

Thakral & Thakral (

Reference no. A-257/2022

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Gyaaneshwar Thakral

M.A. (Eng.), LLM, Advocate & Notary Mobile No.: 9219156533

Ref. No.

Annexure - B: Report of Investigation of Title in respect of Immovable Property

a)Name of the Branch/ Business Unit/Office seeking State Bank of India SME branch Ranipur Haridwar. As per Bank's Instructions b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny M/s AMPRO, having its office at Plot no. 9, are forwarded. c) Name of the Borrower. Sector-8B, IIE SIDCUL Haridwar Tehsil & Distt. Haridwar, sole Proprietor Shri Sunil Kumar Pasricha S/o Shri Pishori Lal Pasricha R/o H-335, New Rajendra Nagar, New Delhi-110060. Term Loam/CC Limit a Type of Loan 2 **Industrial Property** B Type of property M/s AMPRO, having its office at Plot no. 9, Sector-8B, IIE SIDCUL Haridwar Tehsil & Distt. a)Name of the unit/concern/ company/person 3. Haridwar, sole Proprietor Shri Sunil Kumar offering the property as security. Pasricha S/o Shri Pishori Lal Pasricha R/o H-335, New Rajendra Nagar, New Delhi-110060 Proprietorship firm. b) Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge. c) State as to under what capacity is security offered As a Borrower (whether as joint applicant or borrower or as guarantor, etc.) Rs. a Value of Loan (Rs. In Crores) An Industrial property having plot of land Complete or full description of the immovable bearing Industrial Plot no. 9, measuring in East-5. property offered as security including the following 70 meter, West- 70 meter, North- 25.39 meter & South- 25.39 meter, having total plot area of 1777 square meter, bounded in East- Road 24 meter wide, West- Plot no. 10, North- Plot no. 8 & South- Road 15 meter wide, situated at Sector-8B, IIE SIDCUL Haridwar Tehsil & Distt. Haridwar. An Industrial property having plot of land (a) Survey No. bearing Industrial plot no. 9 To be ascertained from the approved valuer of (b) Door/House no. (in case of house property) having total plot area of 1777 square meter (c) Extent/ area including plinth/ built up area in case of house property situated at Sector-8B, IIE SIDCUL Haridwar (d) Locations like name of the place, village, city, Tehsil & Distt. Haridwar registration, sub-district etc. Boundaries. Certified copy of registered Lease Deed dated a) Particulars of the documents scrutinized-serially 28.06.2014 registered in bahi no. 1 zild 1809 and chronologically. pages 107 to 160 serial no. 5153 dated 28.06.2014 in the office of Sub-Registrar (b) Nature of documents verified and as to whether Haridwar, executed by State Infrastructure and they are originals or certified copies or registration Industrial Development Corporation extracts duly certified. Uttarakhand Limited (SIDCUL), a company Note: Only originals or certified extracts from the within the meaning of the Companies Act 1956, registering/land/ revenue/ other authorities be and having its registered office examined. Dehradun & Head Office at 2

Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407 Haridwage 1 Chamber No. 54, District Courts Roshnabad, Haridwar - 249403 Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667 Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663 Roorkee

Laksar Lawyer's Chamber, Court Campus, Nainital - 263001 Nainital



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authorities relevant to the property in question are available for verification through any online portal or 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. c) Whether the genuineness of the stamp paper is possible to be got verification was made? d) Whether proper registration of documents completed. Details thereof to be provided	Name/ Nature of The Document Name/ Nature of Document Name/ Nature of Document Name/ Nature of Document Name/ Nature of Copy of All Cortified Copy of Cortified Copy of Cortified Copy of All Cortified Copies and relevant fee receipts along with the Proposed mortgagor? (Please also enclose all such the TIR.) (HL: if the value of Ioan=2 Rs. 1 crore and in case of commercial Ioans irrespective of the Ioan 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). a) Whether the records of registrar office or revenue available for verification through any online portal or 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. 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? d) Whether proper registration of documents completed. Details thereof to be provided a) Property offered as security falls within the jurisdiction of which sub-registrar office? b) Whether it is possible to have registration of documents in respect of the property in question of sub-registrar district registrar/ registrar- general. If so, please name all such offices? c) Whether search has been made at all the offices named at (b) above? d) Whether the searches in the offices of registering authorities or any other records reveal registration of documents or any other records reveal registration of multiple t	******					MACHINE TO THE PARTY OF THE PAR	219156533
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Office : Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407 Haridware 2 off Amber No. 54, District Courts Roshnabad, Haridwar - 249403 Roorkee : Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667



