

MAHESH CHAND RA PANT
(ADVOCATE)

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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

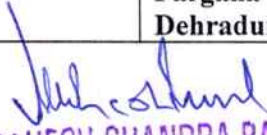
WEST: Land of Smt. Pushpa Devi. Side measuring 33 feet

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

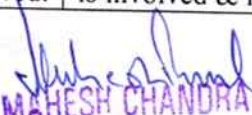
All that property bearing Khata No. 84 (fasli year 1399 to 1404) Khasra No. 751Min area 26.97 sq. meter situated at Mauza Balawala Pargana Parwa Doon Tehsil and District Dehradun bounded and butted as under:


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Advocate

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	<p>EAST: Land of Smt. Shanti Devi. Side measuring 27 feet</p> <p>WEST: Land of Shri Sanjeev Mittal. Side measuring 27 feet</p> <p>NORTH: 26 feet wide road. Side measuring 10 feet 9 inch</p> <p>SOUTH: Land of Purchaser. Side measuring 10 feet 9 inch</p> <p><u>Schedule- A+B=C</u></p> <p>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:</p> <p>EAST: Land of Smt. Shanti Devi and others. Side measuring 27+33=60 feet</p> <p>WEST: Land of Shri Sanjeev Mittal and Puspa Devi. Side measuring 27+33=60 feet</p> <p>NORTH: 26 feet wide road. Side measuring 10 feet 9 inch</p> <p>SOUTH: 30 feet wide road. Side measuring 10 feet 10 inch</p>
2. Nature of Property (Whether Agricultural 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. In case the Mortgagor is Partner/ Director/ Trustee who is mortgaging the property on behalf of 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.	Shri Atol Chand Ramola (Mortgagor/Onwer) has an absolute ownership.
4.Whether any minor lunatic or un-discharged insolvent is involved.	No, minor, lunatic or un-discharged insolvent is involved & mortgagor has sufficient capacity

