

Residence : Society Road, Laksar
(Haridwar)-247663, Mob. 9917607307
Email : praveen.advocate25@gmail.com

27.01.2023

ANNEXURE-B: - REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.

Ref. No.	Date	
01.	A). Name of the branch/business unit/ office seeking opinion	SBI, SECTOR-1, RASMECC-CUM-SARCC, BHEL, RANIPUR HARIDWAR.
	B). Reference no. And date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	NIL.
	C). Name of the borrower.	N.A. The title of the schedule property is being inspected for the approval of the project in the name and style Himalaya Terraces .
02.	A). Name of the unit/concern/company/person offering the property/(ies) as security	N.A. The title of the schedule property is being inspected for the approval of the project in the name and style Himalaya Terraces .
	B). Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	N.A.
	C). State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Prospective purchaser of the flats shall be mortgagor the property in favor of Bank.
03.	Complete or full description of the immovable property/(ies) offered as security including following details-	A non-agricultural/residential land belonging to khasra no. 184m having total land area 2450.71 sq. meters situated at village Jagjeetpur Mustahkam (within the limits if Nagar Nigam Haridwar) Tehsil & Distt Haridwar.
	A). Survey no.	Khasra No. 184m.
	B). Door no.(in case of house property)	N.A.
	C). Extent/area including plinth/ built up area in case of house property	Having total area 2450.71 sq. meters.
	D). Locations like of the place, village, city, registration, sub-district etc. Boundaries.	Village Jagjeetpur Mustahkam (within the limits if Nagar Nigam Haridwar) Tehsil & Distt Haridwar.
04.	A). Particulars of the documents scrutinized serially and chronologically. Nature of documents verified and as to whether they are original or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.	1-Certified copy of extract of khatauni of khasra no. 184m of village Jagjeetpur Mustahkam (Andar Hadoo), Tehsil & Distt Haridwar. 2-Certified copy of GPA document no. 330 registered on 08.08.1988 with the office of Sub-Registrar Haridwar. 3-Certified copy of GPA document no. 196 registered on 07.05.1988 with the office of Sub-Registrar Haridwar. 4-Certified copy of GPA document no. 889 registered on 04.06.2003 with the office of Sub-Registrar Haridwar. 5-Certified copy of GPA document no. 222 registered on 07.06.2012 with the office of Sub-Registrar Haridwar. 6-Certified copy of GPA document no. 341 registered on 26.07.2005 with the office of Sub-Registrar Haridwar. 7-Original sale deed dated 21.06.1988 bahi no. 1 jild no. 583/617 pages 263/89-92 document no. 4215 registered on 29.06.1988 with the office of Sub-Registrar Haridwar. 8-Original sale deed dated 27.03.1989 bahi no. 1 jild no. 645 pages 214-215 document no. 1072 registered on 28.03.1989 with the office of Sub-Registrar Haridwar. 9-Original sale deed dated 15.03.1989 bahi


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Ref. No.....

no. 1 jild no. 648 pages 69-71 document no. 919 registered on 17.03.1989 with the office of Sub-Registrar Haridwar.
10-Original sale deed dated 09.08.1989 bahi no. 1 jild no. 666 pages 260-262 document no. 3323 registered on 10.08.1989 with the office of Sub-Registrar Haridwar.
11-Original sale deed dated 07.03.1989 bahi no. 1 jild no. 645 pages 68-69 document no. 738 registered on 08.03.1989 with the office of Sub-Registrar Haridwar.
12-Certified copy sale deed bahi no. 1 jild no. 673 pages 12/37-40 document no. 3758 registered on 16.09.1989 with the office of Sub-Registrar Haridwar.
13-Original sale deed dated 06.06.2003 bahi no. 1 jild no. 1374/1439 pages 172/221-226 document no. 3467 registered on 07.06.2003 with the office of Sub-Registrar Haridwar.
14-Original sale deed dated 27.01.2005 bahi no. 1 jild no. 1374/1568 pages 296/105-108 document no. 675 registered on 27.01.2005 with the office of Sub-Registrar Haridwar.
15-Original sale deed dated 28.10.2005 bahi no. 1 jild no. 1374/1661 pages 359/355-358 document no. 9226 registered on 28.10.2005 with the office of Sub-Registrar Haridwar.
16-Original sale deed dated 17.06.2014 bahi no. 1 jild no. 3071 pages 215-240 document no. 4764 registered on 18.06.2014 with the office of Sub-Registrar Haridwar.
17-Original sale deed dated 18.06.2014 bahi no. 1 jild no. 3071 pages 241-266 document no. 4765 registered on 18.06.2014 with the office of Sub-Registrar Haridwar.
18-Original gift deed dated 23.08.2021 bahi no. 1 jild no. 5338 pages 145-178 document no. 6021 registered on 23.08.2021 with the office of Sub-Registrar Haridwar.
19-Original sale deed dated 01.09.2021 bahi no. 1 jild no. 5354 pages 193-232 document no. 6292 registered on 01.09.2021 with the office of Sub-Registrar Haridwar.
20-Original sale deed dated 07.05.2015 bahi no. 1 jild no. 2213 pages 1-20 document no. 4262 registered on 07.05.2015 with the office of Sub-Registrar Haridwar.
21-Original agreement to sale dated 15.10.18 bahi no. 1 jild no. 4605 pages 01-22 document no. 6669 registered on 15.10.2018 with the office of Sub-Registrar Haridwar.
22-Original sale deed dated 15.11.2019 bahi no. 1 jild no. 5179 pages 27-54 document no. 8182 registered on 15.11.2019 with the office of Sub-Registrar Haridwar.
23-Original sale deed dated 22.11.2021 bahi no. 1 jild no. 5501 pages 179-208 document no. 8756 registered on 22.11.2021 with the office of Sub-Registrar Haridwar.
24-Original sale deed dated 14.06.2011 bahi no. 1 jild no. 1894 pages 37-72 document no. 3716 registered on 14.06.2011 with the office of Sub-Registrar Haridwar.
25-Original sale deed dated 05.07.2012 bahi


