



# Thakral & Thakral

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## Gyaaneshwar Thakral

M.A. (Eng.), LLM, Advocate & Notary  
Mobile No. : 9219156533

Ref. No. ....

Reference Date A-969/2022

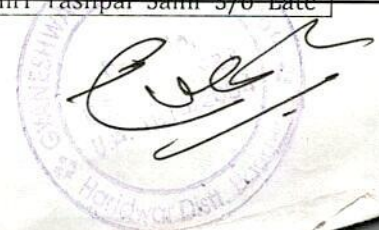
Annexure-B

Report of investigation of title in respect of immovable Property

**COMPLETED BY THE PANEL ADVOCATE**

1.	a) Name of the Branch/ Business Unit/ Office seeking opinion.	State Bank Of India Haridwar Distt. Haridwar.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	As per instructions.
2.	a) Name of the unit/ concern/company/person offering the property as security.	N.A., as the Title Investigation Report is being submitted for approval of Housing Project in the name of "Himalaya Terraces", situated in village Jagjeetpur Mustahkam (within limits of Nagar Nigam Haridwar) Tehsil & Distt. Haridwar
	b) Constitution of the Unit/concern/ person/ body/authority offering the property for creation of charge.	N.A., as the Title Investigation Report is being submitted for approval of Housing Project in the name of "Himalaya Terraces", situated in village Jagjeetpur Mustahkam (within limits of Nagar Nigam Haridwar) Tehsil & Distt. Haridwar
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	N.A., as the Title Investigation Report is being submitted for approval of Housing Project in the name of "Himalaya Terraces", situated in village Jagjeetpur Mustahkam (within limits of Nagar Nigam Haridwar) Tehsil & Distt. Haridwar
3.	Complete or full description of the immovable property offered as security including the following details.	A non- agricultural/residential land bearing khasra no. 184m having total land area of 2450.71 square meter situated in village Jagjeetpur Mustahkam (within limits of Nagar Nigam Haridwar) Tehsil & Distt. Haridwar
	(a) Survey No.	khasra no. 184m
	(b) Door/House no (in case of house property)	To be ascertained from the report of approved valuer of Bank.
	(c) Extent/ area including plinth/ built up area in case of house property.	Having total land area of 2450.71 square meter
	(d) Locations like name of the place village, city, registration, sub-district etc. Boundaries	situated in village Jagjeetpur Mustahkam (within limits of Nagar Nigam Haridwar) Tehsil & Distt. Haridwar
4.	a) Particulars of the documents scrutinized-serially and chronologically.	1. Certified copy of khatauni belonging to khasra no. 184m, village Jagjeetpur Mustahkam(within limits) Pargana Jwalapur Tehsil & Distt. Haridwar
	(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.	2. Certified copy of GPA dated 06.08.1988 registered in bahi no. 4 zild 110/111 pages 5/141-144 serial no. 330 in the Office of Sub Registrar Haridwar, executed by Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar in favor of Sardar Bhupendra Singh S/o Sardar Harbhajan Singh R/o Govindpuri Haridwar.
	Sl. No. Date Name/ Nature of the Document.	3. Certified copy of GPA dated 06.05.1988 registered in bahi no. 4 zild 108/109 pages 338/175-178 serial no. 196 dated 07.05.1988 in the Office of Sub Registrar Haridwar, executed by Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar in favor of Shri Arjun Lal S/o Late Bodh Raj R/o Krishna Nagar Colony Kankhal Tehsil & District Haridwar
		4. Certified copy of GPA dated 04.06.2003 registered in bahi no. 4 zild 227 pages 277-280 serial no. 889 dated 04.06.2003 in the Office of Sub Registrar Haridwar, executed by Shri Yashpal Saini S/o Late

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Shri Molhar Singh Saini ~~Shri~~ Ram Avtar Garg S/o Late Shri Damodar Das Garg & Shri Shravan Kumar S/o Shri Sarju Singh all R/o mohalla Shivpura Kankhal in favor of Shri Surnedra Kumar Gupta S/o Shri Om Prakash Gupta R/o Braham Vihar Colony Kankhal Tehsil & District Haridwar.

5. Certified copy of GPA dated 07.06.2012 bahino. 4 zild 71 pages 279 to 286 serial no. 222 dated 07.06.2012 in the Office of Sub Registrar Haridwar, executed by Shri Prabodh Agarwal S/o Shri Gyanesh Kumar R/o Hingiri Vihar Kankhal Tehsil & District Haridwar in favor of Shri Gyanesh Kumar.

6. Certified copy of GPA dated GPA registered in bahi no. 4 zild 211/240 pages 185/267-268 serial no. 341 dated 26.07.2005 in the Office of Sub Registrar Haridwar, executed by Smt. Madhu Rani W/o Shri Laxman Das Puri R/o 57 D.L. Roa Dehradun in favor of Shri Puneet Kumar Sharma S/o Shri Rajendra Kumar Sharma R/o Near Post Office mohalla Miyana Kankhal Haridwar.

7. Original registered Sale Deed dated 21.06.1988 registered in bahi no. 1 zild 583/617 pages 263/89-92 serial no. 4215 dated 29.06.1988 in the office of Sub-Registrar Haridwar, executed by Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Shri Arjun Lal S/o Late Bodh Raj R/o Krishna Nagar Colony Kankhal Tehsil & District Haridwar in favour of Shri Yashpal Saini S/o Late Shri Molhar Singh Saini & Shri Ram Avtar Garg S/o Late Shri Damodar Das Garg & Shri Shravan Kumar S/o Shri Sarju Singh all R/o mohalla Shivpura Kankhal Distt. Haridwar.

