



# ILS

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**TITLE INVESTIGATION REPORT** Of following property of **Mrs. Gurjeet Kaur**

**Property –Flat No. A3/010 Ground Floor, Purvanchal Silver City Plot No. 93/01, Sector-93, Noida, Gautam Budh Nagar, UP alongwith one Covered Car Parking and One Open Car Parking.**

Date: 27.08.2021  
Place: New Delhi

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

1.	a) Name of the Branch/Business Unit/Office seeking opinion.	State Bank of India, Ajmal Khan Road, New Delhi
	b) Ref. no. and date of letter under cover of which the documents tendered for scrutiny are forwarded.	Letter No. Adv/2021-22/666/Kanwal Tyres (Delhi) dated 25.08.2021
	c) Name of the borrower.	Kanwal Tyres (Delhi)
2.	a) Name of the unit/concern/company/ person offering the property(ies) as security.	<b>Mrs. Gurjeet Kaur W/O Mr. Gurmeet Singh</b>
	b) Constitution of the unit/concern/person/ body/authority offering the property for creation of charge.	Proprietorship
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc).	Borrower/Guarantor.
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	<b>Flat No. A3/010 Ground Floor, Purvanchal Silver City Plot No. 93/01, Sector-93, Noida, Gautam Budh Nagar, UP alongwith one Covered Car Parking and One Open Car Parking.</b>
	(a) Survey No.	As aforesaid
	(b) Door/House No.(in case of house property)	As aforesaid
	(c) Extent/area including plinth/ built up area in case of house property	<b>Super Area 1765 Sq. Ft.</b>
	(d) Location like name of the place, village, city, registration, sub-district etc. Boundaries.	As aforesaid
4.	a) Particulars of the documents scrutinized, serially and chronologically.	Transfer Deed dated 23.06.2018 <b>SUDHEER PANDEY</b> ADVOCATE
	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.	As above in original. Note: -2018 Mob: 92133... Email: ilsadvocates@gmail.com
	Note: Only originals or certified extracts	

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Table 2	from the registering/land/revenue/other authorities be examined.	
5.	a) 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 along with the TIR.)	YES
	b) i) Whether all pages in the certified copies of Title Documents which are obtained directly from Sub-Registrar's office have been verified page by page with the Original Documents submitted?	YES
	b) ii) Whether the 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 Product.  (In case original title Deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & Cautiously).	Certified Copy available
6.	a) Whether the records of registrar office or revenue authorities relevant to property in question are available for verification through any online portal or computer system?	No
	b) If such online/ computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	N.A.
	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?	No.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar -II, Noida

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	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?	Sub Registrar –II, Noida
	d) Whether the searches made in the offices of registering authorities or 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 the title of the property in question from predecessors in title/interest to the current title holder. And whether Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance on such clog on title.  In case of property offered as collateral security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory.(Separate sheets may be used)	Please see Part-2 of Annexure- 1
9.	Nature of title of intended Mortgagor over the property( whether full ownership rights, leasehold rights, occupancy/possessory rights or inam holder or Govt. grantee/allottee etc.	Lease Hold rights.
10.	If leasehold, whether;  a) lease Deed is duly stamped and registered.  b) lessee is permitted to mortgage the Leasehold right.  c) Duration of the Lease/unexpired period of lease.	YES YES YES  SUDHEER PANDEY ADVOCATE MZ-09, ANSAL FORTUNE ARCADE, K-63, SECTOR-18, NOIDA -201301 Mob: 9800000000, 9800000000 Email: ilsadvocates@gmail.com  90 Years from 04.03.2005


