

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)  
लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

29-Apr-2024

प्रस्तुतकर्ता या प्रार्थी का नाम

SURENDRA SINGH RAWAT ADV

लेख का प्रकार

मुआयना 15 वर्ष

( 2010 - 2024 )

प्रतिफल की धनराशि

0.00

1 रजिस्ट्रीकरण शुल्क

0.00

2 प्रतिलिपि करण शुल्क

0.00

3 इलैक्ट्रानिक शुल्क

0.00

4 निरीक्षण या तलाश शुल्क

75.00

Application No

3518

5 मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क

0.00

6 कमीशन शुल्क

0.00

7 नकल शुल्क

0.00

8 विविध

5.00

9 यात्रिक भत्ता

0.00

10 कम रजिस्ट्रीकरण शुल्क

0.00

11 योग

80.00

शुल्क वसूल करने की दिनांक

29-Apr-2024

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, देहरादून, द्वितीय

**Surendra Singh Rawat**

(MA. LLB)

Advocate

Cell : 9927420354, 8077897002

E-mail-3100surendra@gmail.com

Chamber No. 1, Block -3,

Court Compound,

Dehradun (Uttarakhand)

Ref. No. ....

Dated : 29-04-2024


The Assistant General Manager ( AGM) / Chief Manager ,  
Punjab National Bank,

I.R.M. Dehradun


**SPECIAL REPORT ON TITLE**

**REGARDING: SEARCH REPORT / NON-CUMBRANCE CERTIFICATE IN RESPECT OF**  
All that residential property/unit Khata No. 864 (Fasli year 1422 to 1427) bearing Khasra No. 55Gha (Old Khasra No. 48) measuring area 156.07 Sq.mtr. situated at Mauza Aamwala Tarla, Pargana Parwadoon, Tehsil and District Dehradun.


ASPECT TO BE CONSIDERED	COUNSEL'S STATEMENT
<b>A- PARTICULARS</b>	
1. Name of the borrower with address	Mr. Jai Batra S/o Mr. Kamal Kishor Batra R/o 53, Adaiwatanand Marg, Rishikesh, Dehradun.
2. Name of the person offering Mortgage with parentage/constitution and address	Mr. Jai Batra S/o Mr. Kamal Kishor Batra R/o 53, Adaiwatanand Marg, Rishikesh, Dehradun.
3. Details of the property to be mortgaged : As per title deed – As per present position -	All that residential property Khata No. 864 (Fasli year 1422 to 1427) bearing Khasra No. 55Gha (Old Khasra No. 48) measuring area 156.07 Sq.mtr. situated at Mauza Aamwala Tarla, Pargana Parwadoon, Tehsil and District Dehradun  bounded and butted as under: East- Land of others, SM. 70 Ft. West – Land of others, SM. 70 Ft. North – 25 Ft. Wide Road SM. 24 Ft. South– Land of others, SM. 24 Ft.

  
**Surendra Singh Rawat**  
Advocate  
Court Compound, Dehradun

B - INVESTIGATIONS	
<p>1. Details of the <b>title</b> deeds documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration</p>	<ol style="list-style-type: none"> <li>1. The present owner will execute a Sale deed in the favour of borrower</li> <li>2. Sale to Agreement dated 04-04-2024, executed by Mr. P.C. Thakur S/o Late Heeral Lal R/o C-63, Plot No. 3, Sector-13 Ayudh Vihar, Dwarika South West Delhi in favour of Mr. Jai Batra S/o Mr. Kamal Kishor Batra R/o 53, Adaiwatanand Marg, Rishikesh, Dehradun.</li> <li>3. Copy of Digitally Signed Sale Deed dated 12-11-1984, executed by (1) Mr. Charan Singh S/o Late Mah Singh (2) Mr. Mohan Singh (3) Mr. Dalip Singh (4) Mr. Budsh Singh All S/o Mr. Pitambar Singh (5) Mr. Prem Singh S/o Mr. Balbir Singh (6) Mr. Lal Singh S/o Mr. Prithvi Singh All R/o Aamwala Tarla, Dehradun in the favour of Mr. P.C. Thakur S/o Late Heeral Lal R/o C-63, Plot No. 3, Sector-13 Ayudh Vihar, Dwarika South West Delhi which is duly registered in the office of S.R. Dehradun at book no 1, vol. 2282, page 381 ADF Book No. 1 Volume 2331 Pages 141 to 144 at SI no 8649 reg. on dated 12-11-1984.</li> <li>4. Copy of Revised Khasra/Khatauni</li> <li>5. Copy of Khatauni Fasli year 1390 to 1395</li> <li>6. Certified Copy of Khatauni year 1422 to 1427</li> <li>7. Affidavit</li> <li>8. Search Receipt</li> </ol>
<p>2. Whether certified copies have been obtained from the Registrar's office</p>	<p>Yes</p>
<p>3. Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?</p>	<p>Copy of Digitally Signed Sale Deed obtained and no doubt or suspension.</p>
<p>4. Whether the registration particulars number &amp; date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?</p>	<p>Yes</p>
<p>5. Whether the registration particulars number &amp; date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?</p>	<p>Yes</p>

