

59/II/2023

8

YADVENDRA SINGH
Advocate
Reg. No.-1013/94, Ch. No.-185
Old Court Compound, Rohtak
Mob. 9411121050

विक्रय-पत्र (ग्रामीण)

सम्पत्ति का अक्षांश :- 29.724523

सम्पत्ति का देशांतर :- 77.793095

(यह विलेख उत्तराखण्ड शासन के वित्त अनुभाग-9 संख्या 205(1)/2015/XXVII(9)/ यूओओ-05/2015 देहरादून दिनांक 29 अक्टूबर 2015 के अन्तर्गत उत्तराखण्ड शासन सूक्ष्म, लघु एवं मध्यम उद्यम अनुभाग संख्या 184/VII-2-15/146-एमओएसओएमई/2013 देहरादून दिनांक 31 अक्टूबर 2015 के अन्तर्गत क्रमांक-44 (स्टाम्प शुल्क में छूट) के कालम-4 श्रेणी-डी पर 50 प्रतिशत छूट के आधार पर निष्पादित किया गया है।)

बैनामा :- 3200000/-रुपये

सर्किल दर से मालियत :- 21334000/-रुपये

स्टाम्प शुल्क :- 534000/-रुपये, इकरारनामे में अदा स्टाम्प शुल्क :- 64000/-रुपये

वर्तमान में दिया गया स्टाम्प शुल्क :- 470000/-रुपये कुल शीटों की सं०:- 13

विक्रीत सम्पत्ति का कुल क्षेत्रफल :- 1.3545 हेक्टेयर अर्थात् 13545 वर्गमीटर

विक्रीत सम्पत्ति का विवरण :- औद्योगिक आस्थान हेतु खाली भूमि, जो कि सूक्ष्म, लघु व मध्यम उद्योग की स्थापना हेतु क्रय की है।

कवर्ड एरिया (यदि निर्माण है तो) नहीं

स्थित ग्राम/नगर :- ग्राम सुसाडा परगना मंगलौर तहसील रुडकी जिला हरिद्वार।

क्रेता तथा विक्रेता अनुसूचित जाति/जनजाति से संबंधित है अथवा नहीं :- विक्रेता व क्रेता सामान्य जाति से है।

विक्रेता का स्वामित्व का आधार :-

संक्रमणीय भूमिधर

भूमि पट्टे आदि की है अथवा नहीं :-

नहीं

अवलोकित

चकबन्दी चल रही है अथवा नहीं :-

नहीं

कृषि भूमि की स्थिति में :-

नहीं

पी०ओ

रेट लिस्ट में पृष्ठ सं०:-46 क्रमांक 1-क-31 सर्किल रेट :- भूमि 05 मीटर से अधिक व 12 मीटर से कम चौड़े मार्ग पर होने के कारण 1500/-रुपये पर 5 प्रतिशत वृद्धि पर रेट 1575/-रुपये प्रति वर्गमीटर

आवास विकास शुल्क के अन्दर है अथवा बाहर :- लागू नहीं।

मुख्य सड़क से दूरी :- रुडकी दिल्ली प्रमुख मार्ग से 7 कि०मी० से अधिक दूर व सर्किल रेट लिस्ट में उल्लिखित अन्य प्रमुख मार्ग से 200 मीटर से अधिक दूर है,

क्या क्रेता उत्तराखण्ड राज्य का दि० 12-09-03 से पूर्व का कृषक/अचल सम्पत्ति धारक है, यदि हाँ तो सम्पत्ति कहाँ स्थित है :- नहीं, उत्तराखण्ड शासन से अनुमति प्राप्त कर ली गयी है।

क्रेता/विक्रेता या उभय पक्ष विदेशी नागरिक नहीं है तथा विदेशों में रह रहे भारतीय मूल के नहीं है। इसके अतिरिक्त उभय पक्ष पाकिस्तान, बांग्लादेश, श्रीलंका, अफगानिस्तान, चीन, ईरान, भूटान, नेपाल के नागरिक नहीं है तथा वहाँ रह रहे भारतीय मूल के नहीं है।

फोटो व अंगुष्ठ चिन्ह प्रमाणितकर्ता :- यादवेन्द्र सिंह एडवोकेट रुडकी।

For Maa Vindhyavasini Foils Ltd.

Roh-Kar

Signature

Director



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

SANDEEP AGARWAL
E-Stamp Vendor
L.N.-108/93, Tehsil Roorkee,
Mob: 9897062127

Certificate No. : IN-UK28340977998995V
Certificate Issued Date : 03-Jan-2023 04:09 PM
Account Reference : NONACC (SV)/ uk1226804/ HARIDWAR/ UK-HD
Unique Doc. Reference : SUBIN-UKUK122680462378761566762V
Purchased by : MAA VINDHYAVASINI FOILS LTD DIRECTOR PARAG GUPTA
Description of Document : Article 23 Conveyance
Property Description : VILL SUSADA PARGANA MANGLOUR TEHSIL ROORKEE DISTT HARIDWAR
Consideration Price (Rs.) : 2,13,34,000
(Two Crore Thirteen Lakh Thirty Four Thousand only)
First Party : ROHIT KUMAR
Second Party : MAA VINDHYAVASINI FOILS LTD DIRECTOR PARAG GUPTA
Stamp Duty Paid By : MAA VINDHYAVASINI FOILS LTD DIRECTOR PARAG GUPTA
Stamp Duty Amount(Rs.) : 4,70,000
(Four Lakh Seventy Thousand only)



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LOCKED

Please write or type below this line

-2-

विक्रीत सम्पत्ति शत्रु सम्पत्ति, मन्दिर, ट्रस्ट, चर्च, कब्रिस्तान, धार्मिक संस्था की नहीं है।

For Maa Vindhyavasini Foils Ltd
Director

PU 0004365789

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.



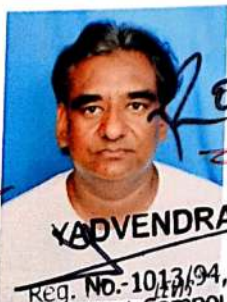
Scanned with OKEN Scanner

विक्रेता का नाम, पिता का नाम व पता:- रोहित कुमार पुत्र श्री सुरेन्द्र सिंह
निवासी ग्राम नारसन कलां परगना मंगलौर तहसील रुडकी जिला
हरिद्वार, उत्तराखण्ड, आधार संख्या 2615 1857 1755, PAN-
GBXPK6940P

विदित हो कि प्रतिज्ञा (विक्रेता) निम्नलिखित सम्पत्ति के स्वामी व अधिकारी है। जो इस समय तक हर प्रकार के भार तथा प्रतिबन्ध आदि से शुद्ध व मुक्त है। किसी प्रकार से पूर्व में किसी दीगर व्यक्ति विशेष के हक में कोई इकरारनामा माहदा बैय या विक्रय पत्र पूर्व में निष्पादित नहीं है और न ही हस्तान्तरण अथवा बन्धक आदि है और न ही किसी बैंक संस्था या व्यक्ति विशेष से कोई ऋण आदि लेकर निम्नलिखित सम्पत्ति को बन्धक किया हुआ है और निम्नलिखित सम्पत्ति को विक्रय व हस्तान्तरित करने में प्रतिज्ञा पूर्ण रूप से सक्षम है। अतः प्रतिज्ञा ने अपनी मन बुद्धि तथा इन्द्रियो की स्वस्थ दशा में बिना किसी जोर व दबाव के अपने पूर्ण होशोहवास में स्वतन्त्र मन से निम्नलिखित सम्पत्ति को बदले मुबलिग :- 3200000/- बत्तीस लाख रुपये में हाथ :- माँ विन्ध्यावासिनी फाईल्स लि० (PAN-AAPCM8098Q) रजिस्टर्ड कार्यालय 6/162 राजनगर गाजियाबाद उत्तर प्रदेश-201002 द्वारा डायरेक्टर पराग गुप्ता पुत्र श्री एम०आर० गुप्ता निवासी 6/162 राजनगर गाजियाबाद उत्तर प्रदेश-201002, आधार संख्या 5322 2461 9444, को विक्रय व हस्तान्तरित कर दी है तथा कुल मूल्यराशि की प्राप्ति का ब्यौरा निम्नलिखित है, तत्पश्चात इसके कोई मूल्य राशि क्रेता के जिम्मे शेष नहीं रही है और न भविष्य में होगी। कब्जा व दखल क्रेता का बखूबी व वाकई मौके पर करा दिया है और अपना कब्जा व दखल हर प्रकार से हटा लिया गया है। अब प्रतिज्ञा वचन देते है और प्रतिज्ञा करते है कि क्रेता सदैव निम्नलिखित सम्पत्ति पर अपना समस्त अधिकार व स्वामित्व सहित कब्जा करके लाभ हर प्रकार का प्राप्त करे, हर प्रकार से अपने भोग व प्रयोग में लावे और जो

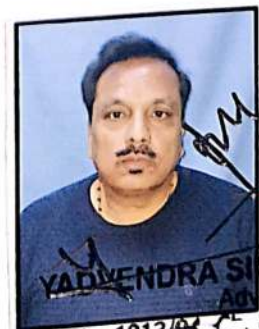
For Maa Vindhyavasini For...