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Ref. No.....					no. 1 jild no. 2294 pages 103-132 document no. 5152 registered on 05.07.2012 with the office of Sub-Registrar Haridwar. 26-Original sale deed dated 31.01.2007 bahi no. 1 jild no. 1882/1924 pages 203/81-90 document no. 1936 registered on 01.02.2007 with the office of Sub-Registrar Haridwar. 27-Original sale deed dated 19.06.2013 bahi no. 1 jild no. 2682 pages 149-170 document no. 4811 registered on 19.06.2014 with the office of Sub-Registrar Haridwar.
	Sr. No.	Date of Document.	Name/ nature of documents	Original/ certified copy.	In case of copies whether original is verified or not by Advocate.
	1.	08.08.1988	GPA	Certified	NO.
	2.	07.05.1988	GPA	Certified	NO.
	3.	04.06.2003	GPA	Certified	NO.
	4.	07.06.2012	GPA	Certified	NO.
	5.	26.07.2005	GPA	Certified	NO.
	6.	29.06.1988	Sale Deed	Original	YES.
	7.	28.03.1989	Sale Deed	Original	YES.
	8.	17.03.1989	Sale Deed	Original	YES.
	9.	10.08.1989	Sale Deed	Original	YES.
	10.	08.03.1989	Sale Deed	Original	YES.
	11.	16.06.1989	Sale Deed	Certified	NO.
	12.	07.06.2003	Sale Deed	Original	YES.
	13.	27.01.2005	Sale Deed	Original	YES.
	14.	28.10.2005	Sale Deed	Original	YES.
	15.	18.06.2014	Sale Deed	Original	YES.
	16.	18.06.2014	Sale Deed	Original	YES.
	17.	23.08.2021	Gift Deed	Original	YES.
	18.	01.09.2021	Sale Deed	Original	YES.
	19.	07.05.2015	Sale Deed	Original	YES.
	20.	15.10.2018	Sale Deed	Original	YES.
	21.	15.11.2019	Sale Deed	Original	YES.
	22.	22.11.2021	Sale Deed	Original	YES.
	23.	14.06.2011	Sale Deed	Original	YES.
	24.	05.07.2012	Sale Deed	Original	YES.
	25.	01.02.2007	Sale Deed	Original	YES.
	26.	19.06.2014	Sale Deed	Original	YES.
05.	a) Whether certified copy of all the documents is obtained from the relevant Sub-Registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)				Yes.
	b) i) Whether the all pages in the certified copies of title documents which area obtained directly from the Sub-Registrar's office have been verified page by page with the original documents submitted?				N.A.
	b) ii) Where certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).				N.A.
06.	A). Whether the records of registrar office or revenue				YES


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Ref. No.....	ordinary copies should be handled more diligently & cautiously).	Date.....
06.	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
	B). If such online/computer records are available whether any verification or cross checking are made and the comments/ findings in this regard.	YES
	C). Whether the genuineness of the stamp paper if possible, to be got verified from any online portal and if so whether such verification was made?	NO
07.	A). Property offered as security falls within the jurisdiction of which sub-registrar office?	HARIDWAR
	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/ general. If so please name all such offices?	NO
	C). Whether search has been made at all the office named at (b) above?	N.A.
	D). Whether the search in the office of registering authorities or any other record reveal registration of multiple title documents in respect of the property in question?	N.A.
08.	<p>Chain of title tracing the title from the oldest title deed to the latest deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever minor's interested 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</p> <p>In the case of property offered as security for loans of Rs. 1.00 Crore and above, search of title/ encumbrances for a period of not less than 30 year is mandatory. (Separate sheet can be used)</p> <p>Chain of land area 1268.04 square meter owned by Sh. Prabodh Aggrawal.</p> <p>1-The land of Khasra No 184 was the land of Sh. Chandra Pal and Sh. Rajpal Ss/o Sh. Ratan Singh R/o Village Jagjeetpur, Tehsil & Distt. Haridwar their name is mutated in the revenue records.</p> <p>2-Later on Sh. Chandra Pal and Sh. Rajpal Ss/o Sh. Ratan Singh named above appointed Sh. Bhupendra Singh s/o Sardar Harbhajan Singh R/o Govindpuri, Tehsil & Distt. Haridwar his GPA by way of GPA document no. 330 registered on 08.08.1988 with the office of Sub-Registrar Haridwar.</p> <p>3-Later on Sh. Bhupendra Singh s/o Sardar Harbhajan Singh R/o Govindpuri, Tehsil & Distt. Haridwar as GPA of Sh. Chandra Pal and Sh. Rajpal Ss/o Sh. Ratan Singh named above transferred the land area 3800 sq. feet i.e. 353.15 sq. meter by way of sale deed document no. 1072 registered on 28.03.1989 with the office of Sub-Registrar Haridwar in favor of Smt. Sheel Arora w/o Sh. Gopal Krishna Arora R/o Ram Nagar Colony, Jwalapur, Tehsil & Distt. Haridwar.</p> <p>4- Later on Smt. Sheel Arora w/o Sh. Gopal Krishna Arora R/o Ram Nagar Colony, Jwalapur, Tehsil & Distt. Haridwar transferred her part of schedule property having land area 3800 sq. feet i.e. 353.15 sq. meter by way of sale deed document no. 5152 registered on 05.07.2012 with the office of Sub-Registrar Haridwar in favor of Sh. Prabodh Aggrawal s/o Sh. Gyanesh Kumar R/o R/o 16, Himgiri Vihar, Vishnu Garden Kankhal, Tehsil & Distt. Haridwar as GPA holder of Sh. Gyanesh Kumar by way of GPA holder vide GPA document no. <u>222</u> registered on 07.06.2012 with the office of Sub-Registrar Haridwar.</p> <p>5-Later on Sh. Bhupendra Singh s/o Sardar Harbhajan Singh R/o Govindpuri,, Tehsil & Distt. Haridwar as GPA of Sh. Chandra Pal and Sh. Rajpal Ss/o Sh. Ratan Singh named above transferred the land area 2850 sq. feet i.e. 264.87 sq. meter by way of sale deed document no. 919 registered on 17.03.1989 with the office of Sub-Registrar Haridwar in favor of Smt. Madhu Rani d/o Sh. Lakshman Das Puri R/o 57, D L Road, Dehradun.</p>	



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6-That Smt. Madhu Rani w/o Sh. Laxman Das above named appointed Sh. Puneet Kumar Sharma s/o Sh. Rajendra Kumar Sharma R/o near Post Office Mohalla Miyana Kankhal Haridwar her GPA by way of GPA document No 341 registered on 26.07.2005 with the office of Sub-Registrar Haridwar.

7-Later on Sh. Puneet Kumar Sharma s/o Sh. Rajendra Kumar Sharma above named as GPA of Smt. Madhu Rani w/o Sh. Laxman Das as detailed above transferred the land area 264.87 sq. meter by way of sale deed document No 1936 registered on 01.02.2007 with the office of Sub-Registrar Haridwar in favor of Sh. Amrik Singh s/o Sh. Ram Singh R/o H-7/3, Malviya Nagar, New Delhi.

