureshi in favour of M/s Amroon Foods Pvt. Ltd. Agasand Road, Kursi, Distt.-Barabanki through its General Manager Sh. Abdul Gafoor S/o Sh. Saidu Mohammad vide Sale Deed Regd. No. 5276, Book No. 1, Volume No. 1318 on pages 225 to 258 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 of 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/1401/2000
 Ccamber-35, Old Lawyer Block
 Supreme Court, New Delhi
Signature of the Advocate

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक फतेहपुर

क्रम संख्या 2023070003078

बाराबंकी

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

प्रस्तुतकर्ता या प्रार्थी का नाम अरविन्दकुमार सिंह एड

लेख का प्रकार: सुशायना 1994 वर्ष से 2023 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दाग के अधिप्रमाणी करण 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