Director



YADVENDRA

Reg. No. 1013/94, Advocate, No. 186, Roorkee



YADVENDRA SINGH, Advocate, No. 186, Roorkee

चाहे सो करे। अब प्रतिज्ञा तथा उसके उत्तराधिकारी को, विक्रय की हुई निम्नलिखित सम्पत्ति तथा उसकी मूल्य राशि से कोई सम्बन्ध किसी प्रकार का नहीं रहा है और न ही भविष्य में कभी होगा। यदि बाद में किसी नुक्स कानूनी के कारण या किसी के वाद विवाद करने पर निम्नलिखित सम्पत्ति कुल या अंश कब्जा या दखल क्रेता उक्त से निकल जाये, तो क्रेता को अधिकार होगा कि वह अपनी कुल या अंश मूल्यराशि मुझ प्रतिज्ञा से या मेरी जात खास जायदाद से वसूल कर लेवे। इसमें मुझ प्रतिज्ञा या उसके वारसान को उजर कोई नहीं होगा। नीज प्रतिज्ञा उन जुमला कानूनी जिम्मेदारी जो कि बरुये एक प्रतिज्ञा पर आयद होती है, का पूरा-पूरा पाबन्द व जिम्मेदार होगा व रहेगा।

अतः यह विक्रय-पत्र लिख दिया है कि प्रमाण रहे और समय पर काम आवे।

विवरण सम्पत्ति जो विक्रय की गई है:- भूमि खाता नम्बर-45 के खसरा नम्बर-138 रकबई 2.2790 हेक्टेयर में से अपना कुल हक व हिस्सा अर्थात् अपना कुल भाग अर्थात् रकबई 1.3545 हेक्टेयर लगान 66/-रुपये 90 पैसे ससालाना वर्ष खतौनी 1425 से 1430 फसली भूमि स्थित मौजा ग्राम सुसाडा परगना मंगलौर तहसील रुडकी जिला हरिद्वार। उपरोक्त भूमि के हद्द पूरब में भूमि जोगेन्द्र कुमार आदि, पश्चिम में चकरोड लगभग तीन मीटर चौड़ी, उत्तर में सडक पुख्ता लगभग 24 फुट चौड़ी व दक्षिण में खेत रतन पुत्र लाल सिंह व खेत मैनपाल आदि है तथा उपरोक्त भूमि का सडक पुख्ता पर फ्रन्ट लगभग एक सौ पांच मीटर है। क्रेता द्वारा उपरोक्त भूमि को क्रय करने की अनुमति न्यायालय/कार्यालय कलेक्टर हरिद्वार प्रा0प0संख्या-103/2022 धारा-154(4)(3)(क) ज0वि0 एवं भूमि व्यवस्था अधिनियम मौजा सुसाडा परगना मंगलौर तहसील रुडकी जिला हरिद्वार मै0 माँ विन्ध्यावासिनी फाईल्स लि0 बनाम सरकार संख्या 500/DLRC/2022 दिनांक 02-01-2023 को प्राप्त कर ली है। जिसे विक्रेता स्वयं लेकर आया है। विक्रेता, क्रेता के नाम दाखिल खारिज होने में पूरा पूरा सहयोग करेंगे तथा विक्रेता व क्रेता के मध्य उपरोक्त भूमि के सम्बन्ध में दिनांक 26-08-2022 को इकरारनामा माहदा बैय निष्पादित है। जिसकी रजिस्टरी बही नम्बर-1 जिल्द-6781 के पृष्ठ-317 से 338 में नम्बर-8876 पर दिनांक 26-08-2022 को कार्यालय उप निबन्धक रुडकी के यहां दर्ज है। विक्रेता व क्रेता व गवाहान के आधार पर उनके बताये अनुसार व उपलब्ध कराये गये कागजात व गूगल मैप के आधार पर बैनामा हाजा ड्राफ्ट किया गया है। मय जुमला हक हकूक हर प्रकार सहित।

Rohit Kaur

For Maa Vindhyavasini Fails Ltd.

Director



विवरण वसूल्याबी जेरे समन:- विक्रेता ने क्रेता से कुल मूल्यराशि मु0-3200000/-रुपये में से मु0-2400000/-रुपये रजिस्टर्ड इकरारनामा माहदा बैय के अनुसार प्राप्त कर लिये है व मु0-284000/-रुपये द्वारा आर0टी0जी0एस0 संख्या SBINR12022322235379 दिनांक 23-12-2022 से अपने बैंक खाते में ट्रांसफर कराकर प्राप्त कर ली है व शेष धनराशि मु0-584000/-रुपये द्वारा चेक संख्या-762313 भारतीय स्टेट बैंक शाखा सेक्टर-18 नोएडा गौतमबुद्धनगर गाजियाबाद दिनांकित 03-01-2023 से प्राप्त की है। इस चेक के भुगतान के बाद कोई धनराशि विक्रेता की क्रेता की तरफ शेष नहीं रहेगी।

For Maa Vindhya Vasini Foils Ltd.

[Signature]
Director

[Signature]

विक्रेता के दाये हाथ की अंगुलियों के निशान :-

अंगूठा तर्जनी मध्यमा अनामिका कनिष्ठिका



विक्रेता के बाये हाथ की अंगुलियों के निशान :-

अंगूठा तर्जनी मध्यमा अनामिका कनिष्ठिका



बही संख्या 1 रजिस्ट्रीकरण संख्या 59 वर्ष 2023

Sale (Immovable)

Sale After Agreement (Industrial)

प्रतिफल रु 0 : 3200000.00

मालियत रु 0 : 21334000.00

रजिस्ट्रेशन शुल्क
रु 0 25000.00

प्रतिलिपि शुल्क
रु 0 100.00

इलेक्ट्रानिक प्रोसेसिंग शुल्क
रु 0 380.00

कुल योग
रु 0 25480.00

शब्द लगभग
2000

इकरारनामा विलेख संख्या 8876 वर्ष 2023 अदा किया गया स्टाम्प शुल्क रु 64000 को स्टाम्प अधिनियम की धारा 16 के अन्तर्गत इस विलेख संख्या 59 वर्ष 2023 में समायोजित किया गया।

उपनिबन्धक रुडकी, द्वितीय
03/01/2023

श्री माँ विन्ध्यावासिनी फोईल्स लि0 रजिस्टर्ड कार्यालय 6/162 राजनगर गाजियाबाद उत्तर प्रदेश-201002 द्वारा डायरेक्टर पराग गुप्ता पुत्र श्री एम0आर0 गुप्ता निवासी 6/162 राजनगर गाजियाबाद उत्तर प्रदेश-201002 ने आज दिनांक 03 Jan 2023 समय मध्य 5PM व 6PM को कार्यालय उपनिबन्धक रुडकी, द्वितीय में प्रस्तुत किया।

माँ विन्ध्यावासिनी फोईल्स लि0 रजिस्टर्ड
कार्यालय 6/162 राजनगर गाजियाबाद उत्तर

उपनिबन्धक
रुडकी, द्वितीय
03-Jan-2023

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री रोहित कुमार पुत्र श्री सुरेन्द्र सिंह निवासी ग्राम नारसन कलां परगना मंगलौर तहसील रुडकी जिला हरिद्वार 1 ने विक्रय धन मुबलिग रु 0 3200000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री माँ विन्ध्यावासिनी फोईल्स लि0 रजिस्टर्ड कार्यालय 6/162 राजनगर गाजियाबाद उत्तर प्रदेश-201002 द्वारा डायरेक्टर पराग गुप्ता पुत्र श्री एम0आर0 गुप्ता निवासी 6/162 राजनगर गाजियाबाद उत्तर प्रदेश-201002 ने भी स्वीकार किया।
जिनकी पहचान श्री अतुल कुमार पुत्र श्री नरेन्द्र कुमार निवासी ग्राम नारसन कलां परगना मंगलौर तहसील रुडकी जिला हरिद्वार तथा श्री यादवेन्द्र सिंह अधिवक्ता रुडकी जिला हरिद्वार पुत्र श्री - निवासी - ने की।



उपनिबन्धक
रुडकी, द्वितीय
03-Jan-2023

क्रेता के दाये हाथ की अंगुलियों के निशान :-
अंगूठा तर्जनी मध्यमा

अनामिका

कनिष्ठिका



क्रेता के बाये हाथ की अंगुलियों के निशान :-
अंगूठा तर्जनी मध्यमा

अनामिका

कनिष्ठिका



ह0 साक्षी :-

Atul Kumar

अतुल कुमार पुत्र श्री नरेन्द्र कुमार निवासी ग्राम
नारसन कलां परगना मंगलौर तहसील रुडकी जिला हरिद्वार।
आधार संख्या 2987 8829 3779

ह0 साक्षी :-

Yadendra Singh

यादवेन्द्र सिंह एडवोकेट रुडकी जिला हरिद्वार।

दिनांक :- 03-01-2023 ई0

ड्राफ्टिडबाई :- यादवेन्द्र सिंह एडवोकेट रुडकी

YADVENDRA SINGH
Advocate

194, Ch. No.-186
Old Court Compound, Roorkee
Mob.- 94117 11171

For Maa Vindhyavasini Foils Ltd.

