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E-mail-advocate.thakral1st@gmail.com



Gyaaneshwar Thakral

M.A. (Eng.), LL.M., Advocate & Notary

Mobile No. : 9219156533

Ref. No.

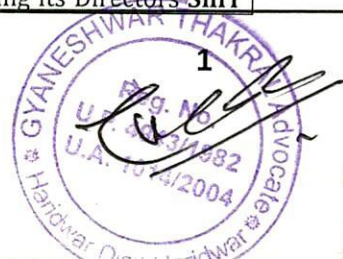
DBR no. BA-667/2024.....

Annexure - B:

Report of Investigation of Title in respect of immovable Property

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	The Chief Manager, State Bank Of India Sector-1 BHEL Ranipur 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 Bank's Instructions
	c) Name of the Borrower	Present owners Shri Ravinder Kumar & Shri Parminder Kumar Ss/o Shri Late Inder Das both R/o 82, Uttam Basti Bhupatwala Sadhubela Tehsil and District Haridwar & Builders/Developer ETH Infra Private Limited , are not availing any financial assistance from State Bank of India & TIR is being submitted only for approval of Group Housing Residential Project in the name of "Haridwar One" , situated in revenue village Bhupatwala Kalan (within limit of Nagar Nigam Haridwar) Tehsil & District Haridwar.
2	a) Type of Loan	As Above
	B) Type of property	A Non-Agricultural /Residential Property
3.	a) Name of the unit/concern/ company/person offering the property as security.	N.A., as the TIR is being submitted only for approval of Group Housing Residential Project in the name of "Haridwar One" , situated in revenue village Bhupatwala Kalan (within limit of Nagar Nigam Haridwar) Tehsil & District Haridwar.
	b) Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge.	as above
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	N.A., as the TIR is being submitted only for approval of Group Housing Residential Project in the name of "Haridwar One" , situated in revenue village Bhupatwala Kalan (within limit of Nagar Nigam Haridwar) Tehsil & District Haridwar.
4.	a) Value of Loan (Rs. In Crores)	Rs.
5.	Complete or full description of the immovable property offered as security including the following details	A non- agricultural/residential property having land with total shared land area of 4063 square meter belonging to khasra no. 4m/18 & khasra no. 4/17, situated in revenue village Bhupatwala Kalan (within limit of Nagar Nigam Haridwar) Tehsil & District Haridwar
	(a) Survey No.	belonging to khasra no. 4m/18 & khasra no. 4/17
	(b) Door/House no. (in case of house property)	To be ascertained from the approved valuer of Bank
	(c) Extent/ area including plinth/ built up area in case of house property	having total land area of 4063 square meter
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	situated in revenue village Bhupatwala Kalan (within limit of Nagar Nigam Haridwar) Tehsil & District Haridwar
6..	a) Particulars of the documents scrutinized-serially and chronologically. (b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	1. Copy of Khatauni belonging to khasra no. 4m/18 & khasra no. 4/17, village Bhupatwala Kalan Pargana Jwalapur Tehsil & Distt. Haridwar. 2. Original registered Collaboration Agreement deed dated 16.03.2024 registered in bahi no. 01 zild 8127 pages 191-210 as serial no. 2835 dated 16.03.2024 in the office of sub registrar Haridwar executed between Shri Ravinder Kumar S/o Shri Indra Das R/o 82, Uttam Basti Bhupatwala Sadhubela Tehsil and District Haridwar in favour of ETH Infra Private Limited having its registered office at 9 & 10, Third Floor, Perl Omex Netaji Subhash Palace, Peetampura New Delh, having its Directors Shri

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Ref. No.		Date
	loan component) b. 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? (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently &cautiously).	N.A. N.A. as above.
8.	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, records of registrar office relevant to the property in question are 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, records of registrar office relevant to the property in question available through online portal/computer system are verified/cross checked & 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?	No.
	d) Whether proper registration of documents completed. Details thereof to be provided	Yes.
9.	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 or any other records reveal registration of multiple title documents in respect of the property in question?	N/A
10.	a. 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.	No.

Chain of title tracing:

The property in question with other property **belonging to khasra no. 4/17 an area of 0.0410 Hectare** was the personal property of **Smt. Parwati Devi** W/o Shri Inder Dass R/o village Bhupatwala Kalan Tehsil and District Haridwar and her name was also recorded in land records prior to 1371 fasli i.e. prior to 30 years.