8. **Original** registered Sale Deed dated 27.03.1989 registered in bahi no. 1 zild 645 pages 214-215 serial no. 1072 dated 28.03.1989 in the office of Sub-Registrar Haridwar, executed by Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Sardar Bhupendra Singh S/o Sardar Harbhajan Singh R/o Govindpuri Haridwar (GPA dated 06.08.1988 registered in bahi no. 4 zild 110/111 pages 5/141-144 serial no. 330 in the Office of Sub Registrar Haridwar) in favour of Smt. Sheel Arora W/o Shri Gopal Krishan Arora R/o Ram Nagar Colony Jwalapur Tehsil & Distt. Haridwar. (having an area of 3800 square feet khasra no. 184)

9. Certified copy of registered Sale Deed dated 15.03.1989 registered in bahi no. 1 zild 648 pages 64-71 serial no. 919 dated 17.03.1989 in the office of Sub-Registrar Haridwar, executed by Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Sardar Bhupendra Singh S/o Sardar Harbhajan Singh R/o Govindpuri Haridwar in favour of Smt. Madhu Rani D/o Shri Laxman Das Puri R/o 57 D.L. Road Dehradun (having an area of 264.87 square meter khasra no. 184)

Office : Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - **Original** registered Sale Deed dated 09.08.1989  
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Roorkee : Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667  
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registered in bahi no. 1 zild 66 pages 260-262 serial no. 3323 dated 10.08.1989 in the office of Sub-Registrar Haridwar, executed by Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Shri Arjun Lal S/o Late Bodh Raj R/o Krishna Nagar Colony Kankhal Tehsil & District Haridwar (GPA dated 06.05.1988 registered in bahi no. 4 zild 108/109 pages 338/175-178 serial no. 196 dated 07.05.1988 in the Office of Sub Registrar Haridwar) in favour of Smt. Vimla Devi W/o Shri Gopal Singh & Shri Gopal Singh S/o Shri Sitaram R/o mohalla Harthala Colony Moradabad (U.P.). (having an area of 1800 square feet khasra no. 184)

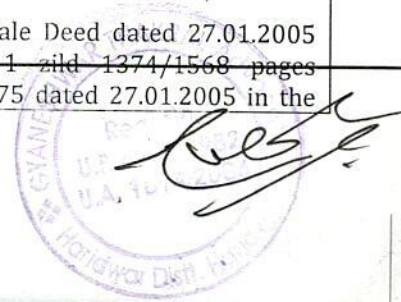
11. **Original** registered Sale Deed dated 07.03.1989 registered in bahi no. 1 zild 645 pages 68-69 serial no. 738 dated 08.03.1989 in the office of Sub-Registrar Haridwar, executed by Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Sardar Bhupendra Singh S/o Sardar Harbhajan Singh R/o Govindpuri Haridwar (GPA dated 06.08.1988 registered in bahi no. 4 zild 110/111 pages 5/141-144 serial no. 330 in the Office of Sub Registrar Haridwar) in favour of Shri Om Prakash Chawla S/o Late Shri Amarnath Chawla R/o Paharganj Delhi & Smt. Pushpa Devi W/o Shri K.B. Jai Singh R/o New Krishna Nagar Kankhal Tehsil & Distt. Haridwar. (having an area of 4750 square feet)

12. **Certified copy** registered Sale Deed dated 16.06.1989 registered in bahi no. 1 zild 673 pages 37-40 serial no. 3758 in the office of Sub-Registrar Haridwar, executed by Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Sardar Bhupendra Singh S/o Sardar Harbhajan Singh R/o Govindpuri Haridwar (GPA dated 06.08.1988 registered in bahi no. 4 zild 110/111 pages 5/141-144 serial no. 330 in the Office of Sub Registrar Haridwar) in favour of Shri Chandra Prakash Malik (having an area of 264.86 square meter).

13. **Original** registered Sale Deed dated 06.06.2003 registered in bahi no. 1 zild 1374/1439 pages 172/221-226 serial no. 3467 dated 07.06.2003 in the office of Sub-Registrar Haridwar, executed by Shri Yashpal Saini S/o Late Shri Molhar Singh Saini & Shri Ram Avtar Garg S/o Late Shri Damodar Das Garg & Shri Shravan Kumar S/o Shri Sarju Singh all R/o mohalla Shivpura Kankhal through their GPA holder Shri Surnendra Kumar Gupta S/o Shri Om Prakash Gupta R/o Braham Vihar Colony Kankhal Tehsil & District Haridwar (GPA dated 04.06.2003 registered in bahi no. 4 zild 227 pages 277-280 serial no. 889 dated 04.06.2003 in the Office of Sub Registrar Haridwar) in favour of Smt. Naina Agarwal W/o Shri Gyanesh Agarwal R/o 16 Himgiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar. (having an area of 5700 square feet)

14. **Original** registered Sale Deed dated 27.01.2005 registered in bahi no. 1 zild 1374/1568 pages 296/245-4078 serial no. 675 dated 27.01.2005 in the

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office of Sub-Registrar Haridwar, executed by Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Shri Arjun Lal S/o Late Bodh Raj R/o Krishna Nagar Colony Kankhal Tehsil & District Haridwar in favour of Shri Mahesh Gupta S/o Shri Som Prakash Gupta & Smt. Nidhi Gupta W/o Shri Maesh Gupta R/o Shekhupura Kankhal Tehsil & District Haridwar (having an area of 242.80 square meter khasra no. 184)

15. **Original** registered Sale Deed dated 28.10.2005 registered in bahi no. 1 zild 1374/1661 pages 359/355-358 serial no. 9226 dated 28.10.2005 in the office of Sub-Registrar Haridwar, executed by Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Shri Arjun Lal S/o Late Bodh Raj R/o Krishna Nagar Colony Kankhal Tehsil & District Haridwar in favour of Shri Som Prakash Gupta S/o Late Har Prasad Gupta R/o Rani Ki Haweli Chowk Bazar Kankhal Tehsil & District Haridwar

16. **Original** registered Sale Deed dated 18.06.2014 registered in bahi no. 1 zild 3071 pages 215-240 serial no. 4764 dated 18.06.2014 in the office of Sub-Registrar Haridwar, executed by Shri Mahesh Gupta S/o Shri Som Prakash Gupta & Smt. Nidhi Gupta W/o Shri Maesh Gupta R/o Shekhupura Kankhal Tehsil & District Haridwar in favour of Smt. Sunaina Agarwal urf Naina Agarwal W/o Shri Gyanesh Agarwal R/o 16 Himgiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar. (having an area of 242.80 square meter khasra no. 184)