Director

Rohit Kumar



Robinson

Johnson



भारत सरकार
Government of India



रोहित कुमार
Rohit Kumar
जन्म तिथि/DOB: 01/01/1983
पुरुष / MALE



2615 1857 1755

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA



पराग गुप्ता
Parag Gupta
DOB: 19-07-1966
Gender: Male



5322 2461 9444

आधार - आम आदमी का अधिकार

[Signature]



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:

S/O सुरेन्द्र सिंह, नारसन कला,
नारसन कला, नारसन कला, हरिद्वार,
उत्तराखण्ड - 247670

Address:

S/O Surendra Singh, NARASAN
KALAN, NARASAN KALAN,
Narsan Kalan, Hardwar,
Uttarakhand - 247670

2615 1857 1755



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help@uidai.gov.in

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www.uidai.gov.in

[Signature]



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: मोहन राय गुप्ता, मकान
नं.-6/162, सनी मंदिर के पास, राज
नगर, गाज़ियाबाद, गाज़ियाबाद,
गाज़ियाबाद, गाज़ियाबाद, उत्तर प्रदेश,
201001

Address:

S/o: Mohan Rai Gupta, House
No.-6/162, Near Sani Mandir, Raj
Nagar, Ghaziabad, Ghaziabad,
Ghaziabad, Ghaziabad, Uttar
Pradesh, 201001



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1800 300 1947

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help@uidai.gov.in

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www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

[Signature]



 भारत सरकार
Government of India




अतुल कुमार
Atul Kumar
जन्म तिथि/DOB: 01/09/1977
पुरुष/ MALE



2987 8829 3779




मेरा आधार, मेरी पहचान

 भारतीय विधिक पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Narender Kumar, NARASAN KALAN, NARASAN KALAN, Hardwar, Uttarakhand - 247670

पता:
S/O नरेंद्र कुमार, नारसन कलां, नारसन कलां, नारसन कलां, हरिद्वार, उत्तराखंड - 247670

2987 8829 3779

  
1047 help@uidai.gov.in www.uidai.gov.in

Atul Kumar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

GBXPK6940P

नाम / Name
ROHIT KUMAR

पिता का नाम / Father's Name
SURENDRA SINGH

जन्म की तारीख / Date of Birth
01/01/1983


हस्ताक्षर / Signature



12092017

Rohit kumar





ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAPCM8098Q

नाम / Name

MAA VINDHYAVASINI FOILS LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation 25/05/2022



Signature Not
Verified

Digitaly signed by
Income Tax Deptt.
Date: 2022.05.27 07:56:00
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बाहली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़नीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

-Cut-

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>AAPCM8098Q</p> <p>नाम / Name MAA VINDHYAVASINI FOILS LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation / Formation 25/05/2022</p>	<p>भारत सरकार GOVT. OF INDIA</p> <p>इस कार्ड के खोने/पाने पर तुरंत सूचित करें/लौटाएं: आयकर पैन सेवा इकाई, एन एल यू ई 5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, नज़द डीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

Rohit

Signature



**STATE/DISTRICT NODAL AGENCY
SINGLE WINDOW CLEARANCE SYSTEM
GOVERNMENT OF UTTARAKHAND**

Under Sec (3) (4) (a) of the Uttarakhand Enterprise Single Window Facilitation and Clearance Act-2012
Toll free No. - 1800-270-1213 Website: - www.investuttarakhand.com Email Id: - mpr@doiuk.org

IN-PRINCIPLE PROJECT APPROVAL

Certificate No:02-7-CAFIP-5174622044624

Date of Issue: - 2022-09-03 14:53:43

M/S. (MAA VINDHYAVASINI FOILS LIMITED) has filed Common Application Form No. 44624 received Dt. 2022-09-03 14:53:43 expressing its intent to setup manufacturing/service enterprise as per following details:-

Activity of Enterprise	Type of Enterprise	Category of Enterprise
MANUFACTURING OF ALUMINIUM FOILS.	Manufacturing	Medium

District Empowered Committee has granted In- principle approval for establishment of enterprise in Uttarakhand.

Note: The enterprise is required to seek requisite clearance / licence / permit required under statutory obligations stipulated under the laws of central government / state government / court orders.

Various govt. departments/agencies are expected to provide all necessary support and facilitation in establishing the enterprise under sec (5) (1) (a).

You are also advised to register for benefits if applicable under new industrial development scheme of dipp, goi at <http://dipp.nic.in/>

For Uttarakhand State Government benefits please visit <https://investuttarakhand.uk.gov.in/>

Project is eligible for stamp duty exemption (50%) under Uttarakhand MSME Policy 2015. (Eligible area for stamp duty relaxation for this project is 13545 Sq. mtr.)

Empowered Authority,
District Nodal Agency,
District Industries Center,
Govt. of Uttarakhand,
(On behalf of the District level Single Window Clearance Committee)



MAA VINDHYAVASINI FOILS LTD

Regd. Office: 6/162, Raj Nagar, Ghaziabad, Uttar Pradesh-201002

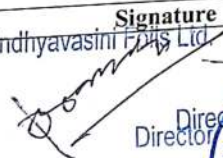
CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF MAA VINDHYAVASINI FOILS LTD HELD ON MONDAY, 13th DAY OF JUNE, 2022 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 6/162, RAJ NAGAR, GHAZIABAD, UTTAR PRADESH -201001

RESOLVED THAT the approval of the Board be and is hereby accorded to the company purchasing of land situated in Khasra No 138, Village Susanda, Pargana Manglore, Tehsil Rudki, District Hardidwar, Uttarakhand India.


RESOLVED FURTHER THAT Mr. PARAG GUPTA, Director be and is hereby authorised to communicate on behalf of the company with the vendor and to arrange registration and mutation of the title to such land in favour of the Company and to procure the necessary certificate of mutation and all the necessary papers and documents in connection therewith be handed over to him.

RESOLVED FURTHER THAT Mr. PARAG GUPTA, be and is hereby authorized on behalf of the company to verify, modify, amend and submit all paper/documents etc. before the authorities and is also authorised to obtain permission letter and/or any other documents/paper from the concern authority in respect thereof.


Specimen Signatures of Authorised Signatory

Name	Designation	Signature
Mr. PARAG GUPTA	Director/Authorised Signatory	

For MAA VINDHYAVASINI FOILS LTD


SIMA GUPTA
(Director)

DIN NO - 00401511


RAHUL AGARWAL
(Director)

DIN NO - 00104568

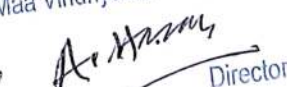
Date: 13.06.2022

Place: Ghaziabad

For Maa Vindhya Vasini Foils Ltd.


