MAHESH CHAND RA PANT (ADVOCATE)

Office: Camber No.18 Civil Court Compound Dehradun-Uttrakhand Mobile no.9412940050 Camp Office:125A-Garhi Cantt,(DehraDun)

Mobile no.9412940050

Date: 18-06-2024

To, The Senior/Chief/Branch Manager Bank of Baroda Balawala Branch Dehradun

Dear Sir/Madam,

REG: Title Opinion Report certifying Non Encumbrance of the property detailed in Sale Deed dated 28-7-2011 being document no. 2986 AND Sale Deed dated 27-07-2016 being document no. 7346 in respect of All that property bearing Khata No. 84 (fasli year 1399 to 1404) Khasra No. 751Min area 33.22 sq. meter + 26.97 sq. meters = 60.19 sq. meters situated at Mauza Balawala Pargana Parwa Doon Tehsil and District Dehradun (morefully described in Para no. 1) belonging to Shri Atol Chand Ramola son of Late shri Shyam Chand Ramola resident of Gitapuram , Harrawala, District Dehradun Uttarakhand.

Refer to your letter No. _____dated_____ requesting me to furnish non encumbrance and certify and submit the Title Cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility's granted/proposal to be granted to Shri Atol Chand Ramola son of Late Shri Shyam Chand Ramola resident of Gitapuram, Harrawala, District Dehradun (Borrower)

1. Description and Area of the property proposed to be mortgaged.

Specific number(s) and address of property alongwith boundaries and measurements.

Schedule-A

All that property bearing Khata No. 84 (fasli year 1399 to 1404) Khasra No. 751Min area 33.22 sq. meter situated at Mauza Balawala Pargana Parwa Doon Tehsil and District Dehradun bounded and butted as under:

EAST: Land of Sellers. Side measuring 33 feet

WEST: Land of Smt. Pushpa Devi. Side measuring 33 feet

NORTH: Land of Smt. Guddi Devi. Side measuring 10 feet 10 inch

SOUTH: 30 feet wide road. Side measuring 10 feet 10 inch

Schedule-B

All that property bearing Khata No. 84 (fasli year 1399 to 1404) Khasra No. 751Min area 26.97 sq. meter situated at Mauza Balawala Pargana Parwa Doon Tehsil and District Dehradun bounded and butted as under:

MAHESH CHANDRA PANT Advocate

Reg. No. UK-358/05

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EAST: Land of Smt. Shanti Devi. Side measuring 27 feet

WEST: Land of Shri Sanjeev Mittal. Side measuring 27 feet

NORTH: 26 feet wide road. Side measuring 10 feet 9 inch

SOUTH: Land of Purchaser. Side measuring 10 feet 9 inch

Schedule- A+B=C

All that property bearing Khata No. 84 (fasli year 1399 to 1404) Khasra No. 751Min area 60.19 sq. meter situated at Mauza Balawala Pargana Parwa Doon Tehsil and District Dehradun bounded and butted as under:

EAST: Land of Smt. Shanti Devi and others. Side measuring 27+33=60 feet

WEST: Land of Shri Sanjeev Mittal and Puspa Devi. Side measuring 27+33=60 feet

NORTH: 26 feet wide road. Side measuring 10 feet 9 inch

SOUTH: 30 feet wide road. Side measuring 10 feet 10 inch

 Nature of Property (Whether Agricultureal Non-Agricultural, Commercial, Residential or Industrial.

Commercial (As per Land use certificate issued by MDDA on date 15-03-2024 against RTI letter No. RTI/MDDA/2746/23-24, the said Khasra No. 751Min situated at Mauza Balawala Pargana Parwa Doon District Dehradun comes under commercial land category)

3.Name of the Mortgagor/Owner And status in the Account i.e. borrower (s) or guarantor and whether individual, Sole Proprietor, Partner, Director, Karta or Trustee.

Shri Atol Chand Ramola (Mortgagor/Onwer) has an absolute ownership.