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	<p>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.</p> <p>e) Whether the leasehold rights permit for creation of any superstructure(if applicable)?</p> <p>f) Right to get renewal of leasehold rights and nature thereof.</p>	<p>YES</p> <p>YES</p> <p>NA</p>
11.	<p>If Govt grant/ allotment/Lease-cum/Sale Agreement, whether;</p> <p>a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions.</p> <p>b) the mortgagor is competent to create charge on such property.</p> <p>c) Whether any permission from Government or any other authority is required for creation of mortgage and if so whether such valid permission is available.</p>	<p>YES. Lease Property from NOIDA</p> <p>YES</p> <p>YES</p> <p>YES from NOIDA</p>
12.	<p>If occupancy right,;</p> <p>(a) Such right is whether heritable and transferable.</p> <p>(b) Mortgage can be created.</p>	<p>YES</p> <p>YES</p>
13.	<p>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.</p>	<p>Nil.</p>
14.	<p>If the property has been transferred by way of Gift/Settlement Deed, whether;</p> <p>a) The Gift/Settlement Deed is duly stamped and registered.</p> <p>b) The Gift/Settlement Deed has been attested by two witnesses.</p> <p>c) The Gift/Settlement Deed transfers the property to Donee.</p> <p>d) Whether the Donee has accepted the gift by signing the</p>	<p>No.</p> <p>SUDHEER PANDEY ADVOCATE M2-09, Ansal Fortune Arcade, G-83, Sector 18, Noida -201301 Mob: 99062 204930/99062 204931 Email: ilsadvocates@gmail.com</p> 



	<p>Gift/Settlement Deed or by a separate writing or by implication or by actions.</p> <p>c) Whether there is any restriction on Donor in executing the Gift/Settlement Deed in question.</p> <p>f) Whether the Donee is 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) Any other aspect affecting the validity of title passed through the Gift/Settlement Deed.</p>	
15.	<p>(a) In case of partition/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 the court; whether such decree has become final and all other conditions/ formalities are completed/ complied with.</p> <p>(e) Whether any 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>	<p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p>
16.	<p>Whether the title documents include any testamentary documents/wills?</p> <p>a) In case of wills whether will is registered will or unregistered will?</p>	<p>NA SUDHEER PANDEY ADVOCATE MZ-09, Ansal Fortune Arcade 4-63, Sector-18, Noida -201301 Mob: 99532 10 10 20-198077 Email: ilsadvocates@gmail.com</p> 

	<p>b) Whether will in matter needs a mandatory probate and if so whether the same is probated by a competent court?</p> <p>c) Whether property has been mutated on 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>g) (Comments on the circumstances such as availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted on will, etc., which are relevant to rely on will, availability of Mother/Original title deeds are to be explained.)</p>	
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 institution having any restriction in creation of any charges on such properties?</p> <p>(c) Precautions/ permissions, if any in respect of the above cases for creation of Mortgage.</p>	<p>No.</p> <p>NO</p> <p>NO</p>
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>	<p>No.</p> <p>NO</p> <p><b>SUDHEER PANDEY</b> ADVOCATE 42-09, Ansal Fortune Arcade, K-63, Sector-18, Noida -201301 Mob: 9906111111, 9906111112 Email: ilsadvocates@gmail.com</p> 



19.	<p>(a) Whether the property belongs to any trust or is subject to rights of any trust?</p> <p>(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of property?</p> <p>(c) If so additional precautions/permissions to be obtained for creation of valid mortgage.</p> <p>(d) Requirements, if any for creation of mortgage as per Central/State laws applicable to the trust in the matter.</p>	<p>No.</p> <p>NA</p> <p>NA</p> <p>NA</p>
20.	<p>(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creating/enforcement of mortgage.</p> <p>(b) In the 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 rights to enforce the mortgage.</p> <p>(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.</p>	<p>NO.</p> <p>NA</p> <p>NA.</p>
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation of security (viz. Agricultural Laws, Weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone regulations, Environmental Clearance etc.)	No.
22.	<p>(a) Whether the property is subject to any pending or proposed land acquisition proceedings?</p> <p>(b) Whether any search is made with the Land Acquisition Office and outcome of such search/enquiry.</p>	<p>NA.</p> <p>NA.</p>
23.	(a) Whether the property is involved in or subject matter of any litigation which is	NO

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	<p>pending or concluded?</p> <p>(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?</p> <p>(c) Whether the title documents have any court seal/marketing which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such seal/marketing.</p>	<p>N.A.</p> <p>No</p>
24.	<p>(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.</p> <p>(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed?</p> <p>(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.</p>	<p>NA</p> <p>NA</p> <p>NA</p>
25.	<p>a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, Authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar(ROC), Articles of Association /provision for common seal etc.</p>	<p>NO</p>
	<p>b) i) Whether the Property (to be mortgaged) is purchased by the above Company from any other company or Limited Liability Partnership (LLP)firm? Yes/No</p>	<p>No.</p>
	<p>(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)</p>	<p>NA</p> <p>SUDHEER PANDEY ADVOCATE M2-09, ANSAL Fortune Arcade, K-63, Sector 18, Noida-201301 Mob: 9906111111, 9906111112 Email: sudheer@ilsadvocates.com</p>