  
 Suzendra Singh Rawat  
 Advocate  
 Court Compound, Dehradun

6. Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes
7. Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified What is its effect?	No
8. Whether the property has been mutated in the name of the person offering the mortgage?	Yes
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Adhoiwala, Dehradun
10. Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes).	No.
11. Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State)	No.
12. Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Original Sale Deed
13. Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	No.
14. Whether the property to be mortgaged has been acquired under Land Acquisition Act 1894?	No.
15. Whether Urban Land Ceiling Act is applicable in the State where the property is located?	No. Urban Land Ceiling Act repealed in State of Uttarakhand.
16. In case of leasehold property, whether permission/NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	No.
17. What is the rate of sharing of unearned income with lessor in the event of sale of the property?	No.
18. Whether copy of title deed favouring lessor (other than Govt ) is made available	No

  
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to examine the validity of the lease?	
19. Whether terms & conditions given in the lease deed have been complied with? If any condition is violated effect thereof	No
20. Whether any permission of Income Tax Authorities Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	No
21. In respect of agriculture land whether land is declared surplus or under consolidation of holdings?	No
22. Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	Yes There is no dues and outstanding towards the mortgagor as per revenue records.
23. Whether the owner's title valid absolute clear and marketable one?	Yes
24. Based on the documents available whether the owner's title is saleable?	Yes
25. Based on the documents available whether the owner's title transferable?	Yes
26. Whether the mortgaged property is enforceable under SARFAESI Act 2002	The property is residential Property and used as residential and SARFAESI Act 2002 is applicable over this property

**Date: 29-04-2024**  
**Place: Dehradun**

**(Surendra Singh Rawat )**  
**Advocate**

  
**Surendra Singh Rawat**  
 Advocate  
 Court Compound, Dehradun

**Surendra Singh Rawat**

(MA. LLB)

Advocate

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E-mail-3100surendra@gmail.com

Chamber No. 1, Block -3,

Court Compound,

Dehradun (Uttarakhand)

Ref. No. ....

Dated : 29-04-2024

The Assistant General Manager ( AGM) / Chief Manager ,

Punjab National Bank,

I.R.M. Dehradun

**CERTIFICATE**

**Reg:** - All that residential property Khata No. 864 (Fasli year 1422 to 1427) bearing Khasra No. 55Gha (Old Khasra No. 48) measuring area 156.07 Sq.mtr. situated at Mauza Aamwala Tarla, Pargana Parwadoon, Tehsil and District Dehradun.

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.


I hereby certify that the registration particulars - number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of the Sub-Registrar Dehradun.

I further certify that the photographs of previous owner, affixed/seen in the title deed tally with records of Sub-Registrar, Dehradun.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of Sub-registrar Dehradun :-

Copy of Digitally Signed Sale Deed dated 12-11-1984 executed by Mr. (1) Mr. Charan Singh S/o Late Mah Singh (2) Mr. Mohan Singh (3) Mr. Dalip Singh (4) Mr. Budsh Singh All S/o Mr. Pitambar Singh (5) Mr. Prem Singh S/o Mr. Balbir Singh (6) Mr. Lal Singh S/o Mr. Prithvi Singh All R/o Aamwala Tarla, Dehradun in the favour of Mr. P.C. Thakur S/o Late Heeral Lal R/o C-63, Plot No. 3, Sector-13 Ayudh Vihar, Dwarika South West Delhi. which is duly registered in the office of S.R. Dehradun at book no 1, vol. 2282, page 381 ADF Book No. 1 Volume 2331 Pages 141 to 144 at Sl no 8649 reg. on dated 12-11-1984.