8-Later on Sh. Amrik Singh s/o Sh. Ram Singh R/o H-7/3, Malviya Nagar, New Delhi transferred his part of schedule property having land area 264.87 sq. meter by way of sale deed document no. 4811 registered on 19.06.2014 with the office of Sub-Registrar Haridwar in favor of **Sh. Prabodh Aggrawal s/o Sh. Gyanesh Kumar** R/o R/o 16, Himgiri Vihar, Vishnu Garden Kankhal, Tehsil & Distt. Haridwar.

9-Later on Sh. Bhupendra Singh s/o Sardar Harbhajan Singh R/o Govindpuri, Tehsil & Distt. Haridwar as GPA of Sh. Chandra Pal and Sh. Rajpal Ss/o Sh. Ratan Singh named above transferred the land area 2850 sq. feet i.e. 264.87 sq. meter by way of sale deed document no. 3758 registered on 16.06.1989 with the office of Sub-Registrar Haridwar in favor of Sh. Chandra Prakash Malik s/o Sh. Karam Chand Malik and Smt. Vimal Rani Malik w/o Sh. Chandra Prakash Malik both R/o Vishnu Garden Kankhal Haridwar.

10-Later on after the death of Sh. Chandra Prakash Malik his property devolved in favor of his son Sh. Neeraj Malik and his wife Smt. Vimla Rani Malik as his legal heirs and they became owner of the property by way of succession/inheritance.

11-Later on Sh. Neeraj Malik s/o late Sh. Chandra Prakash Malik and Smt. Vimla Rani Malik w/o late Sh. Chandra Prakash Malik R/o Vishnu Garden, Kankhal, Tehsil & Distt. Haridwar transferred the land area 2850 sq. feet i.e. 264.86 sq. meter by way of sale deed document no. 4262 registered on 07.05.2015 with the office of Sub-Registrar Haridwar in favor of Smt. Padma Sharma w/o Sh. Narendra Kumar Sharma R/o C-5, Avas Vikas Colony, Haridwar.

12-Later on Smt. Padma Sharma w/o Sh. Narendra Kumar Sharma R/o C-5, Avas Vikas Colony, Haridwar executed agreement to sale document No 6669 registered on 15.10.2018 with the office of Sub-Registrar Haridwar in favor of Sh. Ravikant Malik s/o Sh. Dushyant Kumar R/o 30, Bada Parivar, village Jagjeetpur, Gurukula Haridwar, Tehsil & Distt. Haridwar and Sh. Amarkant Malik s/o Sh. Dushyant Kumar R/o 120, Guru Road, Patel Nagar Dehradun, Tehsil & Distt. Dehradun for land area 2850 sq. feet i.e. 264.86 sq. meter.

13-Later on Smt. Padma Sharma w/o Sh. Narendra Kumar Sharma R/o C-5, Avas Vikas Colony, Haridwar transferred the land area 2850 sq. feet i.e. 264.86 sq. meter by way of sale deed document no. 8182 registered on 15.11.2019 with the office of Sub-Registrar Haridwar in favor of **Sh. Ravikant Malik s/o Sh. Dushyant Kumar R/o 30, Bada Parivar, village Jagjeetpur, Gurukul Haridwar, Tehsil & Distt. Haridwar and Sh. Amarkant Malik s/o Sh. Dushyant Kumar R/o 120, Guru Road, Patel Nagar Dehradun, Tehsil & Distt. Dehradun.**

14-Later on Sh. Ravikant Malik s/o Sh. Dushyant Kumar R/o 30, Bada Parivar, village Jagjeetpur, Gurukul Haridwar, Tehsil & Distt. Haridwar and Sh. Amarkant Malik s/o Sh. Dushyant Kumar R/o 120, Guru Road, Patel Nagar Dehradun, Tehsil & Distt. Dehradun transferred the land area 2850 sq. feet i.e. 264.86 sq. meter by way of sale deed document no. 8756 registered on 22.11.2021 with the office of Sub-Registrar Haridwar in favor of **Sh. Prabodh Aggrawal s/o Sh. Gyanesh Kumar** R/o R/o 16, Himgiri Vihar, Vishnu Garden Kankhal, Tehsil & Distt. Haridwar.

15-That Sh. Bhupendra Singh s/o Sardar Harbhajan Singh R/o Govindpuri, Tehsil & Distt. Haridwar as GPA of Sh. Chandra Pal and Sh. Rajpal Ss/o Sh. Ratan Singh named above transferred the land area 4750 sq. feet by way of sale deed document no. 738 registered on 08.03.1989 with the office of Sub-Registrar