AKUL GUPTA
(Director)

DIN NO - 06602520


ANU AGARWAL
(Director)

DIN NO - 00140180



प्रा०प०संख्या-103/2022

न्यायालय/कार्यालय कलेक्टर, हरिद्वार।

धारा 154(4)(3)(क)ज०वि० एवं
भूमि व्यवस्था अधिनियम
मौजा- सुसाड़ा परगना मंगलौर तहसील
रुड़की जिला हरिद्वार।

मै० मॉ विन्ध्यावासिनी फोईल्स लि०

बनाम

सरकार

आदेश

मै० मॉ विन्ध्यावासिनी फोईल्स लि० द्वारा अधिकृत श्री पराग गुप्ता पुत्र श्री एम०आर० गुप्ता निवासी म०नं० 6/162, राजनगर गाजियाबाद उ०प्र० के ऑन लाईन आवेदन पत्र संख्या-154/IND/IND/654322 जो ज०वि० एवं भू०व्य०अधि० की धारा-154(4)(3)(क) के अन्तर्गत औद्योगिक प्रयोजन हेतु भूमि क्रय करने की अनुमति प्रदान किये जाने हेतु प्रस्तुत किया गया है। जिस पर उप जिलाधिकारी, रुड़की की जांच आख्या दिनांक 12.12.2022 तथा महा प्रबन्धक, जिला उद्योग केन्द्र, हरिद्वार की आख्या दिनांक 24.12.2022 के आधार पर निम्न तालिका में वर्णित खसरा नम्बर की भूमि को केवल औद्योगिक प्रयोजन हेतु तालिका में वर्णित भू-स्वामी से क्रय किये जाने की अनुमति शासनादेश संख्या-356/XVIII(II) 2018/02(05)/2016 दिनांक 27.02.2018 तथा विधायी एवं संसदीय कार्य विभाग, उत्तराखण्ड शासन की अधिसूचना दिनांक 09.01.2018 द्वारा प्रकाशित उत्तराखण्ड (उत्तर प्रदेश जमींदारी विनाश एवं भूमि व्यवस्था अधिनियम-1950) (अनुकूलन एवं उपान्तरण आदेश-2001) (संशोधन) अधिनियम-2017 (अधिनियम संख्या-09/2018) के अन्तर्गत प्रदत्त शक्तियों का प्रयोग करते हुए उत्तराखण्ड (उ०प्र०ज०वि० एवं भू०व्य०अधि० 1950) (अनुकूलन एवं उपान्तरण आदेश 2001) (संशोधन) अधिनियम-2003 की धारा 154(4)(3)(क)(छः) एवं उत्तराखण्ड (उ०प्र०ज०वि० एवं भू०व्य० अधि० 1952) (प्रथम संशोधन) नियमवाली 2004 के नियम 116ट में किये गये प्राविधानों के अन्तर्गत निम्नलिखित प्रतिबन्धों/शर्तों के अधीन प्रदान की जाती है, जिनका विवरण निम्नवत् है:-

आ.ला. सं०	भू-स्वामी का नाम	खा०/चक सं०	खसरा संख्या	रकबा हे० में	मौजा	क्रेता
154/IND/IND/654322	श्री रोहित कुमार पुत्र सुरेन्द्र सिंह निवासी ग्राम नारसन कला परगना मंगलौर तहसील रुड़की जिला हरिद्वार	45	138	1.3545	सुसाड़ा परगना मंगलौर तहसील रुड़की जिला हरिद्वार	मै० मॉ विन्ध्यावासिनी फोईल्स लि० द्वारा अधिकृत श्री पराग गुप्ता पुत्र श्री एम०आर० गुप्ता निवासी म०नं० 6/162, राजनगर गाजियाबाद उ०प्र०

शर्त/प्रतिबन्ध:-

- 1- क्रेता धारा-129-ख के अधीन विशेष श्रेणी का भूमिधर बना रहेगा और ऐसा भूमिधर भविष्य में केवल राज्य सरकार या जिले के कलेक्टर, जैसी भी रिथति हो, की अनुमति से ही भूमि क्रय करने के लिए अर्ह होगा।
- 2- क्रेता द्वारा क्रय की गई भूमि का उपयोग दो वर्ष की अवधि के अन्दर, जिसकी गणना भूमि के विक्रय विलेख के पंजीकरण की तिथि से की जायेगी अथवा उसके बाद ऐसी अवधि के अन्दर जिसको राज्य सरकार द्वारा ऐसे कारणों जिन्हें लिखित रूप से अभिलिखित किया जायेगा, उसी प्रयोजन के लिये करेगा, जिसके लिये अनुज्ञा प्रदान की गई है। यदि वह ऐसा नहीं करता अथवा उस भूमि का उपयोग जिसके लिये उसे स्वीकृत किया गया था, उससे भिन्न किसी अन्य प्रयोजन हेतु करता है अथवा जिस प्रयोजनार्थ क्रय किया गया था उससे भिन्न प्रयोजन के लिये विक्रय, उपहार या अन्यथा भूमि का अन्तरण करता है तो ऐसा अन्तरण उक्त अधिनियम के प्रयोजन हेतु शून्य हो जायेगा और धारा-167 के परिणाम लागू होंगे।

..2

Rohit Kumar

[Signature]

- 3- जिस भूमि का संक्रमण प्रस्तावित है उसके भूस्वामी अनुसूचित जनजाति के न हों और अनुसूचित जाति के भूमिधर होने की स्थिति में भूमि क्रय से पूर्व जिलाधिकारी से नियमानुसार अनुमति प्राप्त की जायेगी।
- 4- जिस भूमि का संक्रमण प्रस्तावित है उसके भूस्वामी असांक्रमणीय अधिकार वाले भूमिधर न हों।
- 5- यह अनुमति निर्गत होने की तिथि से 180 दिन तक वैध रहेगी।
- 6- इकाई द्वारा क्रय की जाने वाली भूमि का उपयोग केवल व्यवसाय प्रयोजन(एल्यूमिनीयम फोइल का उत्पादन) के लिये ही किया जायेगा।
- 7- व्यवसाय प्रयोजन(एल्यूमिनीयम फोइल का उत्पादन)निर्माण किये जाने सम्बन्धी मानकों का पूर्णतः पालन सुनिश्चित किया जायेगा।
- 8- इकाई को व्यवसाय प्रयोजन(एल्यूमिनीयम फोइल का उत्पादन)स्थापित किये जाने की अनुमति दिये जाने के सम्बन्ध में तत्समय सम्बन्धित विभाग से नियमानुसार अनुमति प्राप्त की जानी होगी।
- 9- यह भी सुनिश्चित कर लिया जायेगा कि भूमि के प्रस्तावित अन्तरण से किसी राजस्व विधि/नियमों का उल्लंघन न हो तथा प्रस्तावित भूमि भारमुक्त/बन्धक मुक्त होने एवं विवाद रहित होने पर ही क्रय की जाये।
- 10- क्रय की जाने वाली भूमि का भू-उपयोग यदि व्यवसाय से भिन्न हो, तो उसे नियमानुसार व्यवसाय में परिवर्तित कराकर शासन द्वारा निर्धारित नीति/मार्गदर्शी सिद्धान्तों के अन्तर्गत प्रचलित नियमों/मानकों एवं भवन उपविधियों के अन्तर्गत नियमानुसार कार्यवाही करते हुए व्यवसाय प्रयोजन हेतु भवन निर्माण का प्लान सीडा से स्वीकृत कराने के पश्चात ही स्थल पर निर्माण कार्य प्रारम्भ किया जायेगा।
- 11- इकाई को विनियमित क्षेत्र के नियमों का पूर्ण रूप से अनुपालन करना अनिवार्य होगा।
- 12- इस भूमि पर व्यवसाय की स्थापना में भारत सरकार द्वारा घोषित विशेष पैकेज में प्रदत्त वित्तीय प्रोत्साहनों/सुविधाओं का लाभ अनुमन्य नहीं होगा।
- 13- आवेदक द्वारा स्थापित किये जाने वाले व्यवसाय में उत्तराखण्ड मूल के बेरोजगारों को न्यूनतम 70 प्रतिशत से अधिक का नियमित रोजगार उपलब्ध कराया जायेगा।
- 14- इकाई को पर्यावरण संरक्षण एवं प्रदूषण नियंत्रण बोर्ड से विस्तार हेतु अनापत्ति प्रमाण पत्र प्राप्त करना अनिवार्य होगा।
- 15- सम्बन्धित आवेदक द्वारा भू-उपयोग करने से पूर्व सक्षम एजेन्सी (विनियमित क्षेत्र प्राधिकरण/ विशेष क्षेत्र विकास प्राधिकरण/विकास प्राधिकरण) से नियमानुसार अनापत्ति प्राप्त करनी होगी तभी वह भूमि का उपयोग निर्धारित कार्य हेतु कर सकेंगे।
- 16- सम्बन्धित इकाई द्वारा प्रस्तावित योजना को प्रारम्भ करने से पूर्व राष्ट्रीय हरित प्राधिकरण (एनओजीटीओ) से शून्य आधारित (Zero based) अनापत्ति प्राप्त करनी आवश्यक होगी।
- 17- सम्बन्धित इकाई द्वारा ठोस अपशिष्ट प्रबन्धन (सोलिड वेस्ट मैनेजमेंट) के अन्तर्गत जैविक व अजैविक पदार्थों का प्रबन्धन सुनिश्चित किया जायेगा।
- 18- सम्बन्धित इकाई द्वारा जलोत्सारण (सीवरेज ट्रीटमेंट प्लान्ट) हेतु निर्धारित शर्तों का अनुपालन सुनिश्चित किया जायेगा।