  
Surendra Singh Rawat  
Advocate  
Court Compound, Dehradun

I shall be liable/responsible if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the Indian Banks' Association Or Reserve Bank of India Or Any other Such Body for circulation amongst Banks/Financial Institutions.

As per your instructions and pursuant to my search conducted in the office of Sub-Registrar Dehradun from the period 2010-2024 vide receipt attached with the report. Certified copy of the Transfer Deed is enclosed herewith and thereby undersigned came to the conclusion that No Encumbrance has been found in respect of the above mentioned property.

I have not given opinion earlier on investigation of title relating to the same land/property as detailed hereunder :

a) Name of Lender: Mr. Jai Batra S/o Mr. Kamal Kishor Batra R/o 53, Adaiwatanand Marg, Rishikesh, Dehradun.

b) Date of Opinion: 29-04-2024

c) Remarks: **THE PROPERTY IS GOVERNED UNDER SARFAESI ACT.**

I hereby certify that Mr. Jai Batra S/o Mr. Kamal Kishor Batra R/o 53, Adaiwatanand Marg, Rishikesh, Dehradun has a clear, valid and marketable title over the above said property and he is competent to sale the aforesaid property and after registration of sale deed , the borrowers are competent to mortgage the same in Bank after following the list as mentioned below.


The valid mortgage can be created by depositing the following title deed. The said title deeds are genuinely registered and are not duplicate or fake as observed by me :-

1. The present owner will execute a Sale deed in the favour of borrower
2. Sale to Agreement dated 04-04-2024, executed by Mr. P.C. Thakur S/o Late Heeral Lal R/o C-63, Plot No. 3, Sector-13 Ayudh Vihar, Dwarika South West Delhi in favour of Mr. Jai Batra S/o Mr. Kamal Kishor Batra R/o 53, Adaiwatanand Marg, Rishikesh, Dehradun.
3. Copy of Digitally Signed Sale Deed dated 12-11-1984, executed by (1) Mr. Charan Singh S/o Late Mah Singh (2) Mr. Mohan Singh (3) Mr. Dalip Singh (4) Mr. Budsh Singh All S/o Mr. Pitambar Singh (5) Mr. Prem Singh S/o Mr. Balbir Singh (6) Mr. Lal Singh S/o Mr. Prithvi Singh All R/o Aamwala Tarla, Dehradun in the favour of Mr. P.C. Thakur S/o Late Heeral Lal R/o C-63, Plot No. 3, Sector-13 Ayudh Vihar, Dwarika South West Delhi which is duly registered in the office of S.R. Dehradun at book no 1, vol. 2282, page 381 ADF Book No. 1 Volume 2331 Pages 141 to 144 at Sl no 8649 reg. on dated 12-11-1984.
4. Copy of Revised Khasra/Khatauni Fasli year 1400
5. Copy of Khatauni Fasli year 1390 to 1395
6. Certified Copy of Khatauni year 1422 to 1427
7. Affidavit
8. Search Receipt


Yours faithfully,

(Surendra Singh Rawat )

Advocate

  
Surendra Singh Rawat  
Advocate  
Court Compound, Dehradun

- Enclosures :**
1. Special report
  2. Chain of Title
  3. Search Receipt
  4. Certificate
  5. Copy of Digitally Signed Sale Deeds
  6. Affidavit.
  7. Sale Agreement
  8. Certified Copy of Khatauni Fasli year 1422 to 1427
  9. Copy of Revised Khasra/Khatuni Fasli year 1400
  10. Copy of Khatauni Fasli year 1390 to 1395

  
Surendra Singh Rawat  
Advocate  
Court Compound, Dehradun

Ref. No. ....