17. **Original** registered Sale Deed dated 18.06.2014 registered in bahi no. 1 zild 3071 pages 241-266 serial no. 4765 dated 18.06.2014 in the office of Sub-Registrar Haridwar, executed by Shri Som Prakash Gupta S/o Late Har Prasad Gupta R/o Rani Ki Haweli Chowk Bazar Kankhal Tehsil & District Haridwar in favour of Smt. Sunaina Agarwal urf Naina Agarwal W/o Shri Gyanesh Agarwal R/o 16 Himgiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar. (having an area of 242.80 square meter)

18. **Original** registered Gift Deed dated 23.08.2021 registered in bahi no. 1 zild 5338 pages 145-178 serial no. 6021 dated 23.08.2021 in the office of Sub-Registrar Haridwar, executed by Smt. Sunaina Agarwal urf Naina Agarwal W/o Shri Gyanesh Agarwal R/o 16 Himgiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar in favour of Shri Gyanesh Kumar S/o Late Hazari Lal Agarwal R/o 16 Himgiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar. (having an area of 1015.33 square meter)

19. **Original** registered Sale Deed dated 01.09.2021 registered in bahi no. 1 zild 5354 pages 193-232 serial no. 6292 dated 01.09.2021 in the office of Sub-Registrar Haridwar, executed by Smt. Vimla Devi W/o Shri Gopal Singh & Shri Gopal Singh S/o Shri Sitaram R/o mohalla Harthala Colony Moradabad (U.P.). in favour of Shri Gyanesh Kumar S/o Late Hazari Lal

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Tehsil & District Haridwar (having an area of 1800 square feet khasra no. 184)

20. **Original** registered Sale Deed dated 16.06.1989 registered in bahi no. 1 zild 673 pages 37-40 serial no. 3758 in the office of Sub-Registrar Haridwar, executed by Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Sardar Bhupendra Singh S/o Sardar Harbhajan Singh R/o Govindpuri Haridwar (GPA dated 06.08.1988 registered in bahi no. 4 zild 110/111 pages 5/141-144 serial no. 330 in the Office of Sub Registrar Haridwar) in favour of Shri Chandra Prakash Malik.

21. **Original** registered Sale Deed dated 07.05.2015 registered in bahi no. 1 zild 2213 pages 1-20 serial no. 4262 dated 07.05.2015 in the office of Sub-Registrar Haridwar, executed by Shri Neeraj Malik S/o Late Shri Chandra Prakash Malik & Smt. Vimla Rani Malik W/o Late Shri Chandra Prakash Malik R/o Vishnu Garden Kankhal Tehsil & District Haridwar in favour of Smt. Padma Sharma W/o Shri Narendra Kumar Sharma R/o C-5 Avas Vikas Haridwar (having an area of 2850 square feet khasra no. 184)

22. **Original** registered Agreement to sale dated 15.10.2018 registered in bahi no. 1 zild 4605 pages 1-22 serial no. 6669 dated 15.10.2018 in the office of Sub-Registrar Haridwar, executed by Smt. Padma Sharma W/o Shri Narendra Kumar Sharma R/o C-5 Avas Vikas Haridwar in favour of Shri Ravi Kant Malik & Shri Amarkant Malik Ss/o Shri Dushyant Kumar R/o 30 Bara Parivar village Jagjeetpur Gurukul Haridwar (having an area of 2850 square feet khasra no. 184)

23. **Original** registered Sale Deed dated 15.11.2019 registered in bahi no. 1 zild 5179 pages 27-54 serial no. 8182 dated 15.11.2019 in the office of Sub-Registrar Haridwar, executed by Smt. Padma Sharma W/o Shri Narendra Kumar Sharma R/o C-5 Avas Vikas Haridwar in favour of Shri Ravi Kant Malik & Shri Amarkant Malik Ss/o Shri Dushyant Kumar R/o 30 Bara Parivar village Jagjeetpur Gurukul Haridwar (having an area of 2850 square feet khasra no. 184)

24. **Original** registered Sale Deed dated 22.11.2021 registered in bahi no. 1 zild 5501 pages 179-208 serial no. 8756 dated 22.11.2021 in the office of Sub-Registrar Haridwar, executed by Shri Ravi Kant Malik S/o Shri Dushyant Kumar R/o 30 Bara Parivar village Jagjeetpur Gurukul Haridwar & Shri Amarkant Malik S/o Shri Dushyant Kumar R/o 120 Guru Road Patel Nagar Dehradun in favour of Shri Prabodh Agarwal S/o Gyanesh Kumar R/o 16 Hingiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar (having an area of 2850 square feet khasra no. 184)

25. **Original** registered Sale Deed dated 14.06.2011 registered in bahi no. 1 zild 1894 pages 37-72 serial no. 3716 dated 14.06.2011 in the office of Sub-Registrar Haridwar, executed by Shri Om Prakash Chawla S/o Late Shri Amarnath Chawla R/o Paharganj Delhi & Smt. Pushpa Devi W/o Shri K.B. Jai Singh R/o New 249407 Nagar Kankhal Tehsil & Distt. Haridwar

