

Arun Nischal

Advocate

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15-03-2019

To,

The Branch Manager
Union Bank of India,
IFB Branch,
Nariman Point, Mumbai.

SUBJECT: TITLE REPORT

Sir/Madam,

Please find enclosed herewith title report in respect of the following property:-

"A Freehold Residential Built up Ground Floor, without Roof Rights, Part of Property bearing Municipal No.A-588, area measuring 35 Sq. Yds., Out of Khasra No.484/179, Alongwith Proportionate ownership rights of the Land of the said property, Situated at area of Village Sadhora Kalan Garden Dabarwala, Colony known as Shastri Nagar, Delhi-110052 of M/S Aria Hotels and Consultancy Services Pvt. Ltd."

1.	Address of the Branch	Union Bank of India, IFB Branch, Nariman Point, Mumbai.
2.	Name of the Account	M/S Aria Hotels and Consultancy Services Pvt. Ltd.
2 (a)	Name of the present owner	M/S Aria Hotels and Consultancy Services Pvt. Ltd.



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3.	Full Description of the property	<p>A Freehold Residential Built up Ground Floor, without Roof Rights, Part of Property bearing Municipal No.A-588, area measuring 35 Sq. Yds., Out of Khasra No.484/179, Alongwith Proportionate ownership rights of the Land of the said property, Situated at area of Village Sadhora Kalan Garden Dabarwala, Colony known as Shastri Nagar, Delhi-110052, and which is bounded as under:-</p> <p>East : Road West : Property No.A-588 North : Property No.A-588 South : Property No.A-588</p>
A3.1	Nature of immovable property	Freehold Floor/Property.
3.2	Details	<p>A Freehold Residential Built up Ground Floor, without Roof Rights, Part of Property bearing Municipal No.A-588, area measuring 35 Sq. Yds., Out of Khasra No.484/179, Alongwith Proportionate ownership rights of the Land of the said property, Situated at area of Village Sadhora Kalan Garden Dabarwala, Colony known as Shastri Nagar, Delhi-110052.</p>

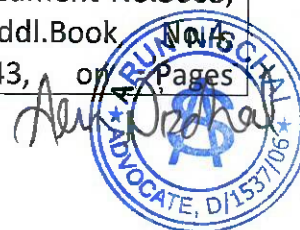


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3.3	Number/ Identification details as per para 3.2 above.	A Freehold Residential Built up Ground Floor, without Roof Rights, Part of Property bearing Municipal No.A-588, area measuring 35 Sq. Yds., Out of Khasra No.484/179, Alongwith Proportionate ownership rights of the Land of the said property, Situated at area of Village Sadhora Kalan Garden Dabarwala, Colony known as Shastri Nagar, Delhi-110052.
3.4	Extent of property as per valuation report.	Asked valuer
3.5	Name of the Borrower	M/S Aria Hotels and Consultancy Services Pvt. Ltd.
3.6	Nature of ownership	Freehold right.
4.	Tracing of title	<ul style="list-style-type: none">The Property in question of 150 Sq. Yds., was originally purchased by S. Joginder Singh from S. Kartar Singh through Regd.Sale Deed on 10/12/1965, duly Regd. as Document No.15206, entered in Addl.Book No.1, Volume No.1457, on Pages 147/148, regd. on 18/12/1965, with the office of S.R., Delhi.Thereafter, S. Joginder Singh had transfer the 60 Sq. Yds. in the name of Sh. Ram Kishan Gupta through Regd.GPA on 08/02/1995, duly Regd. as Document No.3663, entered in Addl.Book No.15, Volume No.3243, on Pages 147/148, regd. on 18/12/1965, with the office of S.R., Delhi.