Handwritten signature/initials

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Ref. No.....	Date.....
	Haridwar in favor of Sh. Om Prakash Chawla s/o Sh. Amarnath Chawla R/o Pahad Ganj New Delhi and Smt. Pushpa Devi w/o k. B. Jai Singh R/o New Krishna Nagar Kankhal Haridwar
	16-Later on Om Prakash Chawla s/o late Sh. Amarnath Chawla R/o B-27 Sector-52, Noida Gautam Budh Nagar UP and Smt. Pushpa Devi w/o Sh. K B Jai Singh R/o New Krishna Nagar Kankhal, Tehsil & Distt. Haridwar transferred the land area 4144.375 sq. feet i.e. 385.16 sq. meter by way of sale deed document no. 3716 registered on 14.06.2011 with the office of Sub-Registrar Haridwar in favor of Sh. Prabodh Aggrawal s/o Sh. Gyanesh Kumar R/o R/o 16, Himgiri Vihar, Vishnu Garden Kankhal, Tehsil & Distt. Haridwar.
	16-That Sh. Prabodh Aggrawal owned total land area 1268.04 sq. meter as detailed above.
	Chain of title of land area 1015.33 square meter owned by Sh. Gyanesh Kumar.
	17-The land of Khasra No 184 was the land of Sh. Chandra Pal and Sh. Rajpal Ss/o Sh. Ratan Singh R/o Village Jagjeetpur, Tehsil & Distt. Haridwar their name is mutated in the revenue records.
	18-Later on Sh. Chandra Pal and Sh. Rajpal Ss/o Sh. Ratan Singh named above appointed Sh. Arjun Lal s/o late Sh. Bodh Raj R/o Krishna Nagar Colony Kankhal, Tehsil & Distt. Haridwar by way of GPA dated 06.05.1988 document no. 196 registered on 07.05.1988 with the office of Sub-Registrar Haridwar.
	19-Later on Sh. Arjun Lal Sharma s/o Sh. Bodh Raj Sharma as GPA of Sh. Chandra Pal and Sh. Rajpal as detailed above transferred the land area 5700 sq. feet by way of sale deed document no. 4215 registered on 29.06.1988 with the office of Sub-Registrar Haridwar in favor of Sh. Yash Pal Saini S/o late Sh. Molahad Singh Saini & Sh. Ram Avatar Garg s/o late Sh. Damodar Das Garg & Sh. Shravan Kumar s/o Sh. Sarju Singh all R/o Mohalla Shivpura, Kankhal, Distt. Haridwar.
	20-Later on Sh. Yash Pal Saini S/o late Sh. Mohar Singh Saini & Sh. Ram Avatar Garg s/o late Sh. Damodar Das Garg & Sh. Sharavan Kumar s/o Sh. Sarju Singh all R/o Mohalla Shivpura, Kankhal, Distt. Haridwar appointed Sh. Surendra Kumar Gupta s/o Sh. Om Prakash Gupta R/o Brahama Vihar Colony Kankhal Haridwar their GPA by way of GPA document no. 889 registered on 04.06.2003 with the office of Sub-Registrar Haridwar for land area 5700 square feet.
	21-Later on Sh. Surendra Kumar Gupta s/o Sh. Om Prakash Gupta R/o Brahama Vihar Colony, Kankhal, Tehsil & Distt. Haridwar as GPA of Sh. Yash Pal Saini S/o late Sh. Mohar Singh Saini & Sh. Ram Avatar Garg s/o late Sh. Damodar Das Garg & Sh. Sharavan Kumar s/o Sh. Sarju Singh all R/o Mohalla Shivpura, Kankhal, Distt. Haridwar transferred land area 5700 sq. feet i.e. 529.73 sq. meter by way of sale deed document no. 3467 registered on 07.06.2003 with the office of Sub-Registrar Haridwar in favor of <u>Smt. Naina Aggrawal w/o Sh. Gyanesh Aggrawal R/o 16, Himgiri Vihar, Vishnu Garden Kankhal, Tehsil & Distt. Haridwar.</u>
	22-Later on Sh. Arjun Lal s/o late Sh. Bodh Raj R/o Krishna Nagar Colony, Kankhal, Tehsil & Distt. Haridwar as GPA of Sh. Chandra Pal and Sh. Rajpal Ss/o Sh. Ratan Singh named above transferred the part of schedule property having land area 242.80 sq. meter by way of sale deed document no. 675 registered on 27.01.2005 with the office of Sub-Registrar Haridwar in favor of Sh. Mahesh Gupta s/o Sh. Om Prakash Gupta and Smt. Nidhi Gupta w/o Sh. Mahesh Gupta both R/o Shekhpura Kankhal, Tehsil & Distt. Haridwar.
	23-Later on Sh. Mahesh Gupta s/o Sh. Om Prakash Gupta and Smt. Nidhi Gupta w/o Sh. Mahesh Gupta both R/o Shekhpura Kankhal, Tehsil & Distt. Haridwar transferred their part of schedule property having land area 242.80 sq. meter by way of sale deed document no. 4764 registered on 18.06.2014 with the office of Sub-Registrar Haridwar in favor of Smt. Naina Aggrawal w/o Sh. Gyanesh Aggrawal R/o 16, Himgiri Vihar, Vishnu Garden-Kankhal, Tehsil & Distt. Haridwar.
	24-Later on a. Arjun Lal s/o late Sh. Bodh Raj R/o Krishna Nagar Colony, Kankhal, Tehsil & Distt. Haridwar as GPA of Sh. Chandra Pal and Sh. Rajpal Ss/o Sh. Ratan Singh named above transferred the

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land area 242.80 sq. meter by way of sale deed document no. 9226 registered on 28.10.2005 with the office of Sub-Registrar Haridwar in favor of Sh. Som Prakash Gupta s/o late Sh. Har Prasad Gupta R/o Rani ki Haweli Chowk, Kankhal, Tehsil & Distt. Haridwar.

25-Later on Sh. Som Prakash Gupta s/o late Sh. Har Prasad Gupta R/o Rani ki Haweli Chowk, Kankhal, Tehsil & Distt. Haridwar transferred the land area 242.80 sq. meter by way of sale deed document no. 4765 registered on 18.06.2014 with the office of Sub-Registrar Haridwar in favor of Smt. Naina Aggrawal w/o Sh. Gyanesh Aggrawal R/o 16, Himgiri Vihar, Vishnu Garden Kankhal, Tehsil & Distt. Haridwar.

26-That Smt. Naina Aggrawal purchased land area 529.73 sq. meter by way of sale deed 3467/07.06.2003, land area 242.80 sq. meter by way of sale deed document No 4764/18.06.2014 and land area 242.80 sq. meter by way of sale deed document No 4765/18.06.2014. So Smt. Naina Aggrawal owned total land area 1015.33 sq. meter as detailed above.

27-Later on Smt. Suniana Aggrawal urf Naina Aggrawal w/o Sh. Gyanesh Aggrawal R/o 16, Himgiri Vihar, Vishnu Garden Kankhal, Tehsil & Distt. Haridwar transferred the land area 1015.33 sq. meter by way of gift deed document no. 6021 registered on 23.08.2021 with the office of Sub-Registrar Haridwar in favor of **Gyanesh Kumar s/o Sh. Hazari Lal Aggrawal R/o 16, Himgiri Vihar, Vishnu Garden Kankhal, Tehsil & Distt. Haridwar.**

28- Later on Sh. Arjun Lal s/o late Sh. Bodh Raj R/o Krishna Nagar Colony, Kankhal, Tehsil & Distt. Haridwar as GPA of Sh. Chandra Pal and Sh. Rajpal Ss/o Sh. Ratan Singh named above transferred the land area 1800 sq. feet i.e. 167.28 sq. meter by way of sale deed document no. 3323 registered on 10.08.1989 with the office of Sub-Registrar Haridwar in favor of Smt. Vimla Devi w/o Sh. Gopal Singh and Sh. Gopal Singh s/o Sh. Sitaram R/o Mohalla Harthala Colony, Moradabad (U.P.).

29-Later on Smt. Vimla Devi w/o Sh. Gopal Singh and Sh. Gopal Singh s/o Sh. Sitaram R/o Mohalla Harthala Colony, Moradabad (U.P.) transferred the land area 1800 sq. feet i.e. 167.28 sq. meter by way of sale deed document no. 6292 registered on 01.09.2021 with the office of Sub-Registrar Haridwar in favor of **Sh. Gyanesh Kumar s/o Sh. Hazari Lal Aggrawal R/o 16, Himgiri Vihar, Vishnu Garden Kankhal, Tehsil & Distt. Haridwar.**

30-That Sh. Gyanesh Kumar owned total land area 1181.61 square meter as detailed above.