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Ref. No. ....		<p>in favour of Shri Prabodh Agarwal S/o Gyanesh Kumar R/o 16 Hingiri Vihar Vishnu Garden Kankhal Tehsil &amp; District Haridwar (having an area of 4144.375 square feet i.e. 385.16 square meter khasra no. 184)</p> <p>26. <b>Original</b> registered Sale Deed dated 05.07.2012 registered in bahi no. 1 zild 2294 pages 103-132 serial no. 5152 dated 05.07.2012 in the office of Sub-Registrar Haridwar, executed by Smt. Sheel Arora W/o Shri Gopal Krishan Arora R/o Ram Nagar Colony Jwalapur Tehsil &amp; Distt. Haridwar in favour of Shri Prabodh Agarwal S/o Shri Gyanesh Kumar R/o Hingiri Vihar Kankhal Tehsil &amp; District Haridwar through GPA holder Shri Gyanesh Kumar (GPA dated 07.06.2012 bahino. 4 zild 71 pages 279 to 286 serial no. 222 dated 07.06.2012 in the Office of Sub Registrar Haridwar). (having an area of 3800 square feet khasra no. 184)</p> <p>27. <b>Original</b> registered Sale Deed dated 31.01.2007 registered in bahi no. 1 zild 1882/1924 pages 203/81-90 serial no. 1936 dated 01.02.2007 in the office of Sub-Registrar Haridwar, executed by Smt. Madhu Rani D/o Shri Laxman Das Puri R/o 57 D.L. Road Dehradun through her GPA holder Shri Puneet Kumar Sharma S/o Shri Rajendra Kumar Sharma R/o Near Post Office mohalla Miyana Kankhal Haridwar (GPA registered in bahi no. 4 zild 185/267-268 serial no. 341 in the Office of Sub Registrar Haridwar) in favour of Shri Amreek Singh S/o Shri Ram Singh R/o H-7/3 Malviya Nagar New Delhi. (having an area of 264.87 square meter khasra no. 184)</p> <p>28. <b>Original</b> registered Sale Deed dated 19.06.2013 registered in bahi no. 1 zild 2682 pages 149-170 serial no. 4811 dated 19.06.2014 in the office of Sub-Registrar Haridwar, executed by Shri Amreek Singh S/o Shri Ram Singh R/o H-7/3 Malviya Nagar New Delhi in favour of Shri Prabodh Agarwal S/o Shri Gyanesh Kumar R/o Hingiri Vihar Kankhal Tehsil &amp; District Haridwar. (having an area of 264.87 square meter khasra no. 184)</p> <p>Thus Shri Prabodh Agarwal (having an area of 1268.10 square meter) &amp; Shri Gyanesh Kumar (having an area of 1182.61 square meter thus totaling to land area of 2450.71 square meter) are the partners of Partnership Firm M/s "Himalaya Lifespace Developers" &amp; this firm is developing the Housing project in the name &amp; style of "Himalaya Terraces"</p> <p>29. Copy of approved/sanctioned plan by HRDA Haridwar.</p> <p>30. Copy of RERA Certificate.</p> <p>31. Copy of Partnership deed M/s Himalaya Lifespace Developers.</p>
5.	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 mortgagor? (Please also enclose all such certified copies and relevant fee receipts)	Yes.

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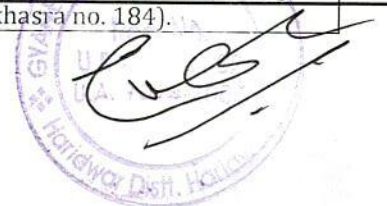
## Gyaaneshwar Thakral

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Ref. No. ....	along with the TIR)	Date .....
6.	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, record of revenue authorities & registrar office is available for verification through online portal/computer system.
	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 & registrar office available on online portal is verified/cross checked and 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.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar 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/ 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 of any other records reveal registration of multiple title documents in respect of the property in question?	No.
8.	Chain of title 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.	<p>The property in question with other property was the personal property of Shri Chandra Pal &amp; Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil &amp; District Haridwar through their GPA holder Shri Arjun Lal S/o Late Bodh Raj R/o Krishna Nagar Colony Kankhal Tehsil &amp; District Haridwar &amp; their names were also recorded in land records prior to 30 years.</p> <p>2. Later on Shri Chandra Pal &amp; Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil &amp; District Haridwar through their GPA holder Shri Arjun Lal S/o Late Bodh Raj R/o Krishna Nagar Colony Kankhal Tehsil &amp; District Haridwar transferred this property by way of registered Sale Deed dated 21.06.1988 registered in bahi no. 1 zild 583/617 pages 263/89-92 serial no. 4215 dated 29.06.1988 in the office of Sub-Registrar Haridwar in favour of Shri Yashpal Saini S/o Late Shri Molhar Singh Saini &amp; Shri Ram Avtar Garg S/o Late Shri Damodar Das Garg &amp; Shri Shravan Kumar S/o Shri Sarju Singh all R/o mohalla Shivpura Kankhal Distt. Haridwar.</p> <p>3. Later on Shri Chandra Pal &amp; Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil &amp; District Haridwar through their GPA holder Sardar Bhupendra Singh S/o Sardar Harbhajan Singh R/o Govindpuri Haridwar (GPA dated 06.08.1988 registered in bahi no. 4 zild 110/111 pages 5/141-144 serial no. 330 in the Office of Sub Registrar Haridwar) transferred this property by way of registered Sale Deed dated 27.03.1989 registered in bahi no. 1 zild 645 pages 214-215 serial no. 1072 dated 28.03.1989 in the office of Sub-Registrar Haridwar in favour of Smt. Sheel Arora W/o Shri Gopal Krishan Arora R/o Ram Nagar Colony Jwalapur Tehsil &amp; Distt. Haridwar. (having an area of 3800 square feet khasra no. 184).</p>

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Date .....

4. Later on Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Sardar Bhupendra Singh S/o Sardar Harbhajan Singh R/o Govindpuri Haridwar transferred this property by way of registered Sale Deed dated 15.03.1989 registered in bahi no. 1 zild 648 pages 64-71 serial no. 919 dated 17.03.1989 in the office of Sub-Registrar Haridwar in favour of Smt. Madhu Rani D/o Shri Laxman Das Puri R/o 57 D.L. Road Dehradun (having an area of 264.87 square meter khasra no. 184).

5. Later on Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Shri Arjun Lal S/o Late Bodh Raj R/o Krishna Nagar Colony Kankhal Tehsil & District Haridwar (GPA dated 06.05.1988 registered in bahi no. 4 zild 108/109 pages 338/175-178 serial no. 196 dated 07.05.1988 in the Office of Sub Registrar Haridwar) transferred this property by way of registered Sale Deed dated 09.08.1989 registered in bahi no. 1 zild 666 pages 260-262 serial no. 3323 dated 10.08.1989 in the office of Sub-Registrar Haridwar in favour of Smt. Vimla Devi W/o Shri Gopal Singh & Shri Gopal Singh S/o Shri Sitaram R/o mohalla Harthala Colony Moradabad (U.P.). (having an area of 1800 square feet khasra no. 184)

4. Later on Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Sardar Bhupendra Singh S/o Sardar Harbhajan Singh R/o Govindpuri Haridwar (GPA dated 06.08.1988 registered in bahi no. 4 zild 110/111 pages 5/141-144 serial no. 330 in the Office of Sub Registrar Haridwar) transferred this property by way of registered Sale Deed dated 07.03.1989 registered in bahi no. 1 zild 645 pages 68-69 serial no. 738 dated 08.03.1989 in the office of Sub-Registrar Haridwar in favour of Shri Om Prakash Chawla S/o Late Shri Amarnath Chawla R/o Paharganj Delhi & Smt. Pushpa Devi W/o Shri K.B. Jai Singh R/o New Krishna Nagar Kankhal Tehsil & Distt. Haridwar. (having an area of 4750 square feet).