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	<p>112/115, regd. on 08/02/1995, with the office of S.R., Delhi, and also executed Agreement to Sell on 08/02/1995.</p> <ul style="list-style-type: none">• Thereafter, Sh. Ram Kishan Gupta was expired on 24/11/2006 and leaving behind him Three legal heirs as Wife (1)Smt. Meena Wati and Two sons (2)Sh. Ashok Kumar (3)Sh. Pawan Gupta.• Thereafter, Smt. Meena Wati & Sh. Ashok Kumar had relinquish their share in the name of Sh. Pawan Gupta through Regd. Relinquishment Deed on 28/03/2007, duly Regd. as Document No.1395, entered in Addl.Book No.1, Volume No.2149, on Pages 104/107, regd. on 28/03/2007, with the office of S.R., Delhi.• Thereafter, Regd.Rectification Deed had executed in between Smt. Meena Wati & Sh. Ashok Kumar and Sh. Pawan Gupta on 31/08/2009, duly Regd. as Document No.5970, entered in Addl.Book No.1, Volume No.3024, on Pages 83/86, regd. on 31/08/2009, with the office of S.R., Delhi.• Thereafter, Sh. Pawan Gupta had transfer the same Property to the
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		<p>name of Sh. Vivek Khanna through Regd.Sale Deed on 28/08/2009, duly Regd. as Document No.5985, entered in Addl.Book No.1, Volume No.3025, on Pages 28/38, regd. on 01/09/2009, with the office of S.R., Delhi.</p> <ul style="list-style-type: none">• Thereafter, Sh. Vivek Khanna had transfer the Ground Floor without roof rights, Municipal No.A-588, area measuring 35 Sq. Yds. in the name of Smt. Dayawati through Regd.Sale Deed on 03/04/2010, duly Regd. as Document No.2592, entered in Addl.Book No.1, Volume No.3259, on Pages 89/99, regd. on 03/04/2010, with the office of S.R., Delhi.• Thereafter, Smt. Dayawati had transfer the same Floor in the name of M/S Aria Hotels and Consultancy Services Pvt. Ltd. through Regd.Sale Deed on 09/06/2010, duly Regd. as Document No.5261, entered in Addl.Book No.1, Volume No.3367, on Pages 54/63, regd. on 10/06/2010, with the office of S.R., Delhi.
5.	Title Deeds/ documents, details under which ownership is acquired	As per the documents mentioned in Sr. No. 4 of the opinion.



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6.	Certificate of Non-Encumbrance	As desired I have perused chain documents placed before me for my legal opinion with regard to subject Floor/Property by the bank and along with instructions to inspect all the said documents related to the said Floor/Property in question can be mortgaged with the bank.
7.	View an Encumbrance	No, registered encumbrance was not found with records of Sub-Registrar office Delhi. Property in question already Mortgage with IDBI Trusteeship Services Limited, New Delhi (as Security Trustee).
8.	Regulatory issue	None
9.	View on Regulatory hurdles	There are no regulatory hurdles
10.	List of documents/ deed provided to the advocate and perused by him	I have examined all the papers from first owner to last owner and returned to bank.
11.	List of documents found out while examine the deeds as above and in the search in the Office of Sub Registrar/ Revenue Authorities effecting the property and examine.	None
12.	List of further documents called for examined and perused.	None
13.	Whether the documents examined are duly stamped as per the stamp rule.	Yes
14.	While the registration and	Yes



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	registered are in order.	
15.	Certificate of Examination	As per the records (30 Years) made available at the time of my inspection at the office of the Sub-Registrar, Delhi. Property in question already Mortgage with IDBI Trusteeship Services Limited, New Delhi (as Security Trustee). My report is based on the documents provided by the bank & records make available to me at the time of my inspection at the office of the Sub-Registrar, Delhi.
16.	Certificate of title	This is to certify that the title to the Floor/Property in the name of present owner is clear and marketable as per title Deed dated 10/06/2010. Original Regd.Sale Deed in favour of M/S Aria Hotels and Consultancy Services Pvt. Ltd.
17.	List of documents to be deposited for creating the equitable mortgage by deposit of title deeds.	For creation of an equitable mortgage M/S Aria Hotels and Consultancy Services Pvt. Ltd., should submit the following documents:- 1. Photocopy of Regd.Sale Deed executed by S. Kartar Singh in favour of S. Joginder Singh on 10/12/1965, duly Regd. as Document No.15206, entered in Addl.Book No.1, Volume No.1457, on Pages 147/148, regd. on 18/12/1965, with the office of S.R., Delhi.