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	<p>following clauses in respect of POA:-</p> <p>(i) Whether the original POA is verified and the title investigation is done on basis of original POA?</p> <p>(ii) Whether the POA is 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 the POA.</p> <p>(h) The unequivocal opinion on the enforceability and validity of POA.</p>	<p>N.A.</p> <p>No</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>N.A.</p> <p>NA</p>
28.	<p>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.</p>	N.A.
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</p>	<p>YES</p> <p>YES</p> <p>NA</p> <p> <b>ADVEER PANDEY</b>            ADVOCATE            A-2, 1st Floor, Fortune Arcade,            K-53, Sector-18, Noida -201301            Mobile: 9810020499/9773            Email: ilsadvocates@gmail.com         </p> 

Developer/builder,	YES
(d) Independent title verification of the Land and/or building in question.	YES. Plot has been Leased by Noida to M/s Purvanchal Construction Works (P) Ltd. Which has developed a residential society and has further sub-leased the aforesaid Flat with permission of Noida.
(e) Agreement for sale (duly registered).	YES
(f) Payment of proper stamp duty.	YES
(g) Requirement of registration of sale agreement, development agreement, POA etc.	NA
(h) Approval of building plan, permission of appropriate/ local authority etc.	As the flat has been sub-leased with the permission of NOIDA (i.e. the Lessor), it is safely assumed that all the necessary permissions including completion Certificate and Occupancy Certificate has been granted by Noida.
(i) Conveyance in favor of Society/Condominium concerned.	YES. Lease Deed dated 04.03.2005 is registered in favour of Purvanchal Construction Works (P) Ltd.
(j) Occupancy Certificate/allotment letter/letter of possession.	YES. As aforesaid
(k) Membership details in the Society etc.	NA
(l) Share Certificates.	NA
(m) No Objection Letter from the Society.	YES from the builder.
(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	YES <div style="text-align: right;"> <b>SUDHEER PANDEY</b>  ADVOCATE  42-09, Ansal Fortune Arcade,  4-83, Sector-18, Noida -201301  Mob: 9903811111 / 9903811112  Email: ilsadvocates@gmail.com </div> 



	<p>(o) Requirement for noting the Bank's charges on the records of Housing Society, if any.</p> <p>(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	<p>YES</p> <p>NA</p> <p>YES</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.	Nil.
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?	2005-2021. Encumbrance Nil. (Search Prior to 2005 is not required as Plot has been Leased by statutory Authority (NOIDA) in the year 2005.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	The latest Lease Rent receipt & Permission to Mortgage be Obtained from borrower and An Undertaking/Affidavit/Indemnity regarding no outstanding dues may be obtained from the Borrower vis-à-vis the aforesaid Flat.
33.	<p>(a) Urban land ceiling clearance, whether required and if so details thereof.</p> <p>(b) Whether No Objection Certificate under the Income Tax Act is required/obtained.</p>	<p>N.A.</p> <p>NO</p>
34.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question	<p>NA</p> <p>SUDHEER PANDEY ADVOCATE 42-09, Ansal Fortune Arcade, 4-53, Sector-18, Noida -201301 Mob: 9906081204, 9906081773 Email: ilsvocates@gmail.com</p>
35.	Whether the name of mortgagor is reflected as owner in revenue/ Municipal/	YES.

	Village records.	
36.	<p>(a) Whether the property offered as security is clearly demarcated?</p> <p>(b) Whether the demarcation/ partition of property is legally valid?</p> <p>(c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories/for houses as the case may be).</p>	<p>Yes</p> <p>No</p> <p>Yes</p>
37.	<p>Whether the property can be identified from the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny?</p> <p>(a) Document in relation to electricity connection.</p> <p>(b) Document in relation to water connection</p> <p>(c) Document in relation to Sales Tax Registration, if any applicable.</p> <p>(d) Other utility bills, if any.</p>	<p>YES</p> <p>YES</p> <p>NA</p> <p>YES</p>
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? If so please elaborate/comment on the same.	No discrepancy.
39.	<p>If the valuation report and/or approved/ sanctioned plans are not made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds.</p> <p>If the valuation report and/or approved/ sanctioned plans are not available at time of preparation of TIR, please provide these</p>	<p>Valuation Report PV/SBI/Karol Bagh/Aug-001/2020-21/AV/PP dated 25.08.2021</p> <p><b>SUDHEER PANDEY</b> ADVOCATE MZ-09, Ansal Fortune Arcade, K-83, Sector-18, Noida -201301 Mob: 98038 98038 / 98038 98038 Email: ilsadvocates@gmail.com</p> 