31-Later on Sh. Gyanesh Kumar Agarwal and Sh. Prabodh Agarwal, owners of the schedule property, got the map approved on 22.06.2022 from HRDA on total land area 2450.66 sq. meter up to 8th floor.

32-Later on Sh. Gyanesh Kumar Agarwal and Sh. Prabodh Agarwal, owners of the schedule property, made a Deep of Partnership firm on 28.06.2022 for carrying on the business of Real State, Builders, Construction of Residential Flats and/or Commercial Complex, Colonizers, Developers or any other business under the name and style M/S Himalaya Lifespace Developers having its office at 16, Himgiri Vihar, Vishnu Garden Kankhal Haridwar.

33-Later on Deep of Partnership made on 23.11.2022 registered on 29.11.2022 documents No 661 with the office of Sub-Registrar Haridwar supplementary to partnership deed dated 28.06.2022.

34-As per terms and conditions of supplementary partnership deed dated 23.11.2022 the land on which the project is proposed to be undertaken shall be treated as property of Partnership Firm and no partner shall have any rights/claim whatsoever in his personal capacity. The acquisition cost of the each partner's Lands, which Khasra No 184/184m, 647/2m respectively put into partnership business shall be the capital contribution of the partners.

35-The profits and losses of the partnership firm after paying all its expenses shall be divided between or born by, the parties as First Party-1/2 and Second Party-1/2.

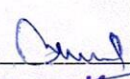


Residence : Society Road, Laksar
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Email : praveen.advocate25@gmail.com

Ref. No.....	36-That as per terms and conditions of supplementary partnership deed dated 23.11.2022 for the purpose of execution of any document, for any sale or purchase of any immovable property, on behalf of partnership fir, any one partner shall be sufficiently authorized by both the partners in writing, through resolution, passed in this behalf.	
	The chain of title is complete.	
09.	Nature of the title of the intended mandatory over the property (Whether full ownership rights leasehold rights occupancy possessory rights or <i>inam</i> or govt. Grantee/ allotted etc.)	Full ownership.
10.	If leasehold weather.	No
	A). Lease deed is duly stamped and registered.	N.A.
	B). Lease is permitted to mortgage leasehold right.	N.A.
	C). Duration of the lease unexpired period of lease.	N.A.
	D). If a sub-lease check lease deed in favour of lessee as to whether lease deed permits. Sub-leasing mortgage by sub lessee also.	N.A.
	E). Whether the leasehold rights permits for the creation of any super structure (if applicable)?	N.A.
	F). Right to get renewal of the leasehold rights and nature there of	N.A.
11.	If govt. Grant / allotment / lease-cum/ sale agreement whether ;	NO
	Grant / agreement etc. Provides for alienable rights to the mortgagor with or without condition.	N.A.
	The mortgagor is competent to create charge on such property.	N.A.
	Whether 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.
12.	If occupancy right whether;	NO
	A). Such right is heritable and transferable	N.A.
	B). Mortgage can be created	N.A.
13.	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
14.	If the property has been transferred by way of gift/ settlement deed.	Yes. The land area 1015.33 sq. meter was transferred by way of Gift Deed document No 6021/2021 registered with the office of Sub-Registrar Haridwar.
	A). Whether the gift/settlement deed is duly stamped & registered.	Yes.
	B). Whether the gift/settlement deed has been attested by two witnesses.	Yes.
	C). Whether the gift/settlement deed transfer the property to Donee.	Yes.
	D). Whether the Donee has accepted the gift by signing the gift/ settlement deed or by a separated writing or by implication or by action.	The done accepted the gift by signing the gift deed.
	E). Whether there is any restriction on the donor in executing the gift/settlement deed in question.	No.
	F). Whether the Donee is in possession of the gifted property.	Yes. The name of donee has been mutated in the revenue record on behalf of Gift Deed.
	G). Whether any life interest is revised for the donor or any other person and whether there is a need for any other person to join the creation of mortgage.	No
	H). Any other aspect affection the validity of the title passed through the gift/ settlement deed	N.A.
15.	A). In case of partition /family settlement deeds whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	NO
	B). Whether mutation has been effected and whether the mortgage is in possession of his share	N.A.
	C). Whether the partition made is valid in law and the mortgage has acquired a mortgagable title thereon.	N.A.

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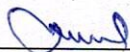
Ref. No.	Q.	A.	Date
11.	F). Right to get renewal of the leasehold rights and nature thereof	N.A.	
	If govt. Grant / allotment / lease-cum/ sale agreement whether ;	NO	
	Grant / agreement etc. Provides for alienable rights to the mortgagor with or without condition.	N.A.	
	The mortgagor is competent to create charge on such property.	N.A.	
	Whether 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.	
12.	If occupancy right whether;	NO	
	A). Such right is heritable and transferable	N.A.	
	B). Mortgage can be created	N.A.	
13.	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	
14.	If the property has been transferred by way of gift/ settlement deed.	Yes. The land area 1015.33 sq. meter was transferred by way of Gift Deed document No 6021/2021 registered with the office of Sub-Registrar Haridwar.	
	A). Whether the gift/settlement deed is duly stamped & registered.	Yes.	
	B). Whether the gift/settlement deed has been attested by two witnesses.	Yes.	
	C). Whether the gift/settlement deed transfer the property to Donee.	Yes.	
	D). Whether the Donee has accepted the gift by signing the gift/ settlement deed or by a separated writing or by implication or by action.	The donee accepted the gift by signing the gift deed.	
	E). Whether there is any restriction on the donor in executing the gift/settlement deed in question.	No.	
	F). Whether the Donee is in possession of the gifted property.	Yes. The name of donee has been mutated in the revenue record on behalf of Gift Deed.	
	G). Whether any life interest is revised for the donor or any other person and whether there is a need for any other person to join the creation of mortgage.	No	
	H). Any other aspect affecting the validity of the title passed through the gift/ settlement deed	N.A.	
15.	A). In case of partition /family settlement deeds whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	NO	
	B). Whether mutation has been effected and whether the mortgage is in possession of his share	N.A.	
	C). Whether the partition made is valid in law and the mortgage has acquired a mortgagable title thereon.	N.A.	
	D). In respect of partition by a decree of court whether such decree has become final and all other condition/ formalities are completed/compiled with.	N.A.	
	E). 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.	
16.	Whether the title documents include any testamentary documents/ wills?	No.	
	A). In case of wills, whether the will is registered will or unregistered will?		
	B). Whether will in the matter need 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.	