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	<ol style="list-style-type: none">2. Photocopy of Regd.GPA executed by S. Joginder Singh in favour of Sh. Ram Kishan Gupta on 08/02/1995, duly Regd. as Document No.3663, entered in Addl.Book No.4, Volume No.3243, on Pages 112/115, regd. on 08/02/1995, with the office of S.R., Delhi, and also executed Agreement to Sell on 08/02/1995.3. Photocopy of Death Certificate of Sh. Ram Kishan Gupta on 24/11/2006.4. Photocopy of Regd. Relinquishment Deed executed by Smt. Meena Wati & Sh. Ashok Kumar in favour of Sh. Pawan Gupta on 28/03/2007, duly Regd. as Document No.1395, entered in Addl.Book No.1, Volume No.2149, on Pages 104/107, regd. on 28/03/2007, with the office of S.R., Delhi.5. Photocopy of Regd.Rectification Deed executed in between Smt. Meena Wati & Sh. Ashok Kumar and Sh. Pawan Gupta on 31/08/2009, duly Regd. as Document No.5970, entered in Addl.Book No.1, Volume No.3024, on Pages 83/85, regd.
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	<p>on 31/08/2009, with the office of S.R., Delhi.</p> <p>6. Photocopy of Regd.Sale Deed executed by Sh. Pawan Gupta in favour of Sh. Vivek Khanna on 28/08/2009, duly Regd. as Document No.5985, entered in Addl.Book No.1, Volume No.3025, on Pages 28/38, regd. on 01/09/2009, with the office of S.R., Delhi.</p> <p>7. Original Regd.Sale Deed executed by Sh. Vivek Khanna in favour of Smt. Dayawati on 03/04/2010, duly Regd. as Document No.2592, entered in Addl.Book No.1, Volume No.3259, on Pages 89/99, regd. on 03/04/2010, with the office of S.R., Delhi.</p> <p>8. Original Regd.Sale Deed executed by Smt. Dayawati in favour of M/S Aria Hotels and Consultancy Services Pvt. Ltd. on 09/06/2010, duly Regd. as Document No.5261, entered in Addl.Book No.1, Volume No.3367, on Pages 54/63, regd. on 10/06/2010, with the office of S.R., Delhi.</p> <p>9. Latest Electricity Bill/House Tax Receipt.</p> <p>10. Affidavit & Declaration on Bank</p>
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		format by M/S Aria Hotels and Consultancy Services Pvt. Ltd.
18.	Any other suggestion or Advise to protect the security interest of the Bank	Physical Possession of the property must be verified by the bank and also demand Mutation letter and latest electricity Bill from the present owner.

COUNSEL OPINION FINAL CERTIFICATE:

I have gone through the documents, which were produced by the bank before me. All documents are in order.

But, At the time of serach I have found that Eight transcation was done in the said property, which is not mentioned our previous report, after getting the certify Copy of all the said Eight Deeds I have found that:

1. Ground Floor of the said property, area 25 Sq.Yds was transferred by Sh.Vivek Khanna to Dharamwati on 03/04/2010, regd. as No.2591 (Copy enclosed).
2. Ground Floor of the said property, area 25 Sq.Yds was transferred by Dharamwati to Smt.Dimple Devi on 17/09/2010, regd. as No.9167 (Copy enclosed).
3. Mezzanine Floor of the said property area 21.2 Sq.Meters was transferred Dayawanti to Smt.Gulshanara on 25/06/2010, regd. as No.5937 (Copy Enclosed).
4. First Floor of the said property area 60 Sq.Yds was transferred by Sh.Vivek Khanna to Smt.Anita and others on 07/05/2010, regd. as No.3973 (Copy Enclosed).
5. Second Floor of the said property area 60 Sq.Yds was transferred by Sh.Vivek Khanna to Smt.Shobha Mangla and others on 27/03/2010, regd. as No.2369 (Copy Enclosed).
6. Third Floor of the said property area 60 Sq.Yds was transferred by Sh.Vivek Khanna to Smt.Suman Devi on 16/10/2010, regd. as No.9885 (Copy Enclosed).



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7. Third Floor of the said property area 60 Sq.Yds was transferred by Smt.Suman Devi to Mrs. Sunita on 22/12/2010, regd. as No.12160 (Copy Enclosed).
8. A Regd. Mortgage Deed of said property (Ground Floor area 35 Yds) was also executed by M/S Aria Hotels and Consultancy Services Pvt. Ltd in favour of IDBI Trusteeship Services Limited on 12/07/2010, regd. as no.7243 (Copy enclosed).

As per My legal Opnion, Our Equitable Mortgage is valid and SARFAECI ACT is applicable on the said property.

Your's Faithfully

ARUN NISCHAL
Advocate