2- Later on **Smt. Parwati Devi** W/o Shri Inder Dass named above expired and after her death her legal heirs/ sons namely **Shri Ravinder Kumar & Shri Dharmendra & Shri Parminder Kumar** Ss/o Shri Late Inder Das became the owners of total property of **Smt. Parwati Devi** W/o Shri Inder Dass named above by way of inheritance /succession and their names were also recorded in land records by the order dated 27.06.2023 passed by Competent Revenue Authority as also recorded in land records enclosed Khatauni for 1428-1433 fasli.

&

The property bearing **Khasra no. 4m/18 having total area of 1.1140 hectare** was the personal property of **Shri Inder Das** S/o Shri Jasram Das R/o village Bhupatwala Kalan Tehsil and District Haridwar & his name was also recorded in land records since 1371 fasli i.e. prior to 30 years.

2. Later on **Shri Inder Das** S/o Shri Jasram Das named above transferred **an area of 133.92 square meter** of this property by way of registered sale deed dated 24.09.1990 registered in bahi no. 1 zild 732/738 pages 92/33-36 at serial no. 4900 dated 25.09.1990 in the office of sub registrar Haridwar in favour of Shri Pramod Kumar S/o Shri Punna Mal R/o 2/27, Belwala Colony Haridwar Tehsil and District Haridwar

3. Later on Shri Pramod Kumar S/o Shri Punna Mal named above **transferred an area of 133.92 square meter** by way of registered sale deed dated 15.03.1997 registered in bahi no. 1 zild 951/1043 pages 281/273-276 at serial no. 1024 dated 17.03.1997 in the office of sub registrar Haridwar in favour of **Shri Prakash**

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Ref. No. **Chand H. Pathak** S/o Shri Heera Lal R/o 4, Alap Flats Vasna Road Ahmadabad (Gujarat) & **Sadhvi Ranjana Devi** R/o Chopra Bhawan Rani Gali Bhupatwala Tehsil and District Haridwar.

4. Later on **Shri Inder Das** S/o Shri Jasram Das named above transferred an area of 889.27 square meter of this property by way of registered sale deed registered in bahi no. 01 zild 1087 pages 483 to 486 at serial no. 5411 dated 16.12.1997 in the office of Sub-registrar Haridwar in favour of **Agrasen Dharmarth Trust** registered through its General Secretary **Shri K.C. Goel** (as also entered in enclosed Khatauni)

5. Later on **Shri Inder Das** S/o Shri Jasram Das named above expired and after his death his legal heirs/ sons namely **Shri Ravinder Kumar & Shri Dharmendra & Shri Parminder Kumar** Ss/o Shri Late Inder Das became the owners of total remaining property of **Late Inder Das** by way of inheritance /succession and their names were also recorded in land records by the order dated 17.09.2015 passed by Competent Revenue Authority as also recorded in land records enclosed Khatauni for 1422-1427 fasli.

6. Later on **Shri Ravinder Kumar** named above entered into a Collaboration Agreement deed for an area of 600 square meter land of khasra no. 4m/18 for development of a residential complex on spot and accordingly a registered Collaboration Agreement deed dated 16.03.2024 registered in bahi no. 01 zild 8127 pages 191-210 as serial no. 2835 dated 16.03.2024 in the office of sub registrar Haridwar is executed by **Shri Ravinder Kumar** named above in favour of present developer **ETH Infra Private Limited** having its registered office at 9 & 10, Third Floor, Perl Omex Netaji Subhash Palace, Peetampura New Delh, having its Directors **Shri Rajesh Saini** S/o Shri Raghubir Singh R/o 406/1, Indra Colony Shastri Marg, Rohtak (Haryana) & **Shri Hari Mohan Sharma** S/o Shri Jage Ram Shastri R/o Shastri Bhawan, Hill Bye pass Road Kharkhari Haridwar.