Dated : 29-04-2024

The Assistant General Manager ( AGM) / Chief Manager ,  
Punjab National Bank,  
I.R.M. Dehradun

**SEARCH CERTIFICATE**

**Reg:** All that residential property/unit Khata No. 864 (Fasli year 1422 to 1427) bearing Khasra No. 55Gha (Old Khasra No. 48) measuring area 156.07 Sq.mtr. situated at Mauza Aamwala Tarla, Pargana Parwadoon, Tehsil and District Dehradun

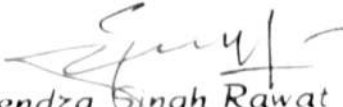
**1. Sub-Registrar Office**

Personal search was carried out for the purpose of inspection conducted by me in the office of Sub-Registrar, **Dehradun**, from the period of **2010 to 2024** vide receipt enclosed with the report, Certified copy of the Transfer Deed is enclosed herewith and thereby undersigned came to the conclusion that No Encumbrance has been found in respect of the above mentioned property

**2. The Search report disclosed following:**

Search Report discloses that present owner purchased the property vide registered sale deed.

- |    |                                                |   |      |
|----|------------------------------------------------|---|------|
| 3. | Registrar of Companies                         | : | N.A. |
| 4. | Courts                                         | : | No.  |
| 5. | Other offices                                  | : |      |
|    | i) Office of the Co-operative Society          | : | N.A. |
|    | ii) _____ Development Authority                | : | N.A. |
| 6. | Any other documents                            |   |      |
|    | a) Receipts for payment of Municipal Taxes etc | : | N.A. |
| 7. | The Search made in ROC                         | : | N.A. |

  
Surendra Singh Rawat  
Advocate  
Court Compound, Dehradun

8. **Inspection of Court records** : N.A.

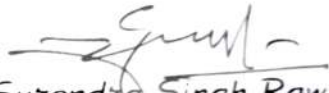
1. Search Made / Inspections carried out in the following office disclosed:
- 2.

Office	Date of Search / Inspection	Information
Sub-Registrar Dehradun	29-04-2024 Search receipt no. 92/44	All the documents were property registered over there

Yours faithfully,

**(Surendra Singh Rawat)**

Advocate

  
Surendra Singh Rawat  
Advocate  
Court Compound, Dehradun

**Surendra Singh Rawat**  
(MA. LLB)  
Advocate

Cell : 9927420354, 8077897002  
E-mail-3100surendra@gmail.com  
Chamber No. 1, Block -3,  
Court Compound,  
Dehradun (Uttarakhand)

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Ref No.

Dated: 29-04-2024


To

The Assistant General Manager ( AGM) / Chief Manager ,  
Punjab National Bank,  
I.R.M. Dehradun

I am empanelled advocate of Punjab National Bank, Circle Dehradun  
and I has issued a SEARCH REPORT/THAT THE SAID PROPERTY  
FREE FROM ALL ENCUMBRANCE 29.04.2024. IN RESPECT OF  
Affidavit of Mr. Jai Batra S/o Mr. Kamal Kishor Batra R/o 53, Adaiwatanand  
Marg, Rishikesh, Dehradun.

Yours Sincerely,

(Surendra Singh Rawat)  
Advocate

  
Surendra Singh Rawat  
Advocate  
Court Compound, Dehradun

**Surendra Singh Rawat**  
(MA. LLB)  
Advocate

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E-mail-3100surendra@gmail.com  
Chamber No. 1, Block -3,  
Court Compound,  
Dehradun (Uttarakhand)

Ref No.

Dated 29-04-2024

**Chain of Title**

AND WHEREAS Mr. P.C. Thakur S/o Late Heeral Lal R/o C-63, Plot No. 3, Sector-13 Ayudh Vihar, Dwarika South West Delhi is sole owner of said property.

AND WHEREAS (1) Mr. Charan Singh S/o Late Mah Singh (2) Mr. Mohan Singh (3) Mr. Dalip Singh (4) Mr. Budh Singh All S/o Mr. Pitambar Singh (5) Mr. Prem Singh S/o Mr. Balbir Singh (6) Mr. Lal Singh S/o Mr. Prithvi Singh All R/o Aamwala Tarla, Dehradun bearing Khara Nos 55Gha (old Khara No. 48) measuring area 0.93 Hect Fasli year 1360 i.e. 1953 Mauza Aamwala Tarla Pargana Parwadon, Tehsil and District Dehradun were previous land owners.