- 19- किसी भी दशा में प्रस्तावित क्रेताओं को प्रस्तावित भूमि के अतिरिक्त अन्य भूमि के उपयोग की अनुमति नहीं होगी एवं सार्वजनिक उपयोग की भूमि या अन्य कोई भूमि पर कब्जा न हो इसके लिए भूमि क्रय के तत्काल बाद उसका सीमांकन कर लिया जाय।
- 20- भूमि का विक्रय अपरिहार्य परिस्थितियों के अतिरिक्त अनुमन्य नहीं होगा एवं ऐसी दशा में विक्रय किये जाने हेतु सकारण शासन का अनुमोदन प्राप्त करना होगा।
- 21- योजना प्रारम्भ से पूर्व नियमानुसार सम्बन्धित विभागों/संस्थाओं से विधिक व अन्य अनापत्तियाँ/स्वीकृतियाँ प्राप्त कर ली जायेगी।
- 22- क्रय की जा रही भूमि के विक्रय-विलेखों पर उक्त अनुमति में इंगित किये गये प्रयोजन के अनुसार ही स्टाम्प शुल्क अदा किया जायेगा।
- 23- उपरोक्त प्रतिबन्धों/शर्तों का पूर्णतः अनुपालन न होने पर तथा भिन्न उपयोग करने, उल्लंघन होने की दशा में अथवा किसी अन्य कारणों से, जिसे शासन/जिला प्रशासन उचित समझता हो, प्रश्नगत स्वीकृति निरस्त कर दी जायेगी।

सम्बन्धित उप जिलाधिकारी इस सम्बन्ध में अग्रेत्तर कार्यवाही करते हुए इस अनुमति की शर्तों के अनुपालन की स्थिति से ससमय अवगत करायेंगे।

(विनय शंकर पाण्डेय)
कलेक्टर/जिलाधिकारी
हरिद्वार।

दिनांक:- 21/01/2023

संख्या:- 500/DLRC/2023

- प्रतिलिपि:- निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित :-
- 1- प्रमुख सचिव/सचिव, औद्योगिक विकास विभाग, उत्तराखण्ड शासन, देहरादून।
 - 2- सचिव, राजस्व विभाग, उत्तराखण्ड शासन, देहरादून।
 - 3- आयुक्त एवं सचिव, राजस्व परिषद, उत्तराखण्ड, देहरादून।
 - 4- सचिव, श्रम एवं सेवायोजन विभाग, उत्तराखण्ड शासन, देहरादून।
 - 5- आयुक्त, गढ़वाल मण्डल, पौड़ी।
 - 6- मुख्य कार्यकारी अधिकारी, सीडा, 2-न्यूकैन्ट रोड, सिडकुल, देहरादून।
 - 7- उप जिलाधिकारी/तहसीलदार/उप निबन्धक, रुड़की।
 - 8- मै0 मॉ विन्ध्यावासिनी फोर्डेल्स लि0 द्वारा अधिकृत श्री पराग गुप्ता पुत्र श्री एम0आर0 गुप्ता निवासी म0नं0 6/162, राजनगर गाजियाबाद उ0प्र0।

21/1/23
कलेक्टर/जिलाधिकारी
हरिद्वार।

LETTER OF ARRANGEMENT
(To be issued in duplicate)

The Director/s
Maa Vindhyavasini Foils Limited
Regd. Address: R-6/162 RAJ NAGAR
GHAZIABAD - 201001
Uttar Pradesh

Date: 31/03/2024

Dear Sir/s,


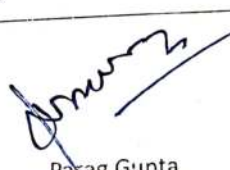
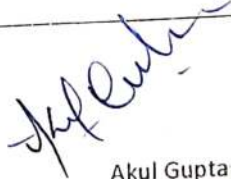



**ADVANCES TO SME SEGMENT
SANCTION OF CREDIT FACILITIES**

With reference to your application dated 01.03.2024 requesting us for sanction/ renewal/Enhancement of Working Capital Limits and/ or Term Loan Limits at existing / enhanced levels and subsequent correspondence in this regard, we have pleasure in advising sanction of the following credit facilities, which are available subject to your acceptance / fulfilment of the Terms and Conditions detailed in Annexures A, B, C, D, E, F, G & H:

		(Rs. in Crore)	
SL	FACILITY	EXISTING LIMIT	PROPOSED LIMIT
[A] FUND BASED LIMITS:			
1	FBWC limit	0.00	0.20
2	TL	-	6.80
	Total of Fund Based Limits	0.00	7.00
[B] NON-FUND BASED LIMITS:			
	Bank Guarantee (Sub Limit within FBWC limit)	0.00	0.00
	Total of Non-Fund Based Limits	0.00	0.00
TOTAL LIMITS		0.00	7.00

We are forwarding this letter in duplicate along with Annexures A, B, C, D, E, F, G & H and shall be glad if you return to us the originals duly signed by you and the guarantors in token of having accepted the Terms and Conditions, below the words "We Accept" appearing at the end of the Annexures and retain the duplicate thereof for your record.

For Maa Vindhyavasini Foils Ltd.

 Director Maa Vindhyavasini Foils Limited	 Paxag Gupta	 Akul Gupta
 Sima Gupta	 Anu Agrawal	 Krishnanshu Agrawal

VIPLOW KUMAR

(Advocate)

Chamber No. 3

Tehsil Campus Roorkee (Haridwar)

Authorised Panel Lawyer

S.B.I., P.N.B., B.O.B., U.B.I. B.O.I, The Nainital Bank



Residence : House No.7

Ram Nagar Roorkee

Distt. Haridwar (U.K.)

Mob. 9639414645

8791490235

Ref. No. 24/SBI/EM/2024

Dated 27.03.2024

ANNEXURE-B

SECOND REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVALE PROPERTY

1.	(a) Name of the Branch / BU / Office seeking opinion.	The Branch Head State Bank of India, B.O. I.E. Partapur, Delhi Road Meerut (U.P).
	(b) Reference No. and dated of the letter under the cover of which the documents tendered for scrutiny are forwarded.	As per Bank's Instructions.
	(c) Name of the Borrower	M/s Maa Vindhyavasini Foils Ltd., Registered Office at 6/162, Raj Nagar, Ghaziabad, Uttar Pradesh-201002 through its Director Shri Parag Gupta S/o Shri M.R. Gupta R/o 6/162, Raj Nagar Ghaziabad, Uttar Pradesh-201002.
2.	a) Type of Loan	Cash Credit Limit / Term Loan
	b) Type of Property	Industrial Property
3.	(a) Name of the unit / concern / company / person offering the property as security.	M/s Maa Vindhyavasini Foils Ltd., Registered Office at 6/162, Raj Nagar, Ghaziabad, Uttar Pradesh-201002 through its Director Shri Parag Gupta S/o Shri M.R. Gupta R/o 6/162, Raj Nagar Ghaziabad, Uttar Pradesh-201002 is the present owner of this property by way of registered Sale Deed Dt. 03.01.2023 & who will mortgage it in favour of Bank in capacity of borrower's.
	(b) Constitution of the unit / concern / person / body / authority offering the property for creation of charge.	Individual
	(c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	As a Borrower.
4.	Value of Loan (Rs. in crores)	As per Valuer Report.
5.	Complete or full description of the immovable property offered as security including the following details.	One Industrial Property / Non Agricultural Land, belonging to Khata No. 45, Khasra No. 138 total area 2.2790 hectare, with shared area 1.3545 hectare i.e. 13545 Square meter , which is bounded in East- Land of Jogendra Kumar & others, West- Chak Road about 3 meter wide, North- Main Road about 24 feet wide, South- Land of Ratan S/o Shri Lal Singh & Land of Mainpal & others, Situated at Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar.
	(a) Survey No.	Part of Khasra No. 138.
	(b) Door / House no. (In case of house property)	N.A.