7. Later on **Shri Ravinder Kumar** named above entered into a Collaboration Agreement deed for an area of 50 square meter land of khasra no. 4m/18 for development of a residential complex on spot and accordingly a registered Collaboration Agreement deed dated 25.04.2024 registered in bahi no. 01 zild 8211 pages 379-398 as serial no. 4140 dated 25.04.2024 in the office of sub registrar Haridwar is executed by **Shri Ravinder Kumar** named above in favour of present developer **ETH Infra Private Limited** having its registered office at 9 & 10, Third Floor, Perl Omex Netaji Subhash Palace, Peetampura New Delh, having its Directors **Shri Rajesh Saini** S/o Shri Raghubir Singh R/o 406/1, Indra Colony Shastri Marg, Rohtak (Haryana) & **Shri Hari Mohan Sharma** S/o Shri Jage Ram Shastri R/o Shastri Bhawan, Hill Bye pass Road Kharkhari Haridwar.

8. Later on **Shri Parminder Kumar** named above entered into a Collaboration Agreement deed for his total shared area of 3549.66 square meter (3413 square meter land of khasra no. 4m/18 and 136.66 square meter land of khasra no. 4/17(his total 1/3rd share in khasra no. 4/17) for development of a residential complex on spot and accordingly a registered Collaboration Agreement deed dated 06.07.2024 registered at Document no. 6966 dated 06.07.2024 in the office of sub registrar Haridwar is executed by **Shri Parminder Kumar** S/o Shri Indra Das named above in favour of present developer **ETH Infra Private Limited** having its registered office at 9 & 10, Third Floor, Perl Omex Netaji Subhash Palace, Peetampura New Delh, having its Directors **Shri Rajesh Saini** S/o Shri Raghubir Singh R/o 406/1, Indra Colony Shastri Marg, Rohtak (Haryana) & **Shri Hari Mohan Sharma** S/o Shri Jage Ram Shastri R/o Shastri Bhawan, Hill Bye pass Road Kharkhari Haridwar.

Lastly, Builders/Developer **ETH Infra Private Limited**, after approval/ sanction of plan by Haridwar-Roorkee Development Authority are now developing this Group Housing Residential Project in the name of **"Haridwar One"**, situated in revenue village **Bhupatwala Kalan** (within limit of Nagar Nigam Haridwar) Tehsil & District Haridwar & will transfer residential Flats/ apartment etc. by way of registered sale deeds in favour of prospective owner/owners.

Thus the chain of title is complete.

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

I have examined the documents relating to the title history of last 30 years of the holder in the property and established all the transitions have been duly verified from the relevant records from the revenue department and I also gave my careful thought to the legal aspect of the case in view to safeguard in the respect of the Bank.

b. 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.	No.
c. Nature of Minor's interest, if any and if so, whether	N.A.

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11.	a. 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
	If Ownership Rights	Yes.
	a. Detail of the Conveyance Documents	<ol style="list-style-type: none"> 1. Registered sale deed dated 24.09.1990 registered in bahi no. 1 zild 732/738 pages 92/33-36 at serial no. 4900 dated 25.09.1990 in the office of sub registrar Haridwar executed by Shri Inder Das S/o Shri Jasram Das named in favour of Shri Pramod Kumar S/o Shri Punna Mal R/o 2/27, Belwala Colony Haridwar Tehsil and District Haridwar 2. Registered sale deed dated 15.03.1997 registered in bahi no. 1 zild 951/1043 pages 281/273-276 at serial no. 1024 dated 17.03.1997 in the office of sub registrar Haridwar executed by Shri Pramod Kumar S/o Shri Punna Mal named above in favour of Shri Prakash Chand H. Pathak S/o Shri Heera Lal R/o 4, Alap Flats Vasna Road Ahmadabad (Gujarat) & Sadhvi Ranjana Devi R/o Chopra Bhawan Rani Gali Bhupatwala Tehsil and District Haridwar. 3. Registered sale deed dated 16.12.1997 bearing document no. 5411 in the office of sub registrar Haridwar executed by Shri Inder Das S/o Shri Jasram Das named above in favour of Agrasen Dharmarth Trust registered through its General Secretary Shri K.C. Goel named above. 4. Registered Collaboration Agreement deed dated 16.03.2024 registered in bahi no. 01 zild 8127 pages 191-210 as serial no. 2835 dated 16.03.2024 in the office of sub registrar Haridwar executed between Shri Ravinder Kumar S/o Shri Indra Das R/o 82, Uttam Basti Bhupatwala Sadhubela Tehsil and District Haridwar in favour of ETH Infra Private Limited having its registered office at 9 & 10, Third Floor, Perl Omex Netaji Subhash Palace, Peetampura New Delh, having its Directors Shri Rajesh Saini S/o Shri Raghubir Singh R/o 406/1, Indra Colony Shastri Marg, Rohtak (Haryana) & Shri Hari Mohan Sharma S/o Shri Jage Ram Shastri R/o Shastri Bhawan, Hill Bye pass Road Kharkhari Haridwar 5. Registered Collaboration Agreement deed dated 25.04.2024 registered in bahi no. 01 zild 8211 pages 379-398 as serial no. 4140 dated 25.04.2024 in the office of sub registrar Haridwar executed between Shri Ravinder Kumar S/o Shri Indra Das R/o 82, Uttam Basti Bhupatwala Sadhubela Tehsil and District Haridwar in favour of ETH Infra Private Limited having its registered office at 9 & 10, Third Floor, Perl Omex Netaji Subhash Palace, Peetampura New Delh, having its Directors Shri Rajesh Saini S/o Shri Raghubir Singh R/o 406/1, Indra Colony Shastri Marg, Rohtak (Haryana) & Shri Hari Mohan Sharma S/o Shri Jage Ram Shastri R/o Shastri Bhawan, Hill Bye pass Road Kharkhari Haridwar. 6. Registered Collaboration Agreement deed dated 06.07.2024 registered at Document no. 6966 dated 06.07.2024 in the office of sub registrar Haridwar executed between Shri Parminder Kumar S/o Shri Indra Das R/o 82, Uttam Basti Bhupatwala Sadhubela Tehsil and District Haridwar in favour of ETH Infra Private Limited having its registered office at 9 & 10, Third Floor, Perl Omex Netaji Subhash Palace, Peetampura New Delh, having its Directors Shri Rajesh Saini S/o Shri Raghubir Singh