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	comment subsequently, on making the same available to the advocate.	
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.
43.	Whether the governing law/ constitutional documents of the mortgagor (other than natural persons) permit creation of mortgage and additional precautions, if any to be taken in such cases.	NA
44.	Additional aspects relevant for investigation of title as per local laws.	Nil.
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	NA
46.	The specific person(s) who is/are required to create mortgage/to deposit documents creating mortgage.	<b>Mrs. Gurjeet Kaur W/O Sh. Gurmeet Singh</b>
47.	Whether the Real Estate Project comes under Real Estate (Regulation & Development) Act 2016	No
	Whether the Project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished	NA  <b>SUDHEER PANDEY</b> ADVOCATE
	Whether the registered agreement for sale as prescribed in the above act/rules there under is executed?	NAZ-09, Ansal Fortune Arcade K-83, Sector-18, Noida -201301 Mob: 995381 0120-4980773 Email: ilsadvocates@gmail.com

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Whether the details of the apartment/plot in question are verified with the list of number & types of apartments or Plots booked as uploaded by the Promoter in the website of Real estate Regulatory Authority?	NA
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*Sudheer Pandey*

Date: 27.08.2021

Place: New Delhi

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**Scheduled Property- Flat No. A3/010 Ground Floor, Purvanchal Silver City Plot No. 93/01, Sector-93, Noida, Gautam Budh Nagar, UP alongwith one Covered Car Parking and One Open Car Parking.**

## ANNEXURE 'C' : CERTIFICATE OF TITLE

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 creation of Equitable Mortgage and I further certify that:--

2. I have examined the Documents in detail, taking into account all the Guidelines in check list vide Annexure 'B' and the other relevant factors.
3. I Confirm having made a search in the Land/Revenue records VIDE RECEIPT attached. I also confirm having verified and checked the records of relevant Government Offices/ Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the bank due to negligence on my part or by my agent in making search.
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 from 2005 to 2021 pertaining to the immovable property(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

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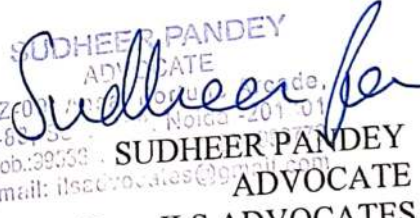


6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than the already stated in the loan documents and agreed to by the mortgagor and the Bank. (Delete, whichever is inapplicable).
7. There is/are no Minor(s) and/or his/their interest in the said property.
8. The Mortgage if created, will be available to the Bank for the liability of the proposed Borrower(s) **Mrs. Gurjeet Kaur**
9. I certify that **Mrs. Gurjeet Kaur** have absolute, clear and marketable title over the Schedule property(ies). I further certify that above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by deposit of title deeds, I certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage. Please see Part-2 of Annexure- 1
11. There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force. However, as the property to be mortgaged is owned by a limited company, therefore, search of the charge and noting it thereof with concerned ROC shall be arranged.
12. It is certified that property is that the property is SARFAESI compliant.

### SCHEDULE OF THE PROPERTY(IES)

**Flat No. A3/010 Ground Floor, Purvanchal Silver City Plot No. 93/01, Sector-93, Noida, Gautam Budh Nagar, UP alongwith one Covered Car Parking and One Open Car Parking.**

Date: 27.08.2021  
Place: New Delhi

  
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**Sub:** Verification of the title of Mrs. Gurjeet Kaur in Flat No. A3/010 Ground Floor, Purvanchal Silver City Plot No. 93/01, Sector-93, Noida, Gautam Budh Nagar, UP alongwith one Covered Car Parking and One Open Car Parking.

## Part -I

The following documents were furnished:--

- a. Copy of Transfer Deed dated 23.06.2018 registered in office of Sub-Registrar- II, Noida vide Sr. No. 4569, Book No. 1, Vol./Zild No. 9600, Page No. 331-374 on 23.06.2018.