VIPLOW KUMAR

Bank Advocate

Tehsil Compound Roorkee

Regd No - U.P.-2031/1988

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(c) Extent / area including plinth / built up area in case of house property.	Shared area 1.3545 hectare i.e. 13545 Square meter.
(d) Locations like name of the place, village, City, registration, sub-district etc., boundaries.	Situated at Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar.
6. (a) Particulars of the documents scrutinized serially and chronologically.	<p>1- Certified Copy of Basic Khatoni for Khata No. 25, Old Khasra No. 32 of 1395 to 1400 fasli of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Dharampal S/o Shri Molhad & others.</p> <p>2- Certified Copy of Jot Chakbandi Akar Patra-41 for Old Khasra No. 32 & New Khasra No. 138 of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar.</p> <p>3- Certified Copy of Khatoni for Khata No. 48, Khasra No. 138 of 1419 to 1424 fasli of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Dharampal S/o Shri Molhad.</p> <p>4- Certified Copy of Khatoni for Khata No. 45, Khasra No. 138 of 1425 to 1430 fasli of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar in the names of Shri Jogendra Kumar & Pradeep Kumar & Raj Kumar & Amit Kumar Ss/o Late Shri Dharampal & Smt. Baleshwari W/o Late Shri Dharampal.</p> <p>5- Certified Copy of Sale Deed Dt. 29.04.2022 executed by Shri Jogendra Kumar & Pradeep Kumar & Raj Kumar & Amit Kumar Ss/o Shri Dharampal in favour of Shri Rohit Kumar S/o Shri Surendra Singh which was registered vide Bahi No. 1, Jild No. 6481, Pages 161 to 192 at Sl. No. 3940 on Dt. 29.04.2022 in the office of Sub-Registrar-2nd Roorkee.</p> <p>6- Certified Copy of Agreement to Sale Dt. 26.08.2022 executed between Shri Rohit Kumar S/o Shri Surendra Singh (First Party) and M/s Maa Vindhyaivasini Foils Ltd., through its Director Shri Parag Gupta S/o Shri M.R. Gupta (Second Party) which was registered vide Bahi No. 1, Jild No. 6781, Pages 317 to 338 at Sl. No. 8876 on Dt. 26.08.2022 in the office of Sub-Registrar-2nd Roorkee.</p> <p>7- Copy of Letter No. 500/DLRC/2023 dated 02.01.2023 in Application No. 103/2022, U/s 154(4)(3)(A), U.P.Z.A. & L.R. Act, M/s Maa Vindhyaivasini Foils Ltd. Versus State issued by the Collector, Haridwar.</p>

VIKAS KUMAR

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 U.A - 1687/2004



Ref. No.

Dated

		<p>8- Certified Copy of Sale Deed Dt. 03.01.2023 executed by Shri Rohit Kumar S/o Shri Surendra Singh in favour of M/s Maa Vindhya Vasini Foils Ltd., through its Director Shri Parag Gupta S/o Shri M.R. Gupta which was registered vide Bahi No. 1, Jild No. 7104, Pages 259 to 296 at Sl. No. 59 on Dt. 03.01.2023 in the office of Sub-Registrar-2nd Roorkee.</p> <p>9- Certified Copy of Khatoni for Khata No. 45, Khasra No. 138 of 1431 to 1436 fasli of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar in the name of M/s Maa Vindhya Vasini Foils Ltd., through its Director Shri Parag Gupta S/o Shri M.R. Gupta & others.</p> <p>10- Copy of Letter No. 132/XVIII(2)/2019-20(38)/2018 Dt. 17.09.2019 issued by Secretary, Uttarakhand State.</p>
	(b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Sl. No., Date, Name / Nature of the Document	As above.
7.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgager? (Please also enclose all such certified copies and relevant fee receipts along with the TIR) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	Yes
	b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously)	Yes
8.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes, records of revenue authorities is available on online portal www.bhulekh.uk.gov.in
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard	Yes, record of revenue authorities available on online portal is cross checked & found in order.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	N.A.



Ref. No.

Dated

	d) Whether proper registration of documents completed. Details thereof to be provided.	Yes
9.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar office Roorkee
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	No
	c) Whether search has been made at all the offices named at (b) above?	N.A.
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10.	a) Chain of titles tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title / interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search or title / encumbrance for a period of not less than 30 years is mandatory. (Separate Sheets may be used).	<p>On the perusal of documents it is found that Shri Dharampal S/o Shri Molhad R/o Village-Tikola Kalan, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar was the owner with transferable rights of Old Khasra No. 32 with shared area 2.2790 hectare of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar since 1363 fasli i.e. Calendar Year 1955.</p> <p>2- And after consolidation proceeding was allotted New Khasra No. 138 area 2.2790 hectare in place of Old Khasra No. 32 (as shown in certified copy of Jot Chakbandi Akar Patra-41) of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar and the name of Shri Dharampal S/o Shri Molhad is also entered in Khatoni of Khata No. 48.</p> <p>3- Later on Shri Dharampal S/o Shri Molhad expired. And after his death his legal heirs Shri Jogendra Kumar & Pradeep Kumar & Raj Kumar & Amit Kumar Ss/o Late Shri Dharampal & Smt. Baleshwari W/o Late Shri Dharampal R/o Village-Tikola Kalan, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar became the owners of his shared land through inheritance and their names are also mutated / recorded in revenue records vide Order Dt. 25.07.2015 passed by Revenue Inspector, Manglaur.</p> <p>4- Later on Smt. Baleshwari W/o Late Shri Dharampal expired. And after her death her legal heirs Shri Jogendra Kumar & Pradeep Kumar & Raj Kumar & Amit Kumar Ss/o Shri Dharampal R/o Village-Tikola Kalan, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar became the owners of her shared land through inheritance and their names are also mutated / recorded in</p>

VILOW KUMAR
 Bank Advocate
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KUMAR
(Advocate)
Member No. 3
Tehsil Compound Roorkee (Haridwar)
Authorised Panel Lawyer
S.I., P.N.B., B.O.B., U.B.I. B.O.I, The Nainital Bank



Residence : House No.7
Ram Nagar Roorkee
Distt. Haridwar (U.K.)
Mob. 9639414645
8791490235

Ref. No.

Dated

revenue records vide Order Dt. 07.10.2017 passed by Revenue Inspector, Manglaur.

5- Later on Shri Jogendra Kumar & Pradeep Kumar & Raj Kumar & Amit Kumar Ss/o Shri Dharampal transferred the land area 1.3545 hectare, bearing Part of Khasra No. 138 (the property in question) in favour of Shri Rohit Kumar S/o Shri Surendra Singh R/o Village-Narsan Kalan, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar through registered Sale Deed Dt. 29.04.2022 which was registered vide Bahi No. 1, Jild No. 6481, Pages 161 to 192 at Sl. No. 3940 on Dt. 29.04.2022 in the office of Sub-Registrar-2nd Roorkee and his name is also mutated in revenue records vide Order Dt. 28.06.2022 in Case No. 1521/21-22 passed by Nayab Tehsildar, Manglaur.

6- Later on an Agreement to Sale Dt. 26.08.2022 executed between Shri Rohit Kumar S/o Shri Surendra Singh (First Party) and M/s Maa Vindhyavasini Foils Ltd., Registered Office at 6/162, Raj Nagar, Ghaziabad, Uttar Pradesh-201002 through its Director Shri Parag Gupta S/o Shri M.R. Gupta R/o 6/162, Raj Nagar Ghaziabad, Uttar Pradesh-201002 (Second Party) for the land area 1.3545 hectare, bearing Part of Khasra No. 138 (the property in question) which was registered vide Bahi No. 1, Jild No. 6781, Pages 317 to 338 at Sl. No. 8876 on Dt. 26.08.2022 in the office of Sub-Registrar-2nd Roorkee.

7- And thereafter M/s Maa Vindhyavasini Foils Ltd., through its Director Shri Parag Gupta S/o Shri M.R. Gupta had applied Application No. 103/2022, U/s 154(4)(3)(A), U.P.Z.A. & L.R. Act, M/s Maa Vindhyavasini Foils Ltd. Versus State for purchase the land area 1.3545 hectare, bearing Part of Khasra No. 138 of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar and permission has been granted by the Collector, Haridwar vide Letter No. 500/DLRC/2023 dated 02.01.2023.