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	b. Whether the document is properly stamped.	Yes.
	c Whether the document is properly registered	Yes
	If leasehold, whether;	N.A.
	a) lease Deed is duly stamped and registered	N.A.
	b) lessee is permitted to mortgage the Leasehold right,	N.A.
	c) duration of the Lease/unexpired period of lease,	N.A.
	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.	N.A.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	No
	a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	N.A.
	b. the mortgagor is competent to create charge on such property,	N.A.
	c. whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
	If occupancy right, whether;	N.A.
	a) Such right is heritable and transferable,	N.A.
	b) Mortgage can be created.	N.A.
12.	a) Has the property has been transferred by way of Gift/Settlement Deed	No.
	b) The Gift/Settlement Deed is duly stamped and registered;	N.A.
	c) The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	d) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N.A.
	e) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	f) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	N.A.
	g) Whether the Donee is in possession of the gifted property?	N.A.
	h) 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?	N.A.
	i) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
13.	Has the property been transferred by way of partition/ family settlement deed	No.
	(a) whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	(b) Whether mutation has been effected	Not Applicable
	(c) Whether the mortgagor is in possession and enjoyment of his share	Not Applicable
	(d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	(e) In respect of partition by a decree of court, whether	Not Applicable

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Ref. No.	such decree has become final and all other conditions/ formalities are completed/ complied with.	Date
	(f) 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?	Not Applicable
14.	Whether the title documents include any testamentary documents /wills?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	(c) Whether the property is mutated on the basis of will?	Not Applicable
	(d) Whether the original will is available?	Not Applicable
	(e) Whether the original death certificate of the testator is available?	Not Applicable
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
	(g) 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.	Not Applicable
15.	Whether the property is subject to any wakf rights/belongs to church/temple or any religious/other institutions	No
	(a) any restriction in creation of charges on such properties?	Not Applicable
	(b) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
16.	(a) Where the property is a HUF/joint family property?	NO
	(b) Whether 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.	Not Applicable
	(c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
17.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	No
	(c) If Yes, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
18.	Is the property is Agricultural land	<u>No, as the property is situated in revenue village Bhupatwala Kalan (within limit of Nagar Nigam Haridwar) Tehsil & District Haridwar and construction plan is already approved by HRDA, Haridwar.</u>
	(a) whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/ enforcement of mortgage?	Not Applicable
	(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?	Not Applicable
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite	As above