6. Later on Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Sardar Bhupendra Singh S/o Sardar Harbhajan Singh R/o Govindpuri Haridwar (GPA dated 06.08.1988 registered in bahi no. 4 zild 110/111 pages 5/141-144 serial no. 330 in the Office of Sub Registrar Haridwar) transferred this property by way of registered Sale Deed dated 16.06.1989 registered in bahi no. 1 zild 673 pages 37-40 serial no. 3758 in the office of Sub-Registrar Haridwar, in favour of Shri Chandra Prakash Malik (having an area of 264.86 square meter) (Original Not Available).

7. Later on Shri Yashpal Saini S/o Late Shri Molhar Singh Saini & Shri Ram Avtar Garg S/o Late Shri Damodar Das Garg & Shri Shravan Kumar S/o Shri Sarju Singh all R/o mohalla Shiyppura Kankhal through their GPA holder Shri Surnendra Kumar Gupta S/o Shri

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Tehsil & District Haridwar Date 04.06.2003  
GPA dated 04.06.2003 registered in bahi no. 4 zild 227 pages 277-280 serial no. 889 dated 04.06.2003 in the Office of Sub Registrar Haridwar] transferred this property by way of registered Sale Deed dated 06.06.2003 registered in bahi no. 1 zild 1374/1439 pages 172/221-226 serial no. 3467 dated 07.06.2003 in the office of Sub-Registrar Haridwar, in favour of Smt. Naina Agarwal W/o Shri Gyanesh Agarwal R/o 16 Himgiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar. (having an area of 5700 square feet).

8. Later on Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Shri Arjun Lal S/o Late Bodh Raj R/o Krishna Nagar Colony Kankhal Tehsil & District Haridwar transferred this property by way of registered Sale Deed dated 27.01.2005 registered in bahi no. 1 zild 1374/1568 pages 296/105-108 serial no. 675 dated 27.01.2005 in the office of Sub-Registrar Haridwar, in favour of Shri Mahesh Gupta S/o Shri Som Prakash Gupta & Smt. Nidhi Gupta W/o Shri Maesh Gupta R/o Shekhupura Kankhal Tehsil & District Haridwar (having an area of 242.80 square meter khasra no. 184)

9. Later on Shri Chandra Pal & Shri Rajpal Ss/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Shri Arjun Lal S/o Late Bodh Raj R/o Krishna Nagar Colony Kankhal Tehsil & District Haridwar transferred this property by way of registered Sale Deed dated 28.10.2005 registered in bahi no. 1 zild 1374/1661 pages 359/355-358 serial no. 9226 dated 28.10.2005 in the office of Sub-Registrar Haridwar, in favour of Shri Som Prakash Gupta S/o Late Har Prasad Gupta R/o Rani Ki Haweli Chowk Bazar Kankhal Tehsil & District Haridwar

10. Later on Shri Mahesh Gupta S/o Shri Som Prakash Gupta & Smt. Nidhi Gupta W/o Shri Maesh Gupta R/o Shekhupura Kankhal Tehsil & District Haridwar transferred this property by way of registered Sale Deed dated 18.06.2014 registered in bahi no. 1 zild 3071 pages 215-240 serial no. 4764 dated 18.06.2014 in the office of Sub-Registrar Haridwar, in favour of Smt. Sunaina Agarwal urf Naina Agarwal W/o Shri Gyanesh Agarwal R/o 16 Himgiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar. (having an area of 242.80 square meter khasra no. 184)

11. Later on Shri Som Prakash Gupta S/o Late Har Prasad Gupta R/o Rani Ki Haweli Chowk Bazar Kankhal Tehsil & District Haridwar transferred this property by way of registered Sale Deed dated 18.06.2014 registered in bahi no. 1 zild 3071 pages 241-266 serial no. 4765 dated 18.06.2014 in the office of Sub-Registrar Haridwar, in favour of Smt. Sunaina Agarwal urf Naina Agarwal W/o Shri Gyanesh Agarwal R/o 16 Himgiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar. (having an area of 242.80 square meter)

12. Later on Smt. Sunaina Agarwal urf Naina Agarwal W/o Shri Gyanesh Agarwal R/o 16 Himgiri Vihar

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Vishnu Garden Kankhal Tehsil & District Haridwar transferred this property by way of registered Gift Deed dated 23.08.2021 registered in bahi no. 1 zild 5338 pages 145-178 serial no. 6021 dated 23.08.2021 in the office of Sub-Registrar Haridwar in favour of Shri Gyanesh Kumar S/o Late Hazari Lal Agarwal R/o 16 Himgiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar. (having an area of 1015.33 square meter)

13. Later on Smt. Vimla Devi W/o Shri Gopal Singh & Shri Gopal Singh S/o Shri Sitaram R/o mohalla Harthala Colony Moradabad (U.P.) transferred this property by way of registered Sale Deed dated 01.09.2021 registered in bahi no. 1 zild 5354 pages 193-232 serial no. 6292 dated 01.09.2021 in the office of Sub-Registrar Haridwar, in favour of Shri Gyanesh Kumar S/o Late Hazari Lal Agarwal R/o 16 Himgiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar (having an area of 1800 square feet khasra no. 184).