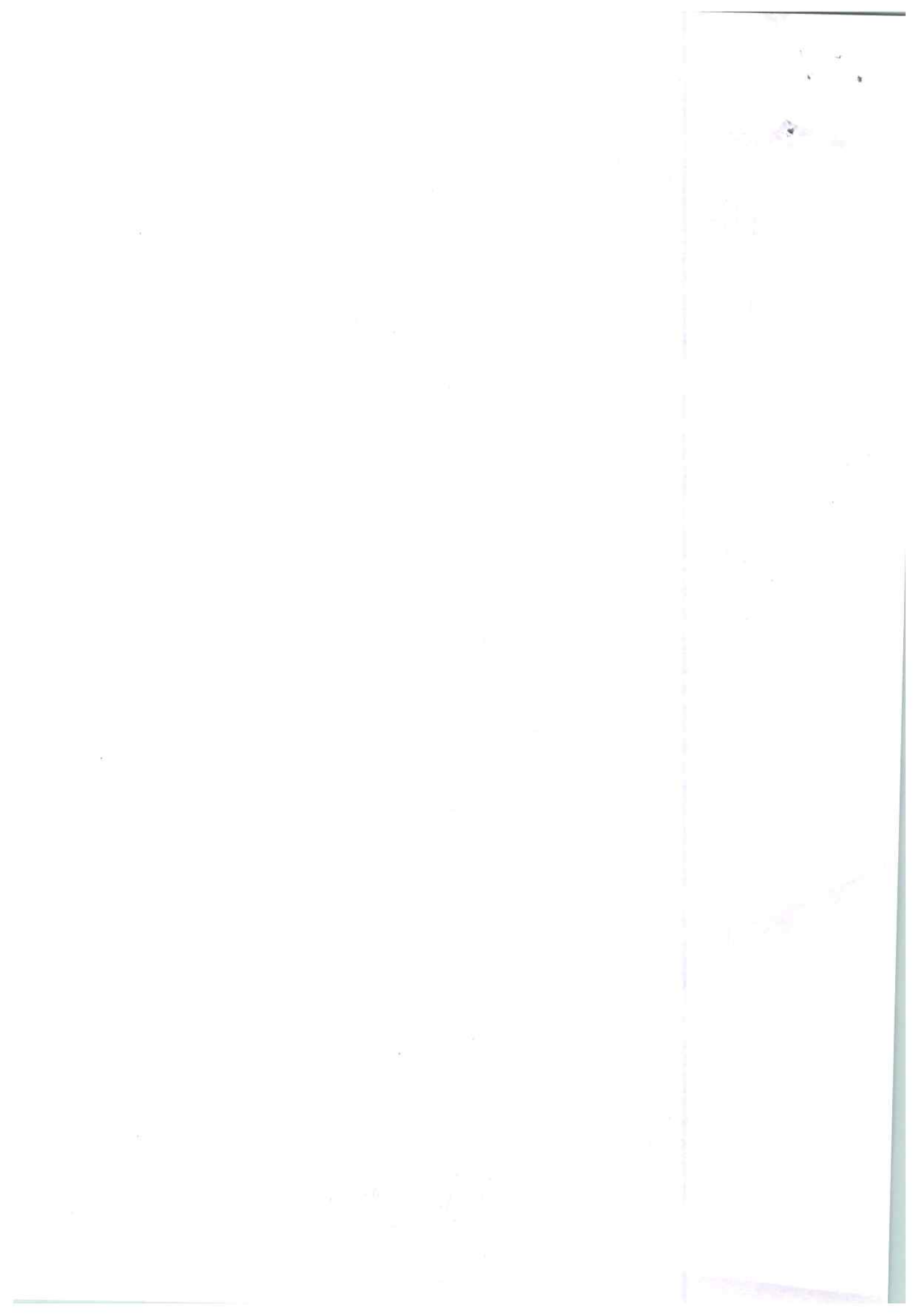

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Confirm that the mortgagor has sufficient capacity to contract Precautionary steps to be taken.	to contract.
5. Whether the property is Free Hold or Lease Hold. If Lease hold then period of lease and if free hold whether Urban Land Ceiling Act applies and permission to be obtained.	Free Hold Rights Urban Land Ceiling Act repealed in the State of Uttarakhand
6. Source of Property i.e. Self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/ Probate is available.	Self Acquired
7. Whether the Mortgagor is Co-Owner/Joint Owner and / or any partition of the property is made between the members of the family through Partition Deeds. If yes, , Whether Original Registered Partition Deeds is available or it is only a family settlement.	Mortgagor Shri Atol Chand Ramola is an absolute owner
8. Whether the Mortgagor is in exclusive possession of the property. Or it is leased / rented out to third party.	As per information Mortgagor Shri Atol Chand Ramola has an exclusive possession in the said property
9. Whether the property is mutated in Municipal/ Revenue records and Mortgagor's name is reflecting and if not the reason thereof.	The name of Mortgagor Shri Atol Chand Ramola has been duly mutated in the revenue records.
10. Whether any restriction for creation of mortgage is imposed under Central/ State Local Laws. If yes then specify whose consent or permission would be required for creation of mortgage.	<ol style="list-style-type: none"> 1. Sale Deed dated 28-04-2011 being document no. 2986 2. Sale Deed dated 27-7-2016 being document no. 7346 3. Sale Deed dated 24-10-2007 being document no. 9418 4. Sale Deed dated 07-10-2009 being document no. 6147 5. Khatuani 6. Land Use Certificate 15-03-2024
11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available, Please give detailed list.	-Yes-
12. Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records.	-Yes-
13. Whether the Search is being made for the period of 30 years. If no reason thereof.	-Yes- 30 years (from 1994 to 2023)
14. Details of documents examined/scrutinized (which are in	<ol style="list-style-type: none"> 1. Original Sale Deed dated 28-04-2011 being document no. 2986


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<p>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).</p>	<ol style="list-style-type: none"> 2. Original 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. Original Sale Deed dated 07-10-2009 being document no. 6147 5. Khatuani 6. Land Use Certificate 15-03-2024
<p>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.</p> <p>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.</p> <p>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.</p> <p>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 Mauza 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.</p> <p>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.</p> <p>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.</p> <p>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.1 volume 2955 on pages 235 to 250 at</p>	

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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 Dehradun sold 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.

16. Whether there is any doubt/suspicious about the genuineness of the original documents. If yes, then specify.

-No-

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.

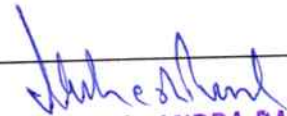
So on perusal of record and inspection made in the office of the Sub Registrar, Dehradun and revenue records do hereby certify that the said property is free from all sort of encumbrances etc. and **Shri Atol Chand Ramola** holding a clear and marketable title with absolute transferable rights over the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

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)

1. Original Sale Deed dated 28-04-2011 being document no. 2986
2. Original 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. Original 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

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-op

No


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

Dated: 18-06-2024

Signature of the Advocate

MAHESH CHANDRA PANT
Advocate

Reg. No. UK-358/K5

Encls:

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
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(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

11-Jun-2024

प्रस्तुतकर्ता या प्रार्थी का नाम

MAHESH PANT ADV

लेख का प्रकार

मुआयना 31 वर्ष

(1994 - 2024)

प्रतिफल की धनराशि

0.00

1 रजिस्ट्रीकरण शुल्क

0.00

2 प्रतिलिपि करण शुल्क

0.00

3 इलैक्ट्रॉनिक शुल्क

0.00

4 निरीक्षण या तलाश शुल्क

100.00

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

105.00

शुल्क वसूल करने की दिनांक

11-Jun-2024

Application No 4769

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, देहरादून, द्वितीय

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