8- And lastly Shri Rohit Kumar S/o Shri Surendra Singh transferred the land area 1.3545 hectare, bearing Part of Khasra No. 138 (the property in question) in favour of M/s Maa Vindhyavasini Foils Ltd., Registered Office at 6/162, Raj Nagar, Ghaziabad, Uttar Pradesh-201002 through its Director Shri Parag Gupta S/o Shri M.R. Gupta R/o 6/162, Raj Nagar Ghaziabad, Uttar Pradesh-201002 through registered Sale Deed Dt. 03.01.2023 which was registered vide Bahi No. 1, Jild No. 7104, Pages 259 to 296 at Sl. No. 59 on Dt. 03.01.2023 in the office of Sub-Registrar-2nd Roorkee and the name of above firm is also

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	mutated / recorded in revenue records vide Order Dt. 24.03.2023 in Case No. 1161/22-23 passed by Nayab Tehsildar, Manglaur. 9- And as per Letter No. 132/XVIII(2)/2019-20(38)/2018 Dt. 17.09.2019, Notwithstanding anything contained in Section 143, the land as soon as after obtaining the permission/consent of the Competent Authority by any Bhumidhar with the effect to use his land for industrial purpose or the land purchased for the industrial purpose under Section 154 shall be deemed to be declared automatically with the industrial effect under Section 143. Thus the Chain of title is complete in all respect.
b) Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.	No,
c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities / procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No minor's interest .
11. Nature of title of the intended Mortgage over the property (whether full ownership right, leasehold Rights, Occupancy, possessory Rights of Inam Holder of Govt. Grantee / Allottee etc.)	Full ownership rights.
If Ownership Rights,	Yes
a) Details of the Conveyance Documents	Sale Deed Dt. 03.01.2023 executed by Shri Rohit Kumar S/o Shri Surendra Singh in favour of M/s Maa Vindhya Vasini Foils Ltd. , through its Director Shri Parag Gupta S/o Shri M.R. Gupta which was registered vide Bahi No. 1, Jild No. 7104, Pages 259 to 296 at Sl. No. 59 on Dt. 03.01.2023 in the office of Sub-Registrar-2 nd Roorkee.
b) Whether the document is properly stamped.	Yes
c) Whether the document is properly registered.	Yes
If Ownership Rights	N.A.
a) The Lease Deed is duly stamped and registered	N.A.
b) The lessee is permitted to mortgage the Leasehold right,	N.A.
c) Duration of the Lease/unexpired period of lease,	N.A.

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	d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also	N.A.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)	N.A.
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	N.A.
	a) Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N.A.
	b) The mortgagor is competent to create charge on such property?	N.A.
	c) Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N.A.
	If occupancy right, whether;	Yes
	Such right is heritable and transferable,	Yes
	Mortgage can be created.	Yes
12.	Has the property has been transferred by way of Gift/Settlement Deed, whether:	No
	(a) The Gift / Settlement Deed is duly stamped and registered.	N.A.
	(b) The Gift / Settlement Deed has been attested by two witnesses.	N.A.
	(c) The Gift / Settlement Deed transfers the property to Donne.	N.A.
	(d) Whether the Donne has accepted the gift by signing the Gift / Settlement Deed or by a separated writing or by implication or by actions.	N.A.
	(e) Whether there is any restriction on the Donor in executing the gift / settlement deed in question.	N.A.
	(f) Whether the Donne is in possession of the gifted property.	N.A.
	(g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	N.A.
	(h) Any other aspect affecting the validity of the title passed through the gift / settlement deed.	N.A.
13.	Has the property been transferred by way of partition / family settlement deed	No
	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N.A.

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	Whether mutation has been effected	N.A.
	Whether the mortgagor is in possession and enjoyment of his share.	N.A.
	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	N.A.
	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.
	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.
14.	Whether the title documents include any testamentary documents / wills?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	N.A.
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	(c) Whether the property is mutated on the basis of will?	N.A.
	(d) Whether the original will is available?	N.A.
	(e) Whether the original death certificate of the testator is available?	N.A.
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A.
	g) (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness / validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother / Original title deeds are to be explained.)	N.A.
15.	Whether the property is subject to any wakf rights/ belongs to church / temple or any religious / other institutions	No
	Any restriction in creation of charges on such properties?	N.A.
	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N.A.
16.	a) Where the property is a HUF/joint family property?	No
	b) Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	N.A.
	c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.

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17.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A.
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	N.A.
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
18.	Is the property an Agricultural land.	N.A., as the property in question is an industrial property.
	a) Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	N.A., as above.
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A., as above.
	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained?	As per Letter No. 132/XVIII(2)/2019-20(38)/2018 Dt. 17-09-2019, Notwithstanding anything contained in Section 143, the land as soon as after obtaining the permission/consent of the Competent Authority by any Bhumidhar with the effect to use his land for industrial purpose or the land purchased for the industrial purpose under Section 154 shall be deemed to be declared automatically with the industrial effect under Section 143.
19.	a) Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)?	No
	b) Additional aspects relevant for investigation of title as per local laws.	No
20.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N.A.
21.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, litigation is pending in any court could be ascertained available records.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.

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	(c) Whether the title documents have any court seal / marking which points out any litigation / attachment/security to court in respect of the property in question? In such case please comment on such seal / marking.	N.A.
22.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
	(c) Whether the person(s) creating mortgage has / have authority to create mortgage for and on behalf of the firm.	N.A.
23.	(a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc.	Yes, the above said property belongs to a Limited Company & Borrowing Power Board Resolution, authorization to create mortgage / execution of documents / registration of any prior charges with the Company Registrar (ROC), Article or Association / provision for common seal etc. are recommended to be verified by the Bank.
	b/1 Whether the property (to be mortgaged) is purchased by the above Company from any other company or limited liability partnership (LLP) firm? Yes/No	No, the above said property is not purchased by Limited Liability Partnership (LLP) firm.
	b/2) If yes whether of charges of the property to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/LLP and the vendee company (purchasers)?	May be obtained.
	b/3 whether the above search of charges reveals any prior charges / encumbrance, on the property (proposed to be mortgaged) created by the vendor company(Seller)?	No
	b/4 If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	No
24.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.
25.	(a) Whether any POA is involved in the chain of title during the period of search?	No
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	N.A.

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	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies / Firms / Individual or Proprietary Concerns in favour of their Partners / Employees / Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats / units (Builder's POA) or (ii) other type of POA (Common POA).	N.A.
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified / compared with the original POA.	N.A.
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N.A.
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	N.A.
	ii) Whether the POA is a registered one?	N.A.
	iii) Whether the POA is a special or general one?	N.A.
	iv) Whether the POA contains a specific authority for execution of title document in question?	N.A.
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N.A.
	(g) Please comment on the genuineness of POA?	N.A.
	(h) The unequivocal opinion on the enforceability and validity of the POA?	N.A.
26.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed / stamped / authenticated in terms of the Law of the place, where it is executed.	No
27.	I. If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	No
	(a) Promoter's/Land owner's title to the land/ building;	N.A.
	(b) Development Agreement/Power of Attorney;	N.A.
	(c) Extent of authority of the Developer/builder;	N.A.
	(d) Independent title verification of the Land and/or building in question;	N.A.

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(e) Agreement for sale (duly registered);	N.A.
(f) Payment of proper stamp duty;	N.A.
(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	N.A.
(h) Approval of building plan, permission of appropriate/local authority, etc.;	N.A.
(i) Conveyance in favor of Society/ Condominium concerned;	N.A.
(j) Occupancy Certificate/allotment letter / letter of possession;	N.A.
(k) Membership details in the Society etc.;	N.A.
(l) Share Certificates;	N.A.
(m) No Objection Letter from the Society;	N.A.
(n) All legal requirements under the local / Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	N.A.
(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N.A.
(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	N.A.
(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	N.A.
II. A. Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?	N.A.
II. B. Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	N.A.
II. C. Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
II. D. Whether the details of the apartment / plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.
28. Encumbrances, Attachments, and/or claims whether of Government, Central or state or other local authorities or third party claims lines etc, and details thereof if was give the details thereof.	I have inspected the available, maintain and visible records Index-2 nd in the office of Sub-Registrar of Roorkee for a period of 31 years i.e. 01.01.1994 to 27.03.2024 up to date vide Inspection Receipt No. 63/7 Dt. 27.03.2024 and found the property is clear, marketable and free from encumbrances.

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(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

प्रार्थना-पत्र प्रस्तुत करने का दिनांक 27-Mar-2024

प्रस्तुतकर्ता या प्रार्थी का नाम प्रप्लव कुमार एडो

मुआयना 31 वर्ष (1,994 - 2,024)

शुल्क का प्रकार

1 प्रतिफल की धनराशि	0.00	
2 रजिस्ट्रीकरण शुल्क	0.00	
3 प्रतिलिपि करण शुल्क	0.00	
4 इलैक्ट्रानिक शुल्क	100.00	Application No 2,702
5 निरीक्षण या तलाश शुल्क	0.00	
6 मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क	0.00	
7 कमीशन शुल्क	0.00	
8 नकल शुल्क	5.00	
9 विविध	0.00	
10 यात्रिक भत्ता	0.00	
11 कम रजिस्ट्रीकरण शुल्क	105.00	

शुल्क वसूल करने की दिनांक 27-Mar-2024

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, रुड़की, प्रथम

	the property is legally valid?	Yes
	(c) Whether the property has clear access as per documents? The property should be legally accessible through normal carriers to transport goods factories/houses, as the case may be.	Yes
34.	Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny?	Yes
	(a) Document in relation to electricity connection.	Yes
	(b) Document in relation to water connection.	N.A.
	(c) Document in relation to Sales Tax Registration, if any applicable.	Yes
	(d) Other utility bills, if any.	Yes
35.	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	The approved map and valuation report is not available at the time of preparation of TIR.