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Advocate

District & Session Court Roshnabad
Haridwar-249403 (U.K.)
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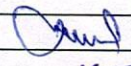
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Ref. No.			Date.....
	F). What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about 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 deed is to be explained.)	N.A.	
17.	A). Whether the property is subjected to any <i>wakf</i> rights?	NO	
	B). Whether the property belongs to church / temple or any religious/other institution having any restriction in creation of charges on such properties?	N.A.	
	C). Precaution/permissions, if any in respect of the above cases for creation of mortgage?	N.A.	
18.	A). Whether the property is a half/joint family property, mortgage is created for family benefits/legal necessity, whether the major coparceners have no objection/join in execution, minor's share if any, right of female member etc.	NO	
	B). Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.	
19.	A). Whether the property belongs to any trust or is subjected to the right of any trust?	NO	
	B). Whether the trust is a private or public trust and whether trust deed specifically authorized the mortgage of the property?	N.A.	
	C). If so additional precautions/permission 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.	
20.	A). If the property is agriculture land, whether the local laws permit mortgage of agriculture land and whether there are any restriction for creation enforcement of mortgage.	No	
	B). In case of agriculture property other relevant records/ documents as per the local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.	
	C). In case of conversion of agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	N.A.	
21.	Whether the property is affected by any local laws or other regulation having a bearing on the certain security (viz. Agricultural laws weaker section minorities, land laws SEZ regulation coastal zone regulation environmental clearance etc.)	NO	
22.	A). Whether the property is subject to any pending or proposed land acquisition proceeding?	NO	
	B). whether any search/enquiry is made with the land acquisition office and the outcome of search/enquiry.	N.A.	
23.	A). Whether the property is involved in or subject matter of any litigation which is pending or concluded?	NO	
	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.	
	C). Whether the title documents have any court seal/markings 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.	
24.	A). In case of partnership firm, whether the property belongs to the firm and the deed is property registered.	NO	
	B). Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	N.A.	
	C). Whether the person(s) creating mortgage has/ have	N.A.	


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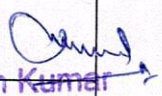
Ref. No.			Date.....
25.	authority to create mortgage for and on behalf of the firm.	NO	
	a) Whether the property belongs to a limited company, check the borrowing powers, board resolution authorization to create mortgage/execution of documents charges, registration of any prior charges with the company registrar (roc) articles of association/provision for common seal etc.		
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company of Limited Liability Partnership (LLP) Firm? Yes/No.	N.A.	
	b) ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/LLP (seller) and the vendee company (purchaser) ?	N.A.	
	b) iii) Whether the search of charges reveals any prior charges/encumbrances on the property (proposed to be mortgaged) created by the vendor company (seller) ?	N.A.	
	b) iv) If search reveals encumbrance/charges whether such charges/encumbrances have been satisfied?	N.A.	
26.	In case of societies association the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions, bye-laws.	NO	
27.	A). Whether any POA is involved in the chain of title.	Yes,	
	B). Whether the POA is involved is one coupled with interest i.e. a development agreement cum power of attorney. If so, please clarify whether the same is registered document and hence it has created an interest in favor of the builder/developer and as such is irrevocable	N.A.	
	C). In case the title documents is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the builders viz. Companies/firms/individual or property concerns in favor of their partners/employees/ authorized representatives to sign flat allotment letters, NOCs, agreement of sale, sale deed 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.	Yes.	
	I. Whether the original POA is verified and the title investigation is done on the basis of original POA?	1-Yes.	
	II. Whether the POA is a registered one?	2-The POA is registered one.	
	III. Whether the POA is a special or general one?	3-The POA is general one.	
	IV. Whether the POA contain a specific authority for execution of title document in question?	4-The POA is contains specific authority for execution of document in question.	
	F). Whether the POA was in force and not revoked or had become invalid on the date of execution of the documents in the question? (Please clearly whether the same has been ascertained from the office of sub-registrar also?)	The POA is in force and not revoked.	
	G). Please comment on the genuineness of POA?	The POA is genuine.	
	H). The unequivocal opinion on the enforceability and validity of the POA?	N.A.	
28.	Whether mortgage is being created by a POA holder, check genuineness of the power of attorney and the extent of the power given therein and whether the same is property executed/ stamped authenticated in term of the law of the place where it is executed.	NO	
29.	If the property is a flat/residential/commercial complex, check and comment on the following. A. Promoters/land owners title to the land/building. B. Development agreement power of attorney.	A. The title of promoter/land owner has been detailed above. B. N.A. C. Full ownership.	


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Ref. No.			Date.....
	<p>C. Extent of authority of the developer/builder. D. Independent title certification of the land/or building in question. E. Agreement of sale (duly registered) F. Payment of Property Stamp Duty. G. Requirement of registration of sale agreement. H. Approval of building plan permission of appropriate/local authority. I. Conveyance in favor of society/condominium concerned. J. Occupancy Certificate/allotment latter/latter of possession. K. Membership details in Society etc. L. Share Certificate. M. No Objection latter from Society. N. All legal requirements under the local/municipal laws regarding ownership of flats/Apartments/Building Regulations, Development Contr\Societies Laws etc. O. Requirement for noting the Bank Charges on the records of Housing Society if, any. P. If the property is vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. Q. Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.</p>	<p>D. As detailed above. E. N.A. F. N.A. G. N.A. H. The lay out plan up to 8th floor has been approved by HRDA by approval latter dated 22.06.2022. I. N.A. J. Occupancy Certificate/allotment latter/latter of possession shall be issued by builder/promoter accordingly. K. N.A. L. N.A. M. N.A. N. The lay out plan up to 8th floor has been approved by HRDA by approval latter dated 22.06.2022. The project has been registered with RERA bearing RERA registration No UKREP11220000460 for period of 04 years and 07 months commencing from 11.11.2022 and ending on 21.06.2027. O. N.A. P. The Project is under construction. Q. The lay out plan is approved up to 8th floor without numbering patter. The numbering pattern shall be developed by Builder/promoter himself. Same shall be ascertained by approved valuer.</p>	
30.	Encumbrances attachments and/or claims whether of government central or state or other local authorities or third party claims, liens etc and details thereof.	I have inspected the available Maintainable & visible records index II in the office of Sub-Registrar Haridwar for a period from 01.01.1993 to 27.01.2023 up to date and found the property is clear, marketable.	
31.	The period covered under the encumbrances certificate and the name of the person in whose favor the encumbrance is certified and if so satisfaction of charge, if any.	1-The period covered under the encumbrance's certificate is 30 years. 2-Search receipt dated 27.01.2023 issued by Sub-Registrar Haridwar I is enclosed herewith.	
32.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid what remedy?	N.A.	
33.	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.	No.	
34.	Details of RTC the extracts/ mutation extracts/Katha extracts pertaining to the property in question.	The name land owners/mortgagor Sh. Prabodh Aggrawal and Sh. Gyanesh Kumar is mutated in the revenue records.	
35.	Whether the name of mortgagor is reflected as owner in the revenue/municipal/Village records?	The name land owners/mortgagor Sh. Prabodh Aggrawal and Sh. Gyanesh Kumar is mutated in the revenue records.	
36.	A). Whether the property offered as security is clearly Demarcated. B). Whether the demarcation/ portion of the property is legally valid. C). Whether the property has clear access as per documents?	Yes.	
37.	Whether the property can be identifying from the following documents, and discrepancy/ doubtful circumstances, if any relevant on such scrutiny? A). Documents in relation to electric connection. B). Documents in relation to water connection. C). Documents in relation to Sale Tax registration, If any	N.A.	