## Part-II

I have checked and verified the records of Sub Registrar II, Noida for 16 years vide receipt attached (Search Prior to 2005 is not required as the Plots have been Leased by statutory Authority (NOIDA) in the year 2005). The perusal and inspection of Records at the aforesaid office of Sub Registrar-II Noida, reveals that **Mrs. Gurjeet Kaur** is the Sub-lessee of the aforesaid Scheduled Property.

That the aforesaid Plot No. 93/01, Sector-93, Noida, Gautam Budh Nagar, UP Total area admeasuring 12913 Sq. Mts. was Leased by NOIDA (a statutory authority) to M/s **Purvanchal Construction Works (P) Ltd.** vide **Lease Deed dated 04.03.2005** registered in office of Sub-Registrar- II, Noida vide Sr. No. 1222, Book No. 1, Vol./Zild No. 1267, Page No. 211-246 on 04.03.2005.

That the aforesaid Lessee developed a Group Housing Society in the name of "**Purvanchal Silver City**" over the said plot and sold/Sub-leased the aforesaid flat (Flat No. A3/010 on Ground Floor alongwith one Covered Car Parking and One Open Car Parking to Mr. Vishal Bhambri & Poonam Sharma Bhambri vide **Sub-Lease Deed dated 30.06.2009** registered in office of Sub-Registrar- II, Noida vide Sr. No. 4379, Book No. 1, Vol./Zild No. 2475, Page No. 267-324 on 30.06.2009;

That the said joint Sub-lessee's (Mr. Vishal Bhambri & Poonam Sharma Bhambri) intended to sell the aforesaid flat & thus obtained Transfer permission from NOIDA vide Transfer Memorandum No. NOIDA/GHP/2018/4014 dated 22.06.2018 & DRID No. 300406797 and further obtained NOC No. NIL dated 14.06.2018 from the developer i.e. **Purvanchal Construction Works (P) Ltd.;**

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That after the said transfer permission, the said Sub-lessee's (Mr. Vishal Bhambri & Poonam Sharma Bhambri) transferred /sold their Sub-lease right to Mrs. Gurjeet Kaur W/O Sh. Gurmeet Singh vide Transfer Deed dated 23.06.2018 registered in office of Sub-Registrar- II, Noida vide Sr. No. 4569, Book No. 1, Vol./Zild No. 9600, Page No. 331-374 on 23.06.2018

Thus now Mrs. Gurjeet Kaur W/O Sh. Gurmeet Singh is the sub-lessee of the aforesaid Flat.

The title of the property is free from all encumbrances, the chain of title is complete and said property is free from all prior charges and encumbrances. With a view to have complete records while creating mortgage it is recommended that the following documents be kept deposited:--

A. Transfer Deed dated 23.06.2018 registered in office of Sub-Registrar- II, Noida vide Sr. No. 4569, Book No. 1, Vol./Zild No. 9600, Page No. 331-374 on 23.06.2018;

B. Sub-Lease Deed dated 30.06.2009 registered in office of Sub-Registrar- II, Noida vide Sr. No. 4379, Book No. 1, Vol./Zild No. 2475, Page No. 267-324 on 30.06.2009;

C. Transfer Memorandum No. NOIDA/GHP/2018/4014 dated 22.06.2018 & RID No. 300406797 ;

D. NOC No. NIL dated 14.06.2018

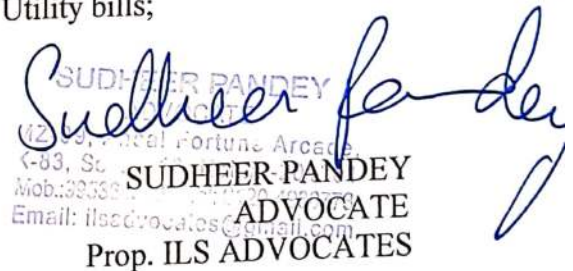
E. Copy of Lease Deed dated 04.03.2005 registered in office of Sub-Registrar- II, Noida vide Sr. No. 1222, Book No. 1, Vol./Zild No. 1267, Page No. 211-246 on 04.03.2005;

F. Copy of Lease Rent Receipts/ Property Tax Receipts/ Utility bills;

G. Permission to mortgage;

H. Affidavit of No-Encumbrance.

Date: 27.08.2021  
Place: New Delhi

  
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