AND WHEREAS (1) Mr. Charan Singh S/o Late Mah Singh (2) Mr. Mohan Singh (3) Mr. Dalip Singh (4) Mr. Budh Singh All S/o Mr. Pitambar Singh (5) Mr. Prem Singh S/o Mr. Balbir Singh (6) Mr. Lal Singh S/o Mr. Prithvi Singh All R/o Aamwala Tarla, Dehradun had executed a Sale Deed in the favour of Mr. P.C. Thakur S/o Late Heeral Lal R/o C-63, Plot No. 3, Sector-13 Ayudh Vihar, Dwarika South West Delhi which is duly registered in the office of S.R. Dehradun at book no 1, vol. 2282, page 381 ADF Book No. 1 Volume 2331 Pages 141 to 144 at Sl no 8649 reg. on dated 12-11-1984.

AND WHEREAS Mr. P.C. Thakur S/o Late Heeral Lal R/o C-63, Plot No. 3, Sector-13 Ayudh Vihar, Dwarika South West Delhi had execute a Notarized sale Agreement measuring area 156.07 Sq.mtr. in favour of Mr. Jai Batra S/o Mr. Kamal Kishor Batra R/o 53, Adaiwatanand Marg, Rishikesh, Dehradun dated 04.04.2024

Title Chain is clear.

Yours Sincerely,

**(Surendra Singh Rawat)**  
Advocate

  
Surendra Singh Rawat  
Advocate  
Court Compound, Dehradun

## NON ENCUMBRANCE CERTIFICATE

All that residential property Khata No. 864 (Fasli year 1422 to 1427) bearing Khasra No. 55Gha (Old Khasra No. 48) measuring area 156.07 Sq.mtr. situated at Mauza Aamwala Tarla, Pargana Parwadoon, Tehsil and District Dehradun.

As requested I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed. number, date and page I hereby certify that the registration particulars particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of the Sub-Registrar Dehradun. I further certify that the photographs of previous owner, affixed/seen in the title deed tally with records of Sub-Registrar, Dehradun.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of Sub-registrar Dehradun:

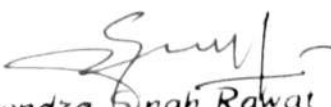
Copy of Digitally Signed Sale Deed dated 12-11-1984 executed by Mr. (1) Mr. Charan Singh S/o Late Mah Singh (2) Mr. Mohan Singh (3) Mr. Dalip Singh (4) Mr. Budsh Singh All S/o Mr. Pitambar Singh (5) Mr. Prem Singh S/o Mr. Balbir Singh (6) Mr. Lal Singh S/o Mr. Prithvi Singh All R/o Aamwala Tarla, Dehradun in the favour of Mr. P.C. Thakur S/o Late Heeral Lal R/o C-63, Plot No. 3, Sector-13 Ayudh Vihar, Dwarika South West Delhi. which is duly registered in the office of S.R. Dehradun at book no 1, vol. 2282, page 381 ADF Book No. 1 Volume 2331 Pages 141 to 144 at SI no 8649 reg. on dated 12-11-1984

As per your instructions and pursuant to my search conducted in the office of Sub-Registrar, Dehradun from the period 2010-2024 vide receipt attached with the report. Certified copy of the Transfer Deed is enclosed herewith and thereby undersigned came to the conclusion that No Encumbrance has been found in respect of the above mentioned property.

I have not given opinion earlier on investigation of title relating to the same land/property as detailed hereunder

Date of Opinion: 29.04.2024

Remarks: THE PROPERTY IS GOVERNED UNDER SARFAESI ACT.

  
Suzendra Singh Rawat  
Advocate  
Court Compound, Dehradun

I hereby **certify that** Mr. Jai Batra S/o Mr. Kamal Kishor Batra R/o 53, Adaiwatanand Marg, Rishikesh, Dehradun has a clear, valid and marketable title over the above said property and he is competent to sale the aforesaid property.


Yours Sincerely,

**(Surendra Singh Rawat)**

Advocate

**Enclosures :**

1. Special report
2. Chain of Title
3. Search Receipt
4. Certificate
5. Copy of Digitally Signed Sale Deeds
6. Affidavit.
7. Sale Agreement
8. Certified Copy of Khatauni Fasli year 1422 to 1427
9. Copy of Revised Khasra/Khatuni Fasli year 1400
10. Copy of Khatauni Fasli year 1390 to 1395

  
Surendra Singh Rawat  
Advocate  
Court Compound, Dehradun