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19.	(a) Whether the property is affected by any local laws or other regulations having a bearing on the creation security/mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No.
	(b) Additional aspects relevant for investigation of title as per local laws.	Not Applicable
20.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	No
21.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No as per available records, the property is not involved in or subject matter of any litigation.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	(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?	No
22.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No
	(b) Property belonging to partner(s), whether thrown on hatch pot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
23.	(a) 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 of Association /provision for common seal etc.	Present owners Shri Ravinder Kumar & Shri Parminder Kumar Ss/o Shri Late Inder Das both R/o 82, Uttam Basti Bhupatwala Sadhubela Tehsil and District Haridwar & Builders/Developer ETH Infra Private Limited , are not availing any financial assistance from State Bank of India & TIR is being submitted only for approval of Group Housing Residential Project in the name of "Haridwar One" , situated in revenue village Bhupatwala Kalan (within limit of Nagar Nigam Haridwar) Tehsil & District Haridwar.
	b/1 Whether the property (to be mortgaged) is purchased by the above company from any other company or Limited Liability Partnership (LLP) firm? Yes/No.	N.A.
	b/2 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)?	N.A.
	b/3 Whether the above search of charges reveals any prior charges/encumbrances, on the property(proposed to be mortgaged) created by the vendor company(seller)?	N.A.
	b/4 if the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?	N.A.
24.	In case of Societies, Association, the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No
25.	(a) Whether any POA is involved in the chain of title during the period of search ?	No
	(b) Whether the 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.	No

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Thakral & Thakral

E-mail-advocate.thakral1st@gmail.com



Gyaaneshwar Thakral

M.A. (Eng.), LLM, Advocate & Notary

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Ref. No.		No	Date
	(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).		
	(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.	Not Applicable	
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	Not Applicable	
	(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?)	Not Applicable	
	(g) Please comment on the genuineness of POA?	Not Applicable	
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable	
26.	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.	Not Applicable	
27.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building; (b) Development Agreement/Power of Attorney;	Yes.	
	(c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sale (duly registered); (f) Payment of proper stamp duty; (g) Requirement of registration of sale agreement, development agreement, POA, etc.; (h) Approval of building plan, permission of appropriate/ local authority, etc.;	<p>Already verified as above. Flats are being Constructed/ Developed by developer ETH Infra Private Limited and registered development/collaboration agreement deed dated 16.03.2024, 25.04.2024 & 06.07.2024 are executed between the owners of land Shri Ravinder Kumar & Shri Parminder Kumar Ss/o Shri Indra Das and Developer ETH Infra Private Limited as detailed above.</p> <p>As above Already verified as above.</p> <p>Not Applicable Not Applicable as above</p> <p>A Building plan is already approved by HRDA Haridwar</p>	
	(i) Conveyance in favour of Society/ Condominium concerned; (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	<p>Not Applicable</p> <p>Will be issued later on</p> <p>Not Applicable Not Applicable Not Applicable</p> <p>Building plan is already approved by HRDA Haridwar.</p>	

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Thakral & Thakral

E-mail-advocate.thakral1st@gmail.com



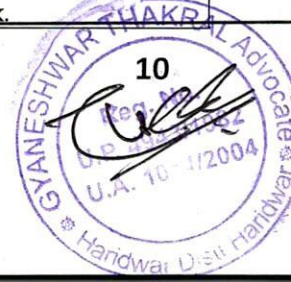
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Ref. No.		Date
	Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not Applicable
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Not Applicable
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	To be ascertained by the report of approved valuer of Bank
	II.A Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N	Yes.
	II.B Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Yes, RERA registration Certificate no. UKREP07230000511
	II.C Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	No.
	II.D 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 confirmed by spot inspection/ report of approved valuer of Bank
28.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No
29.	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.	I have inspected the available record Index 2 nd in the office of Sub-registrar Haridwar for a period since 01.01.1994 to 2024 up to date and found this property is clear, marketable and free from any recorded encumbrances.
30.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	N.A.
31.	(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?	Urban Land Ceiling act is not applicable in the state of Uttarakhand. No-objection Certificate under the Income Tax Act is not required.
32.	(a) Details of RTC extracts/mutation extracts/ Khata extracts pertaining to the property in question.	Yes, the names of present owners are mutated in land records but the TIR is being submitted for approval of Group Housing Residential Project in the name of "Haridwar One", situated in revenue village Bhupatwala Kalan (within limit of Nagar Nigam Haridwar) Tehsil & District Haridwar.
	(b) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	<u>The name of present owners are mutated in land records.</u>
33.	(a) Whether the property offered as security is clearly demarcated?	Yes
	(b) Whether the demarcation/ partition of the property is legally valid?	Yes
	(c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34.	(a) Whether the property can be identified from the following documents (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.	No
	(b) Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No.
35.	(a) Whether the documents i.e., Valuation report/approved sanction plan reflect/indicate any difference/discrepancy	Valuation report / approved/ sanctioned plans are to be submitted to the bank.