14. Later on Shri Chandra Pal & Shri Rajpal S/o Shri Ratan Singh R/o village Jagjeetpur Tehsil & District Haridwar through their GPA holder Sardar Bhupendra Singh S/o Sardar Harbhajan Singh R/o Govindpuri Haridwar (GPA dated 06.08.1988 registered in bahi no. 4 zild 110/111 pages 5/141-144 serial no. 330 in the Office of Sub Registrar Haridwar) transferred this property by way of registered Sale Deed dated 16.06.1989 registered in bahi no. 1 zild 673 pages 37-40 serial no. 3758 in the office of Sub-Registrar Haridwar, in favour of Shri Chandra Prakash Malik

15. Later on Shri Chandra Prakash Malik named above expired and after his death his legal heirs Shri Neeraj Malik S/o Late Shri Chandra Prakash Malik & Smt. Vimla Rani Malik W/o Late Shri Chandra Prakash named above became the owner of this property way of succession/inheritance.

16. Later on Shri Neeraj Malik S/o Late Shri Chandra Prakash Malik & Smt. Vimla Rani Malik W/o Late Shri Chandra Prakash Malik R/o Vishnu Garden Kankhal Tehsil & District Haridwar transferred this property by way of registered Sale Deed dated 07.05.2015 registered in bahi no. 1 zild 2213 pages 1-20 serial no. 4262 dated 07.05.2015 in the office of Sub-Registrar Haridwar, in favour of Smt. Padma Sharma W/o Shri Narendra Kumar Sharma R/o C-5 Avas Vikas Haridwar (having an area of 2850 square feet khasra no. 184)

17. Later on registered Sale Deed dated 15.11.2019 registered in bahi no. 1 zild 5179 pages 27-54 serial no. 8182 dated 15.11.2019 in the office of Sub-Registrar Haridwar transferred this property by way of registered Agreement to sale dated 15.10.2018 registered in bahi no. 1 zild 4605 pages 1-22 serial no. 6669 dated 15.10.2018 in the office of Sub-Registrar Haridwar & registered Sale Deed dated 15.11.2019 registered in bahi no. 1 zild 5179 pages 27-54 serial no. 8182 dated 15.11.2019 in the office of Sub-Registrar Haridwar in favour of Shri Ravi Kant Malik & Shri Dushyant Kumar R/o

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30 Bara Parivar village Jagjeetpur Gurukul Haridwar (having an area of 2850 square feet khasra no. 184).

18. Later on Shri Ravi Kant Malik S/o Shri Dushyant Kumar R/o 30 Bara Parivar village Jagjeetpur Gurukul Haridwar & Shri Amarkant Malik S/o Shri Dushyant Kumar R/o 120 Guru Road Patel Nagar Dehradun transferred this property by way of registered Sale Deed dated 22.11.2021 registered in bahi no. 1 zild 5501 pages 179-208 serial no. 8756 dated 22.11.2021 in the office of Sub-Registrar Haridwar in favour of present owner Shri Prabodh Agarwal S/o Gyanesh Kumar R/o 16 Himgiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar (having an area of 2850 square feet khasra no. 184)

19. Later on Shri Om Prakash Chawla S/o Late Shri Amarnath Chawla R/o Paharganj Delhi & Smt. Pushpa Devi W/o Shri K.B. Jai Singh R/o New Krishna Nagar Kankhal Tehsil & Distt. Haridwar transferred this property by way of registered Sale Deed dated 14.06.2011 registered in bahi no. 1 zild 1894 pages 37-72 serial no. 3716 dated 14.06.2011 in the office of Sub-Registrar Haridwar in favour of present owner Shri Prabodh Agarwal S/o Gyanesh Kumar R/o 16 Himgiri Vihar Vishnu Garden Kankhal Tehsil & District Haridwar (having an area of 4144.375 square feet i.e. 385.16 square meter khasra no. 184)

20. Later Smt. Sheel Arora W/o Shri Gopal Krishan Arora R/o Ram Nagar Colony Jwalapur Tehsil & Distt. Haridwar transferred this property by way of registered Sale Deed dated 05.07.2012 registered in bahi no. 1 zild 2294 pages 103-132 serial no. 5152 dated 05.07.2012 in the office of Sub-Registrar Haridwar in favour of Shri Prabodh Agarwal S/o Shri Gyanesh Kumar R/o Himgiri Vihar Kankhal Tehsil & District Haridwar through GPA holder Shri Gyanesh Kumar (GPA dated 07.06.2012 bahino. 4 zild 71 pages 279 to 286 serial no. 222 dated 07.06.2012 in the Office of Sub Registrar Haridwar). (having an area of 3800 square feet khasra no. 184).

21. Later Smt. Madhu Rani D/o Shri Laxman Das Puri R/o 57 D.L. Road Dehradun through her GPA holder Shri Puneet Kumar Sharma S/o Shri Rajendra Kumar Sharma R/o Near Post Office mohalla Miyana Kankhal Haridwar (GPA registered in bahi no. 4 zild 185/267-268 serial no. 341 in the Office of Sub Registrar Haridwar) transferred this property by way of registered Sale Deed dated 31.01.2007 registered in bahi no. 1 zild 1882/1924 pages 203/81-90 serial no. 1936 dated 01.02.2007 in the office of Sub-Registrar Haridwar in favour of Shri Amreek Singh S/o Shri Ram Singh R/o H-7/3 Malviya Nagar New Delhi. (having an area of 264.87 square meter khasra no. 184).