In case the Mortgagor is Partner/ Director/ Trustee who is mortgaging the property on behalf Partnership/ Company/ Company/ Trust, Whether he/she has the authority, Copy of the Resolution/ Memorandum Articles of Association / Trust Deeds etc. whether examined and verified.

 Whether any minor lunatic or undischarged insolvent is involved.

No, minor, lunatic or un-discharged insolvent is involved & mortgagor has sufficient capacity

MAHESH CHANDRA PANT Advocate Reg. No. UK-358/65 d

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MAHESH CHANDRA PANT Advocate Reg. No. uk.358K5

chronological order with serial numbers, type/ nature of document date of execution, parties, date of registration details including the details of revenue/ society records etc).

- Original Sale Deed dated 27-7-2016 being document no.7346
- Certified Copy ofs Sale Deed dated 24-10-2007 being document no. 9418
- Original Sale Deed dated 07-10-2009 being document no. 6147
- Khatuani
- 6. Land Use Certificate 15-03-2024

15. Tracing of chain of title in favour of the Mortgagor/owner starting from the earliest document available. The nature of document/ Deed conveying the title should be mentioned with description of parties alongwith the type of right it creates.

All that property bearing Khata No. 84 (fasli year 1399 to 1404) Khasra No. 751Min area 33.22 sq. meter + 26.97 sq. meters = 60.19 sq. meters situated at Mauza Balawala Pargana Parwa Doon Tehsil and District Dehradun (morefully described in Para No. 1 of title opinion report) and have found that the said property is standing in the name of Shri Atol Chand Ramola son of Late Shri Shyam Chand Ramola resident of Gitapuram, Harrawala, Dehradun, Uttarakhand.

Whereas Previously the All that property bearing Khata No. 84 (fasli year 1399 to 1404) Khasra No. 751/1 area 0.081 Hect. and Khasra No. 751/2 area 0.045 Hect. total area 0.126 Hect. situated at Mauza Balawala Pargana Parwa Doon Tehsil and District Dehradun was recorded in the name of Smt. Usha Aggarwal wife of Shri Prem Kumar since the fasli year 1384 i.e.1977.

And whereas Smt. Usha Aggarwal wife of Shri Prem Kumar resident of Village Balawala Pargana Parwa Doon District Dehradun sold an area 347.39 sq. meters of Khasra No. 751Min situated at Mauaza Balawala Pargana Parwa Doon Tehsil and District Dehradun to 1-Shri Rajesh Rana son of Late Shri Govind Singh resident of Village Kuawala Pargana Parwa Doon District Dehradun and 2- Shri Sanjeev Kumar Mittal son of Shri Rajendra Prasad Mittal resident of Village Balawala, Pargana Parwa Doon District Dehradun vide sale deed dated 23-10-2007 duly registered in the office of the Sub Registrar Dehradun in book no.1 volume 2132 on pages 65 to 86 at serial no. 9418 dated 24-10-2007.

And whereas 1-Shri Rajesh Rana son of Late Shri Govind Singh resident of Village Kuawala Pargana Parwa Doon District Dehradun and 2- Shri Sanjeev Kumar Mittal son of Shri Rajendra Prasad Mittal resident of Village Balawala, Pargana Parwa Doon District Dehradun sold an area 33.22 sq. meters of Khasra No. 751Min situated at Mauza Balawala Pargana Parwa Doon District Dehradun to Shri Atol Chand Ramola son of Late Shri Shyam Chand Ramola resident of Gitapuram, Harrawala, Dehradun, Uttarakhand vide sale deed dated 28-07-2011 duly registered in the office of the Sub Registrar Dehradun in book no.1 volume 3630 on pages 181 to 102 at serial no. 2986 dated 24-04-2011.

And Whereas after purchase of the said land the name of Shri Atol Chand Ramola has been duly mutated in the revenue records vide order of Survey Naib Tehsildar Dehradun passed in case No. 2647/11-12 dated 24-09-2012.