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Ref. No.	in the boundaries in relation to the Title Document/other document. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Date
36.	(a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
	(b) Property is SARFAESI compliant (Y/N)	Yes
37.	a Whether original title deeds are available for creation of Equitable Mortgage	N.A., as the TIR is being submitted only for approval of Group Housing Residential Project in the name of "Haridwar One" , situated in <u>revenue village Bhupatwala Kalan (within limit of Nagar Nigam Haridwar)</u> Tehsil & District <u>Haridwar</u> .
	b 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.
38.	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.
39.	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	Borrowers/proposed purchasers will be required to create mortgage/ to deposit documents creating mortgage.

Annexure - C:

Certificate of Title

I have examined the Original Title Deed/Documents relating to the schedule property and offered for approval of residential project and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that the said project is approved and Equitable Mortgage by the proposed purchasers/borrowers if 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 the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Sub-Registrar(s) Office(s). 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 prior Mortgage/ Charges/ encumbrances whatsoever as could be seen from the Encumbrance Certificate for the period from **01.01.1994 to 2024** up to date pertaining to the Immovable Property covered by above said Title Deeds. The property is free from all 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. -----N.A.

7. Minor/(s) and his/ their interest in the property is to the extent of _____ (Specify the share of the Minor with Name). -----N.A.

8. The Mortgage if created will be available to the Bank for the liability of the intending **borrowers/proposed purchasers**. Presently the TITLE INVESTIGATION REPORT is being submitted for approval of Housing Project in the name & style of **"Haridwar One"**, situated in revenue village Bhupatwala Kalan (within limit of Nagar Nigam, Haridwar) by the present owners **Shri Ravinder Kumar & Shri Parminder Kumar** Ss/o Shri Late Inder Das both R/o 82, Uttam Basti Bhupatwala Sadhubela Tehsil and District Haridwar & Builders/Developer **ETH Infra Private Limited**.

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Ref. No. 9. I certify that **Shri Ravinder Kumar & Shri Parminder Kumar** Ss/o Shri Late Inder Das both R/o 82, Uttam Basti Bhupatwala Sadhubela Tehsil and District Haridwar named above have got an valid, 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.

10. 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. Tripartite Agreement
2. Lien Letter from Builder /Developer named above.
3. Original Allotment letter/Agreement to Sale issued by "ETH Infra Private Limited" in favour of proposed buyers/purchasers.
4. Original registered Sale Deed to be executed by "ETH Infra Private Limited" in favour of proposed buyers/purchasers.
5. Affidavit of borrower/proposed buyer.
6. Stamp duty for creation of Equitable Mortgage in applicable in the State.

There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

It is certified that the property is SARFAESI compliant:

SCHEDULE OF THE PROPERTY

A non- agricultural/residential property having land with total shared land area of 4063 square meter belonging to khasra no. 4m/18 & khasra no. 4/17, situated in revenue village Bhupatwala Kalan (within limit of Nagar Nigam Haridwar) Tehsil & District Haridwar

Place: Haridwar

Date: 03.09.2024

Signature of the Advocate

Encl.:

1. Inspection receipt issued by Sub-Registrar Haridwar for the period of 30 years
2. Copy of Khatauni belonging to khasra no. 4m/18 & khasra no. 4/17, village Bhupatwala Kalan Pargana Jwalapur Tehsil & Distt. Haridwar.
3. Certified copy of registered sale deed dated 24.09.1990 registered in bahi no. 1 zild 732/738 pages 92/33-36 at serial no. 4900 dated 25.09.1990 in the office of sub registrar Haridwar executed by **Shri Inder Das** S/o Shri Jasram Das named in favour of Shri Pramod Kumar S/o Shri Punna Mal R/o 2/27, Belwala Colony Haridwar Tehsil and District Haridwar
4. Certified copy of registered sale deed dated 15.03.1997 registered in bahi no. 1 zild 951/1043 pages 281/273-276 at serial no. 1024 dated 17.03.1997 in the office of sub registrar Haridwar executed by Shri Pramod Kumar S/o Shri Punna Mal named above in favour of **Shri Prakash Chand H. Pathak** S/o Shri Heera Lal R/o 4, Alap Flats Vasna Road Ahmadabad (Gujarat) & **Sadhvi Ranjana Devi** R/o Chopra Bhawan Rani Gali Bhupatwala Tehsil and District Haridwar.
5. Certified copy of registered sale deed dated 16.12.1997 bearing document no. 5411 in the office of sub registrar Haridwar executed by **Shri Inder Das** S/o Shri Jasram Das named above in favour of **Agrasen Dharmarth Trust** registered through its General Secretary **Shri K.C. Goel** named above.
6. Certified copy of registered Collaboration Agreement deed dated 16.03.2024 registered in bahi no. 01 zild 8127 pages 191-210 as serial no. 2835 dated 16.03.2024 in the office of sub registrar Haridwar executed between **Shri Ravinder Kumar** S/o Shri Indra Das R/o 82, Uttam Basti Bhupatwala Sadhubela Tehsil and

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Thakral & Thakral

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M.A. (Eng.), LLM, Advocate & Notary

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- Ref. No. District Haridwar in favour of **ETH Infra Private Limited** having its registered Office at 9 & 10, Third Floor, Perl Omex Netaji Subhash Palace, Peetampura New Delh, having its Directors **Shri Rajesh Saini S/o Shri Raghubir Singh R/o 406/1, Indra Colony Shastri Marg, Rohtak (Haryana) & Shri Hari Mohan Sharma S/o Shri Jage Ram Shastri R/o Shastri Bhawan, Hill Bye pass Road Kharkhari Haridwar.**
7. Certified copy of registered Collaboration Agreement deed dated 25.04.2024 registered in bahi no. 01 zild 8211 pages 379-398 as serial no. 4140 dated 25.04.2024 in the office of sub registrar Haridwar executed between **Shri Ravinder Kumar S/o Shri Indra Das R/o 82, Uttam Basti Bhupatwala Sadhubela Tehsil and District Haridwar in favour of ETH Infra Private Limited** having its registered office at 9 & 10, Third Floor, Perl Omex Netaji Subhash Palace, Peetampura New Delh, having its Directors **Shri Rajesh Saini S/o Shri Raghubir Singh R/o 406/1, Indra Colony Shastri Marg, Rohtak (Haryana) & Shri Hari Mohan Sharma S/o Shri Jage Ram Shastri R/o Shastri Bhawan, Hill Bye pass Road Kharkhari Haridwar.**
 8. Certified copy of registered Collaboration Agreement deed dated 06.07.2024 registered at Document no. 6966 dated 06.07.2024 in the office of sub registrar Haridwar executed between **Shri Parminder Kumar S/o Shri Indra Das R/o 82, Uttam Basti Bhupatwala Sadhubela Tehsil and District Haridwar in favour of ETH Infra Private Limited** having its registered office at 9 & 10, Third Floor, Perl Omex Netaji Subhash Palace, Peetampura New Delh, having its Directors **Shri Rajesh Saini S/o Shri Raghubir Singh R/o 406/1, Indra Colony Shastri Marg, Rohtak (Haryana) & Shri Hari Mohan Sharma S/o Shri Jage Ram Shastri R/o Shastri Bhawan, Hill Bye pass Road Kharkhari Haridwar.**
 9. Certificate of Incorporation and Article of Association (AOA) & Memorandum of Article (MOA) of **ETH Infra Private Limited.**
 10. Copy of approved/sanctioned plan by HRDA Haridwar
 11. Copy of RERA Certificate.

Signature of the Advocate

[Handwritten Signature]

03/09/24

[Circular Stamp: GYAANESHWAR THAKRAL ADVOCATE, HARIDWAR]

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

03-Sep-2024

प्रस्तुतकर्ता या प्रार्थी का नाम

ज्ञानेश्वर ठकराल एडो

लेख का प्रकार

मुआयना 31 वर्ष

(1,994 - 2,024)

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

Application No 5,343

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

03-Sep-2024

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, हरिद्वार, प्रथम