22. Lastly Shri Amreek Singh S/o Shri Ram Singh R/o H-7/3 Malviya Nagar New Delhi transferred this property by way of registered Sale Deed dated 19.06.2013 registered in bahi no. 1 zild 2682 pages 149-170 serial no. 4811 dated 19.06.2014 in the office of Sub Registrar Haridwar in favour of present owner Shri Prabodh Agarwal S/o Shri Gyanesh Kumar R/o

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Ref. No. ....		Himgiri Vihar Kankhal, District Haridwar, (having an area of 264.87 square meter khasra no. 184)  Thus Shri Prabodh Agarwal (having an area of 1268.10 square meter) & Shri Gyanesh Kumar (having an area of 1182.61 square meter) who have jointly got the Plan sanctioned/approved from HRDA Haridwar & after registration under RERA are developing Residential Complex on spot in the name & style of Himalayan Heights.  Thus the chain of title is complete.  <u>I further certify that the provisions of the SARFESI Act 2002 are applicable to this property.</u>
9.	Nature of title of the intended Mortgagor over the Property (whether full ownership rights. Leasehold Rights. Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.	Full ownership right.
10.	If leasehold, whether a) Lease Deed is duly stamped and registered b) Lease is permitted to mortgage the Leasehold right. c) Duration of the Lease/unexpired period of lease. 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. e) Whether the leasehold rights permits for the creation of any superstructure (it applicable)? f) Right to get renewal of the leasehold rights and nature thereof.	N.A. N.A. N.A. N.A. N.A. No.
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement whether. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions. the mortgagor is competent to create charge on such property. whether any permission from Govt. of 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. a) Such right is heritable and transferable. 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.	There are no interest of minor.
14.	If the property has been transferred by way of Gift/Settlement Deed, whether.  a) The Gift/Settlement Deed is duly stamped and registered. b) The Gift/Settlement Deed has been attested by two witnesses. c) The Gift/Settlement Deed transfers the property to Donee; d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions. e) Whether there is any restriction on the Donor in	Yes, out of total property an area of 1015.33 square meter is transferred by way of registered Gift Deed dated 23.08.2021 executed by Smt. Sunaina Agarwal urf Naina Agarwal in favour of Shri Gyanesh Kumar.  Yes. Yes. Yes. Yes.
		No.

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Ref. No. ....			Date .....
	<p>executing the gift/settlement deed in question.</p> <p>f) Whether the Donee in possession of the gifted property.</p> <p>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.</p> <p>h) An other aspect affecting the validity of the title passed through the gift/settlement deed.</p>	<p>Yes.</p> <p>No.</p> <p>No.</p>	
15.	<p>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.</p> <p>(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share..</p> <p>(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.</p> <p>(d) In respect of partition by a decree of court whether such decree has become final and all other conditions/ formalities are completed/ computed with.</p> <p>(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.</p>	N.A.	
16.	<p>Whether the title documents include any testamentary documents /wills?</p> <p>(a) In case of wills, whether the will is registered will or unregistered will?</p> <p>(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?</p> <p>(c) Whether the property is mutated on the basis of will?</p> <p>(d) Whether the original will is available?</p> <p>(e) Whether the original death certificate of the testator is available?</p> <p>(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?</p> <p>(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).</p>	No.	
17.	<p>(a) Whether the property is subject to any Wakf rights?</p> <p>(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?</p>	No.	
18.	<p>(a) Where the property is a HUF/Joint family property, 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.</p> <p>(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?</p>	No.	
19.	<p>(a) Whether the property belongs to any trust or is subject to the rights of any trust?</p>	No.	

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लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 28-December-2022

प्रस्तुतकर्ता या प्रार्थी का नाम ज्ञानेश्वर ठकराल एड0

लेख का प्रकार मुआयना 18 वर्ष ( 1,992 - 2,009 )

प्रतिफल की धनराशि

1 रजिस्ट्रीकरण शुल्क	0.00
2 प्रतिलिपिकरण शुल्क	0.00
3 इलेक्ट्रॉनिक शुल्क	0.00
4 निरीक्षण या तलाश शुल्क	90.00
5 मुख्तारनामा के अभिप्रमाणीकरण 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	95.00

Application No 3,509.00

शुल्क वसूल करने की दिनांक 28-December-2022

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 रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

28-Dec-2022

प्रस्तुतकर्ता या प्रार्थी का नाम

ज्ञानेश्वर ठकराल एडो

लेख का प्रकार

मुआयना 13 वर्ष

( 2,010 - 2,022 )

प्रतिफल की धनराशि

0.00

1 रजिस्ट्रीकरण शुल्क

0.00

2 प्रतिलिपि करण शुल्क

0.00

3 इलैक्ट्रानिक शुल्क

0.00

4 निरीक्षण या तलाश शुल्क

65.00

Application No 5,045

5 मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क

0.00

6 कमीशन शुल्क

0.00

7 नकल शुल्क

0.00

8 विविध

5.00

9 यात्रिक भत्ता

0.00

10 कम रजिस्ट्रीकरण शुल्क

0.00

11 योग

70.00

शुल्क वसूल करने की दिनांक

28-Dec-2022

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, हरिद्वार, प्रथम





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## Gyaaneshwar Thakral

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Ref. No. ....		Date .....
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? (c) It so additional precautions/ permissions to be obtained for creation of valid mortgage? (d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.  (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?  (c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	N.A., as the property in question is a non agricultural land situated within limits of Nagar Nigam Haridwar & Development Plan is also approved/ sanctioned by HRDA Haridwar.  N.A., as above.  N.A., as the property in question is a non agricultural land situated within limits of Nagar Nigam Haridwar & Development Plan is also approved/ sanctioned by HRDA Haridwar.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities. Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.).	No.
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings? (b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No, as per available record this property is not subject to any pending or proposed land acquisition proceedings?.
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded? (b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement? (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.	As per record there is no litigation involved in the property but an affidavit of intending purchaser is recommended to be obtained.
24.	(a) in case of partnership firm, whether the property belongs to the firm and the deed is property registered. (b) Property belonging to partners, whether thrown on hot spot? Whether formalities for the same have been completed as per applicable laws? (c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N.A.
25.	Whether the property belongs to a Limited Company, check the Borrowing powers. Board resolution, authorization to create mortgage/execution of documents. /Registration of any prior Charges with the Company Registrar (ROC), Articles or Association/ provision for common seal etc.	No.
26.	In case of Societies, Association, the required authority/power to borrower and whether the	N.A.