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Ref. No.		Date.....
	applicable; D). Other utility bills, if any.	
38.	In respect to the boundaries of the property, whether there is a Difference/discrepancy in any of the title documents or any other documents (Such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/comment on the same.	No.
39.	If the value report and/or approved/sanctioned plan are made available, please comment on the same including the comments on the description and boundaries of the property on the said documents and that in the title deeds. (If the valuation report and or approved plan are not available at the time of TIR, please provide these comments subsequently, on making the same available to the advocate.)	The value report is not available.
40.	Any bar/ restriction for creation of mortgage under any local or special enactments, detail of paper registration of documents, payments of paper stamp duty.	No.
41.	Whether the Bank will be able to enforce SARFAESI Act, If required against the property offered as security?	Yes.
42.	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 precautions to be taken by the bank in this regard.	N.A.
43.	Whether the governing law/ constitutional documents of the mortgage (other than neutral person) permits creation of mortgage and additional precaution. If any to be taken in such cases.	N.A.
44.	Additional aspects relevant for investigation of the title as per local laws.	N.A.
45.	Additional suggestion, if any to safeguard the interest of Bank/ ensuring the precautions of the security.	No.
46.	The specific person who are required to create mortgage/ to deposit documents crating mortgage.	The prospective purchaser shall create mortgage in favor of Bank.
47.	1) Whether the project comes under the Real Estate (Regulation & Development) Act 2016? YES/NO	Yes.
	2) Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	The project has been registered with RERA bearing RERA registration No UKREP11220000460 for period of 04 years and 07 months commencing from 11.11.2022 and ending on 21.06.2027.
	Whether the registered agreement to sale as prescribed in the above Act/rules there under is executed.	N.A.
	3) Whether the details of the apartment/plot in question are verified with the list of number and types of apartment or plot booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	To be verified.

Date: 27.01.2023.
Place: HARDWAR


PRAVEEN KUMAR
Signature of Advocate
Advocate
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27.01.2023

- Ref. No. ANNEXURE – C CERTIFICATE OF TITLE Date
1. I have examined the original Title Deeds intended to be deposited relating to the schedule property/ies 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 creations of Equitable Mortgage and I further certify that:
2. 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.
3. I confirm having made a search in the Land/Revenue Records. I also confirm having verified and checked the records of the Sub-Registrar Office. 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.
4. Following security of property/Municipal Records and relative Title Deeds Certified Copies of such title deeds obtained from the concerned Registrar office and encumbrances Certificate. I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquires.
5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01.01.1993 to 27.01.2023 pertaining to the Immovable Property covered by above said Title Deeds.
6. In case of second/subsequent charge in favor of the Bank, there are no other mortgage/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever in inapplicable).
7. Minor/(s) and his/her interest in the property/ies is to the extent of (N.A.).
8. The mortgage if created will be available to the bank for the liability of the intending borrower/mortgagors.
9. I certify that developer/promoter has an absolute, clear and marketable title over the schedule property. I further Certify that the above title deeds are genuine and a valid equitable mortgage can be created and the said mortgage would be enforceable and the schedule property is SARFAESI Compliant.
10. 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 mortgage.
- 1-Certified copy of extract of khatauni of khasra no. 184m of village Jagjeetpur Mustahkam, Tehsil & Distt Haridwar.
- 2-Certified copy of GPA bahi no. 4 jild no. 110/111 pages 5/141-144 document no. 330 registered on 06.08.1988 with the office of Sub-Registrar Haridwar.
- 3-Certified copy of GPA dated 06.05.1988 bahi no. 4 jild no. 108/109 pages 338/175-178 document no. 196 registered on 07.05.1988 with the office of Sub-Registrar Haridwar.
- 4-Certified copy of GPA dated 04.06.2003 bahi no. 4 jild no. 227 pages 277-280 document no. 889 registered on 04.06.2003 with the office of Sub-Registrar Haridwar.
- 5-Certified copy of GPA dated 07.06.2012 bahi no. 4 jild no. 71 pages 279-286 document no. 222 registered on 07.06.2012 with the office of Sub-Registrar Haridwar.
- 6-Certified copy of GPA bahi no. 4 jild no. 211/240 pages 185/267-268 document no. 341 registered on 26.07.2005 with the office of Sub-Registrar Haridwar.
- 7- Certified sale deed dated 21.06.1988 bahi no. 1 jild no. 583/617 pages 263/89-92 document no. 4215 registered on 29.06.1988 with the office of Sub-Registrar Haridwar.
- 8-Certified sale deed dated 27.03.1989 bahi no. 1 jild no. 645 pages 214-215 document no. 1072 registered on 28.03.1989 with the office of Sub-Registrar Haridwar.
- 9-Certified sale deed dated 15.03.1989 bahi no. 1 jild no. 648 pages 64-71 document no. 919 registered on 17.03.1989 with the office of Sub-Registrar Haridwar.
- 10-Certified sale deed dated 09.08.1989 bahi no. 1 jild no. 666 pages 260-262 document no. 3323 registered on 10.08.1989 with the office of Sub-Registrar Haridwar.
- 11-Certified sale deed dated 07.03.1989 bahi no. 1 jild no. 645 pages 68-69 document no. 738 registered on 08.03.1989 with the office of Sub-Registrar Haridwar.
- 12-Certified copy sale deed bahi no. 1 jild no. 673 pages 37-40 document no. 3758 registered on 16.06.1989 with the office of Sub-Registrar Haridwar.
- 13-Certified sale deed dated 06.06.2003 bahi no. 1 jild no. 1374/1439 pages 172/221-226 document no. 3467 registered on 07.06.2003 with the office of Sub-Registrar Haridwar.
- 14-Certified sale deed dated 27.01.2005 bahi no. 1 jild no. 1374/1568 pages 296/105-108 document no. 675 registered on 27.01.2005 with the office of Sub-Registrar Haridwar.
- 15-Certified sale deed dated 28.10.2005 bahi no. 1 jild no. 1374/1661 pages 359/355-358 document no. 226 registered on 28.10.2005 with the office of Sub-Registrar Haridwar.
- 16-Certified sale deed dated 18.06.2014 bahi no. 1 jild no. 3071 pages 215-240 document no. 4764 registered on 18.06.2014 with the office of Sub-Registrar Haridwar.
- 17- Certified sale deed dated 18.06.2014 bahi no. 1 jild no. 3071 pages 241-266 document no. 4765 registered on 18.06.2014 with the office of Sub-Registrar Haridwar.