And whereas 1-Shri Rajesh Rana son of Late Shri Govind Singh resident of Village Kuawala Pargana Parwa Doon District Dehradun and 2- Shri Sanjeev Kumar Mittal son of Shri R.P. Mittal resident of Village Balawala, Pargana Parwa Doon District Dehradun sold an area 26.97 sq. meters of Khasra No. 751Min situated at Mauza Balawala Pargana Parwa Doon District Dehradun to Smt. Guddi Devi wife of Shri Devendra Negi resident of Anand Nagar, Balawala, District Dehradun vide sale deed dated 07-10-2009 duly registered in the office of the Sub Registrar Dehradun in book no l volume 2955 on pages 235 to 250 at

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serial no. 6147 dated 07-10-2009.

And whereas Smt. Guddi Devi wife of Shri Devendra Negi resident of Anand Nagar, Balawala, District Dehradunsold the above land i.e. an area 26.97 sq. meters of Khasra No. 751Min situated at Mauza Balawala Pargana Parwa Doon District Dehradun to Shri Atol Chand Ramola son of Late Shri Shyam Chand Ramola resident of Gitapuram, Harrawala, Dehradun, Uttarakhand vide sale deed dated 22-07-2016 duly registered in the office of the Sub Registrar Dehradun in book no.1 volume 2940 on pages 133 to 170 at serial no.7346 dated 27-7-2016.

And Whereas after purchase of the said land the name of Shri Atol Chand Ramola has been duly mutated in the revenue records vide order of Survey Naib Tehsildar Dehradun passed in case No. 1041/16-17 dated 08-11-2016.

As per Land use certificate issued by MDDA on date 15-03-2024 against RTI letter No. RTI/MDDA/2746/23-24, the said Khasra No. 751Min situated at Mauza Balawala Pargana Parwa Doon District Dehradun comes under commercial land category.

So on perusal of record and inspection made in the office of the Sub Registrar, Dehradun and revenue records do hereby certify that the said property is free from all sort of encumbrances etc. and Shri Atol Chand Ramola holding a clear and marketable title with absolute transferable rights over the said property.

Provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 are applicable to the present property.

Provisions of Securitisation and Recoff Security Interest Act 2002 are applica 16. Whether there is any doubt/ suspicious about the genuiness of the original documents. If yes, then specify. 17. The final Certificate of the Advocate confirming that title of the property's to be mortgaged is examined by him and the same is/ are clear and marketable. 18. List of documents to be deposited for creation of mortgage by mortgagor including any additional document required in addition to the documents available. (In case and individuals seeks a loan from Bank)	So on perusal of record and inspection made in the office of the Sub Registrar, Dehradun and revenue records do hereby certify that the said property is free from all sort of encumbrances etc. and Shri Atol Chand Ramola holding a clear and marketable title with absolute transferable rights over the said property. 1. Original Sale Deed dated 28-04-2011 being document no. 2986 2. Original Sale Deed dated 27-7-2016 being document no.7346
	 Khatuani Land Use Certificate 15-03-2024 Affidavit Declaration Cum Under Taking Search receipt
19. Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specifically in case of Flat(s) property(s) in Co-or	n \

MAHESH CHANDRA PANT Advocate Reg. No. UK-358165 ×

n.

Societies whether allotment letter, possession letter share certificate, affidavit, power of attorney etc. is required.

Dated: 18-06-2024

Signature of the Advocate PANT

Advocate

Encls:

Reg. No. uK-358/05

- 1. Certified copy of Sale Deed dated 28-04-2011 being document no. 2986
- 2. Certified copy of Sale Deed dated 27-7-2016 being document no.7346
- 3. Certified copy of Sale Deed dated 24-10-2007 being document no. 9418
- 4. Certified copy of Sale Deed dated 07-10-2009 being document no. 6147
- 5. Khatuani
- 6. Land Use Certificate 15-03-2024
- 7. Affidavit
- 8. Declaration Cum Under Taking
- 9. Search receipt

MAHESH CHANDRA PANT

Reg. No. uK-358/05

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, देहरादून,द्वितीय