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	mortgage can be created, and the requisite resolutions, bye-laws.	
27.	<p>(a) Whether the POA is involved in the chain of title?</p> <p>(b) Whether any 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.</p> <p>(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).</p> <p>(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.</p> <p>(e) In case of Common POA (i.e. POA other than Builder's (POA), please clarify the following clauses in respect of POA.</p> <p>i. Whether the original POA is verified and the title investigation is done on the basis of Original POA?</p> <p>ii. Whether the POA is a registered one?</p> <p>iii. Whether the POA is a special or general one?</p> <p>iv. Whether the POA contains a specific authority for execution of title document in question?</p> <p>(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?).</p> <p>(g) Please comment on the genuineness of POA?</p> <p>(h) The unequivocal opinion on the enforceability and validity of the POA?</p>	<p>Yes. No.</p> <p>No.</p> <p>N.A.</p> <p>Yes.</p> <p>Certified copy</p> <p>Yes. General Power of Attorney. Yes.</p> <p>Yes, As per available record, at the time of execution of registered sale deed by the General Power of Attorney holder, the executants of registered General Power of Attorney detailed above was alive &amp; the General Power of Attorney detailed above was fully effective &amp; it was not revoked or cancelled.</p> <p>As above</p> <p>Yes, As per available record, at the time of execution of registered sale deed by the General Power of Attorney holder, the executants of registered General Power of Attorney detailed above was alive &amp; the General Power of Attorney detailed above was fully effective &amp; it was not revoked or cancelled</p>
28.	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.
29.	<p>If the property is a flat/apartment or residential/commercial complex, check and comment on the following:</p> <p>(a) Promoter's/Land owner's title to the land/ building:</p> <p>(b) Development Agreement/Power of Attorney:</p> <p>(c) Extent of authority of the Developer/builder:</p> <p>(d) Independent title verification of the Land and/or building in question:</p> <p>(e) Agreement for sale (duly registered):</p> <p>(f) Payment of proper stamp duty:</p> <p>(g) Requirement of registration of sale agreement, development agreement, POA, etc.:</p> <p>(h) Approval of building plan, permission of appropriate/local authority, etc.;</p> <p>(i) Conveyance in favour of Society/ Condominium</p>	<p>Yes.</p> <p>Already verified as above</p> <p>N.A. Full ownership Already verified as above.</p> <p>No N.A Development agreement is registered as detailed above. Building plan is already approved by HRDA Haridwar</p> <p>N.A.</p>

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Ref. No. ....	concerned:	Date .....
	(j) Occupancy Certificate/allotment letter/letter of possession. (k) Membership details in the Society etc.: (l) Share certificates: (m) No Objection Letter from the Society; (n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; (o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; (p) If the property is a 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.	Will be issued by the Developer  N.A N.A N.A Building plan is already approved by HRDA Haridwar & Project is also registered with RERA.  N.A Construction is under process and Building plan is already approved by HRDA Haridwar  To be ascertained by the report of approved valuer of Bank.
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 record Index 2 <sup>nd</sup> in the office of sub-registrar Haridwar for a period of 30 years i.e. 01.01.1992 to 2022 up to date and found this property is clear, marketable and free from any recorded encumbrance.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	As above
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.	N.A., as the provisions of Urban Land Ceiling Act, are not applicable in the State of Uttarakhand.
34.	Details of RTC extracts/ mutation extracts/ Khata extracts pertaining to the property in question.	Enclosed
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Names of present owners/Developers are also mutated in land record.
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes. Yes. Yes.
37.	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.
38.	In respect of 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? I so please elaborate/ comments on the same.	No.
39.	If the valuation report and/or approved/ sanctioned plans are made available, please	N.A., as the Title Investigation Report is being submitted for approval of Housing Project in the name

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Ref. No. ....	the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Jagjeetpur Mustahkam (within limits of Nagar Nigam Haridwar) Tehsil & Distt. Haridwar
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No.
41.	Whether the Bank will be able to enforce SARFESI 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 precaution to be taken by the Bank in this regard.	N.A., original title deed is to be deposited in favour of bank.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be take in such cases.	N.A.
44.	Additional aspects relevant for investigation of title as per local laws.	N.A.
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Spot inspection & Identity of persons executing documents in favor of Bank is recommended to be verified.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	N.A., as the Title Investigation Report is being submitted for approval of Housing Project in the name of "Himalaya Terraces", situated in village Jagjeetpur Mustahkam (within limits of Nagar Nigam Haridwar) Tehsil & Distt. Haridwar
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Yes.
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Copy of RERA Registration is available.
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	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?	To be verified/confirmed by Spot Inspection/report of approved valuer of bank

Place: Haridwar

Signature of the Advocate

Annexure-C:

### Certificate of title

I have examined the Original registered title deeds of relating to the schedule property and offered for approval of project and 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:

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Ref. No. .... 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. Date .....

3. 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 Office, Municipal. 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 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.

5. There are no prior Mortgage/ Charges/ Encumbrances whatsoever, as could be seen from the Encumbrance certificate for the period since 01.01.1992 to 2022 pertaining to the Immovable Property covered by above said Title Deed. The property is free from all recorded Encumbrances.

6. 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.

7. The Mortgage can be created, will be available to the Bank for the Liability of the intending borrowers/proposed purchasers.

8. I certify that present owners/developers 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.

**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 extract of khatauni belonging to Khasra no. 184m, village Jagjeetpur Mustatahakam (within limits) Tehsil & Distt. Haridwar.

2. Copy of approved/sanctioned plan by HRDA Haridwar.

3. Copy of RERA Certificate.

4. Original Allotment letter/Agreement to Sale issued by M/s "Himalaya Lifespace Developers" in favour of proposed buyers/purchasers.

5. Original registered Sale Deed to be executed by M/s "Himalaya Lifespace Developers" in favour of proposed buyers/purchasers.

6. Affidavit of borrower/proposed buyer.

7. 0.5% stamp duty on loan amount with a maximum of Rs.10,000/- only.

There are not legal impediments for creation of the Mortgage under any applicable Law/Rule in force.

**I further certify that the provisions of the SARFAESI Act 2002 are applicable to this property.**

### **SCHEDULE OF THE PROPERTY**

A non- agricultural/residential land bearing khasra no. 184m having total land area of 2450.71 square meter situated in village Jagjeetpur Mustahkam (within limits of Nagar Nigam Haridwar) Tehsil & Distt. Haridwar.

Date: 28.12.2022

Place: Haridwar

Signature of the Advocate

*[Handwritten Signature]*  
28/12/2022

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