Praveen Kumar
Advocate

Distt. & Session Court Roshnabad
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Himalay
Terrace
Master

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 27-January-2023

प्रस्तुतकर्ता या प्रार्थी का नाम प्रवीण कुमार एड0

लेख का प्रकार मुआयना 19 वर्ष (1,992 - 2,010)

प्रतिफल की धनराशि 0.00

1 रजिस्ट्रीकरण शुल्क 0.00

2 प्रतिलिपिकरण शुल्क 0.00

3 इलैक्ट्रॉनिक शुल्क 0.00

4 निरीक्षण या तलाश शुल्क 95.00

Application No 167.00

5 मुख्तारनामा के अधिप्रमाणीकरण 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 100.00

शुल्क वसूल करने की दिनांक 27-January-2023

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबंधक सदर (केन्द्रीय अभिलेखागार) , हरिद्वार

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा र

लेख या प्रार्थना-पत्र प्रस्त

27-Jan-2023

प्रस्तुतकर्ता या

प्रवीण कुमार एड0

लेख का प्रक

मुआयन

13 वर्

(2,011 - 2,023)

प्रतिफल की धनराशि

0.00

1 रजिस्ट्रीकरण

0.00

2 प्रतिलिपि करण

0.00

3 इलैक्ट्रानिक शुल्क

0.00

4 निरीक्षण या तलाश

65.00

Application No

369

5 मुख्तारनामा के

0.00

6 कमीशन शुल्क

0.00

7 नकल शुल्क

0.00

8 विवेध

5.00

9 यात्रिक

0.00

10 कम रजिस्ट्रीकरण शुल्क

0.00

11 योग

70.00

शुल्क वसूल करने की

27-Jan-2023

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, हरिद्वार, प्रथम

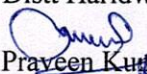
Residence : Society Road, Laksar
(Haridwar)-247663, Mob. 9917607307
Email : praveen.advocate25@gmail.com

- | Ref. No..... | Date..... |
|---|-----------|
| 18- Certified gift deed dated 23.08.2021 bahi no. 1 jild no. 5338 pages 145-178 document no. 6021 registered on 23.08.2021 with the office of Sub-Registrar Haridwar. | |
| 19- Certified sale deed dated 01.09.2021 bahi no. 1 jild no. 5354 pages 193-232 document no. 6292 registered on 01.09.2021 with the office of Sub-Registrar Haridwar. | |
| 20- Certified sale deed bahi no. 1 jild no. 673 pages 37-40 document no. 3758 registered on 16.06.1989 with the office of Sub-Registrar Haridwar. | |
| 21- Certified sale deed dated 07.05.2015 bahi no. 1 jild no. 2213 pages 1-20 document no. 4262 registered on 07.05.2015 with the office of Sub-Registrar Haridwar. | |
| 22- Certified sale deed dated 15.10.2018 bahi no. 1 jild no. 4605 pages 1-22 document no. 6669 registered on 15.10.2018 with the office of Sub-Registrar Haridwar. | |
| 23- Certified sale deed dated 15.11.2019 bahi no. 1 jild no. 5179 pages 27-54 document no. 8182 registered on 15.11.2019 with the office of Sub-Registrar Haridwar. | |
| 24- Certified sale deed dated 22.11.2021 bahi no. 1 jild no. 5501 pages 179-208 document no. 8756 registered on 22.11.2021 with the office of Sub-Registrar Haridwar. | |
| 25- Certified sale deed dated 14.06.2011 bahi no. 1 jild no. 1894 pages 37-72 document no. 3716 registered on 14.06.2011 with the office of Sub-Registrar Haridwar. | |
| 26- Certified sale deed dated 05.07.2012 bahi no. 1 jild no. 2294 pages 103-132 document no. 5152 registered on 05.07.2012 with the office of Sub-Registrar Haridwar. | |
| 27- Certified sale deed dated 31.01.2007 bahi no. 1 jild no. 1882/1924 pages 203/81-90 document no. 1936 registered on 01.02.2007 with the office of Sub-Registrar Haridwar. | |
| 28- Certified sale deed dated 09.06.2013 bahi no. 1 jild no. 2682 pages 149-170 document no. 4811 registered on 19.06.2014 with the office of Sub-Registrar Haridwar. | |
| 29- Certified copy of Partnership Deed dated 28.06.2022 executed between Sh. Gyanesh Kumar and Sh. Prabodh Agarwal for carrying on the business of Real State, Builders, Construction of Residential Flats and/or Commercial Complex, Colonizers, Developers or any other business under the name and style M/S Himalaya Lifespace Developers having its office at 16, Himgiri Vihar, Vishnu Garden Kankhal Haridwar. | |
| 30- Certified copy of Partnership Deed registered on 29.11.2022 documents No 661 with the office of Sub-Registrar Haridwar supplementary to partnership deed dated 28.06.2022. | |
| 31- Copy of Resolution passed by Partners of Firm authorizing the partners to do all such acts regarding execution of any documents for any sale property on behalf of Firm. | |
| 32- Original allotment latter/Agreement to sale of property by M/S Himalaya Lifespace Developers in favor of prospective purchaser/mortgagor. | |
| 33- Original sale deed be to be executed by M/S Himalaya Lifespace Developers in favor of prospective purchaser/mortgagor. | |
| 34- Copy of approved plan by HRDA Haridwar. | |
| 35- Copy of RERA certificate. | |
| 36- Affidavit of Borrower/Mortgagor. | |
| 37- 0.5% stamp duty on loan amount with maximum limit of Rs. 10,000/-. | |

THE SCHEDULE OF PROPERTY

A non-agricultural/residential land belonging to khasra no. 184m having total land area 2450.71 sq. meters situated at village Jagjeetpur Mustahkam (within the limits if Nagar Nigam Haridwar) Tehsil & Distt Haridwar.

Date: 27.01.2023


Praveen Kumar
Advocate
Distt. & Session Court Roashnabad
Haridwar-249403 (U.K.)
Ch. No.-509