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29.	The period covered under the encumbrance certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge if any.	As above.
30.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	N.A.
31.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required / obtained.	N.A., as the provision of Urban Land Ceiling Act, area not applicable in the State of Uttarakhand. N.A.
32.	a) Details of RTC extracts / mutation extracts / Khata extracts pertaining to the property in question. b) Whether the name of mortgagor is reflected as owner in the revenue / Municipal / Village records?	Yes, certified copy of Khatoni enclosed. Yes, the name of present owner / mortgagor is also mutated in revenue records.
33.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation / partition of the property is legally valid? (c) Whether the property has clear access as per documents? The property should be legally accessible through normal carriers to transport goods factories/houses, as the case may be.	Yes Yes Yes
34.	Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection. (b) Document in relation to water connection. (c) Document in relation to Sales Tax Registration, if any applicable. (d) Other utility bills, if any.	Yes Yes N.A. Yes Yes
35.	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	The approved map and valuation report is not available at the time of preparation of TIR.

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36.	a) Whether the Bank will be able to enforce SARFAESI Act , if required against the property offered as security?	Yes
	b) Property is SARFAESI compliant (Y/N)	Yes
37.	a) Whether original title deeds are available for creation of equitable mortgage	Original title deed is to be deposited in Bank.
	b) In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	N.A.
38.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Spot inspection & Identity of persons executing document in favour of Bank is recommended to be verified.
39.	The specific persons who required to create mortgage/to deposit documents creating mortgage.	M/s Maa Vindhya Vasini Foils Ltd., Registered Office at 6/162, Raj Nagar, Ghaziabad, Uttar Pradesh-201002 through its Director Shri Parag Gupta S/o Shri M.R. Gupta R/o 6/162, Raj Nagar Ghaziabad, Uttar Pradesh-201002.

Date: 27.03.2024
Place: Roorkee

Submitted by

VIPOW KUMAR
(Advocate)

VIPOW KUMAR
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ANNEXURE-C

CERTIFICATE OF TITLE

I have examined the original title deeds intended to be deposited relating to the schedule property and offered as security by way of Equitable Mortgage and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:-

1. I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure-B and the other relevant factors.
2. I confirm having made a search in the land / revenue records. I also confirm having verified and checked the records of the relevant Government Offices / Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable) I do not find anything adverse which would prevent the title holders from creating a valid mortgage. I am liable / responsible, if any loss is caused to the bank due to negligence on my part or by my agent in making search.
3. Following scrutiny of land records / revenue records, relative title deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the title deeds suspicious / doubt, if any, has been clarified by making necessary enquiries.
4. There are no prior mortgage / charges / encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01.01.1994 to 27.03.2024, pertaining to the immovable property covered by above said title deeds. The property is free from all Encumbrances.
5. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the loan documents and agreed to by the Mortgagor and the Bank.
6. Minor(s) and his/their interest in the property(ies) is to the extent of.....(Specify the share of the minor with name) N.A.
7. The mortgage if created, will be available to the bank for the liability of the intending borrower, M/s **Maa Vindhya Vasini Foils Ltd.**, Registered Office at 6/162, Raj Nagar, Ghaziabad, Uttar Pradesh-201002 through its Director Shri Parag Gupta S/o Shri M.R. Gupta R/o 6/162, Raj Nagar Ghaziabad, Uttar Pradesh-201002.
8. I certify that M/s **Maa Vindhya Vasini Foils Ltd.**, Registered Office at 6/162, Raj Nagar, Ghaziabad, Uttar Pradesh-201002 through its Director Shri Parag Gupta S/o Shri M.R. Gupta R/o 6/162, Raj Nagar Ghaziabad, Uttar Pradesh-201002, has/have an absolute, clear and marketable title over the schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.
9. In case of creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds / documents would create a valid and enforceable equitable mortgage.

VIPILOW KUMAR
Bank Advocate
Tehsil Compound Roorkee
Regd No - U.P.-2031/1988
U.A.-168/20



Dated

Ref. No.

Documents Required for creation of a valid equitable mortgage in favour of Bank.

- 1- Certified Copy of Basic Khatoni for Khata No. 25, Old Khasra No. 32 of 1395 to 1400 fasli of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Dharampal S/o Shri Molhad & others.
- 2- Certified Copy of Jot Chakbandi Akar Patra-41 for Old Khasra No. 32 & New Khasra No. 138 of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar.
- 3- Certified Copy of Khatoni for Khata No. 48, Khasra No. 138 of 1419 to 1424 fasli of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Dharampal S/o Shri Molhad.
- 4- Certified Copy of Khatoni for Khata No. 45, Khasra No. 138 of 1425 to 1430 fasli of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar in the names of Shri Jogendra Kumar & Pradeep Kumar & Raj Kumar & Amit Kumar Ss/o Late Shri Dharampal & Smt. Baleshwari W/o Late Shri Dharampal.
- 5- Original & Certified Copy of Sale Deed Dt. 29.04.2022 executed by Shri Jogendra Kumar & Pradeep Kumar & Raj Kumar & Amit Kumar Ss/o Shri Dharampal in favour of Shri Rohit Kumar S/o Shri Surendra Singh which was registered vide Bahi No. 1, Jild No. 6481, Pages 161 to 192 at Sl. No. 3940 on Dt. 29.04.2022 in the office of Sub-Registrar-2nd Roorkee.
- 6- Original & Certified Copy of Agreement to Sale Dt. 26.08.2022 executed between Shri Rohit Kumar S/o Shri Surendra Singh (First Party) and M/s Maa Vindhyavasini Foils Ltd., through its Director Shri Parag Gupta S/o Shri M.R. Gupta (Second Party) which was registered vide Bahi No. 1, Jild No. 6781, Pages 317 to 338 at Sl. No. 8876 on Dt. 26.08.2022 in the office of Sub-Registrar-2nd Roorkee.
- 7- Copy of Letter No. 500/DLRC/2023 dated 02.01.2023 in Application No. 103/2022, U/s 154(4)(3)(A), U.P.Z.A. & L.R. Act, M/s Maa Vindhyavasini Foils Ltd. Versus State issued by the Collector, Haridwar.
- 8- Original & Certified Copy of Sale Deed Dt. 03.01.2023 executed by Shri Rohit Kumar S/o Shri Surendra Singh in favour of M/s Maa Vindhyavasini Foils Ltd., through its Director Shri Parag Gupta S/o Shri M.R. Gupta which was registered vide Bahi No. 1, Jild No. 7104, Pages 259 to 296 at Sl. No. 59 on Dt. 03.01.2023 in the office of Sub-Registrar-2nd Roorkee.
- 9- Certified Copy of Khatoni for Khata No. 45, Khasra No. 138 of 1431 to 1436 fasli of Village-Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar in the name of M/s Maa Vindhyavasini Foils Ltd., through its Director Shri Parag Gupta S/o Shri M.R. Gupta & others.
- 10- Copy of Letter No. 132/XVIII(2)/2019-20(38)/2018 Dt. 17.09.2019 issued by Secretary, Uttarakhand State.
- 11- Affidavit of Borrower / Mortgagor named above.
- 12- Stamp duty @ 0.5% on loan amount with a maximum of Rs. 10,000/- only.

VIPLOW KUMAR
Bank Advocate
Tehsil Compound Roorkee
Regd No - U.P.-2031/1988
U.A - 1687/2004

KUMAR
(Advocate)
Campus Roorkee (Haridwar)
P.N.B., B.O.B., U.B.I. B.O.I, The Nainital Bank



Residence : House No.7
Ram Nagar Roorkee
Distt. Haridwar (U.K.)
Mob. 9639414645
8791490235

Ref. No.

Dated

There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

It is certified that the property is Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) compliant.

SCHEDULE OF THE PROPERTY

One Industrial Property / Non Agricultural Land, belonging to Khata No. 45, Khasra No. 138 total area 2.2790 hectare, with shared area 1.3545 hectare i.e. 13545 Square meter, which is bounded in East- Land of Jogendra Kumar & others, West- Chak Road about 3 meter wide, North- Main Road about 24 feet wide, South- Land of Ratan S/o Shri Lal Singh & Land of Mainpal & others, Situated at Village- Susada, Pargana-Manglaur, Tehsil-Roorkee, Distt.-Haridwar.

Date: 27.03.2024
Place: Roorkee

Submitted by

VILOW KUMAR
(Advocate)

VILOW KUMAR
Bank Advocate
Tehsil Compound Roorkee
Regd No - U.P.-2031/1988
U.A - 1687/2004