Thakral & Thakral

E-mail-advocate.thakral1st@gmail.com

Gyaaneshwar Thakral

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

Mobile No.: 9219156533 In case of property offered as security for loans of Rs.1.00 crore and approper search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used) The property in question with other property was the property of State Infrastructure and Industrial Development Corporation of Uttarakhand Limited (SIDCUL), a company within the meaning of the Companies Act 1956, and having its registered office at Secretariat Dehradun & Head Office at 2, New 2. Lastly State Infrastructure and Industrial Development Corporation of Uttarakhand Limited (SIDCUL), a company within the meaning of the Companies Act 1956, and having its registered office at Secretariat Dehradun & Head Office at 2, New Cantt. Road Dehradun, named above transferred this property by way of registered Lease Deed dated 28.06.2014 registered in bahi no. 1 zild 1809 pages 107 to 160 serial no. 5153 dated 28.06.2014 in the office of Sub-Registrar Haridwar, in favor of present title holder M/s AMPRO, having its office at Plot no. 9, Sector-8B, IIE SIDCUL Haridwar Tehsil & Distt. Haridwar, sole Proprietor Shri Sunil Kumar Pasricha S/o Shri Pishori Lal Pasricha R/o H-335, New Rajendra Nagar, New 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. c. Nature of Minor's interest, if any and if so, whether N.A. 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. a. Nature of Title of the intended Mortgagor over the Leasehold Rights Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.) If Ownership Rights Leasehold Rights a. Detail of the Conveyance Documents Registered Lease Deed dated 28.06.2014 registered in bahi no. 1 zild 1809 pages 107 to 160 serial no. 5153 dated 28.06.2014 in the office of Sub-Registrar Haridwar, executed by State Infrastructure and Industrial Development Corporation of Uttarakhand Limited (SIDCUL), a company within the meaning of the Companies Act 1956, and having its registered office at Secretariat Dehradun & Head Office at 2, New Cantt. Road Dehradun in favor of present title holder M/s AMPRO, having its office at Plot no. 9, Sector-8B, IIE SIDCUL Haridwar Tehsil & Distt. Haridwar. b. Whether the document is properly stamped. Yes c Whether the document is properly registered Yes If leasehold, whether; Yes. a)lease Deed is duly stamped and registered b)lessee is permitted to mortgage the Leasehold right, Permission to Mortgage is to be issued by SIDCUL c)duration of the Lease/unexpired period of lease, Total duration of Lease is 90 years. d)if, a sub-lease, check the lease deed in favour of Lessee as N.A.

Office Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407

by Sub- Lessee also.

to whether Lease deed permits sub-leasing and mortgage



Thakral & Thakral 🛐



E-mail-advocate.thakral1st@gmail.com

Gyaaneshwar Thakral M.A. (Eng.), LLM, Advocate & Notary Mobile No.: 9219156533

	Mobile No. : 9219156533		
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Yes. Date	
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.	
	If Govt. grant/ allotment/Lease-cum-Sale Agreement, whether;	N.A.	
	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.	Permission to Mortgage is to be issued by SIDCUL	
	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;	No.	
	c) The Gift/Settlement Deed has been attested by two witnesses;	No.	
	d) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	No.	
	e) The Gift/Settlement Deed transfers the property to Donee;	No.	
	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?	No.	
	g) Whether the Donee is in possession of the gifted property?	No.	
	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?	No.	
	i) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	No.	
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	Not Applicable	
	the modality/procedure to be followed to create a valid and enforceable mortgage.	Notification	
	(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 such decree has become final and all other conditions/ formalities are completed/complied with.	Not Applicable	
	(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	No SHAKRAL AS	

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	(a) In cook (a) Mobile No. : 921	0156522
	(a) In case of wills, whether the will is registered will or 'um'egistered will? (b) Whether will in the control of the will be registered will or will be registered	Not Applicable Date
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	
04	(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 circumstance in	
	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 all and	No
	(a) any restriction in creation of characteristic	Not Applicable
	(b) Precautions/ permissions if any in respect of the	
16.	cases for creation of mortgage? (a) Where the property is a HUF/joint family property?	Not Applicable
	(b) Whether mortgage is created for family 1	Not Applicable
	objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
17.	(c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
1/.	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
18.	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
10.	Is the property is Agricultural land,	N.A., as the property in question is an Industrial Property situated at Sector-8B, IIE SIDCUL Haridwar Tehsil & Distt Haridwar.
	(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 procedure followed / permission obtained?	N.A., as the property in question is an Industrial Property situated at Sector-8B, IIE SIDCUL Haridwar Tehsil & Distt Haridwar.
19.	(a) Whether the property is affected by any local laws or	No.
e	other regulations having a bearing on the creation security/	WILL LAND AND



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-11-5	Mobile No. : 921	9100000
	mortgage (viz. Agricultural Laws, weaker Sections, 'minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	Date
	(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?	As per available records, the property is not involved in or subject matter of any litigation which is pending or concluded but an affidavit is to be obtained from the sole proprietor of firm named above
	(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.	No.
	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)? b/4 if the search reveals encumbrances/charges, whether	N.A.
24.	such charges/encumbrances have been satisfied?	N.A.
	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? (b) Whether the POA involved is one coupled with interest,	No
	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
	(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))	No No
ce	Proprietary Concerns in favour of their Partners / Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar	37 909 24



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	Employees / Aug Wobile No. : 921	9156533
	Employees / Authorized Representatives to sign Flat	
	etc. in favour of huyang of a	Date
	other type of POA (Come of Builder's POA) or (II)	
	(d) In case of Builder's DO	
	is available and the same has been verified/compared with the original POA.	Not Applicable
	the original POA.	Phicable
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in	
	POA), please clarify the following clauses in respect of POA. i. Whether the original POA is verified.	Not Applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA.	
770	investigation is done on the basis of original POA? ii. Whether the POA is a register of the poars.	
	ii. Whether the POA is a registered one?	
1	(f) Whether the POA was in force and not revoked or had become invalid on the data of our	Not Applicable
	become invalid on the date of execution of the document in question? (Please clarify whether)	Not Applicable
	question? (Please clarify whether the same has been ascertained from the office of sub-rections).	Dr. 2022 an ar car
	ascertained from the office of sub-registrar also?) (g) Please comment on the genuineness of POA?	Dropping to their neglection of the
	to, state comment on the genuineness of POA?	Not Applicable
1	(h) The unequivocal opinion on the enforceability and validity of the POA?	COLUMN CONTRACTOR OF THE COLUMN CO.
		Not Applicable
26.	Whether mortgage is being created by a DOAL	N
1 3		Not Applicable
		URNI LINE TO THE REAL PROPERTY OF THE PARTY
	dullellicated in terms of the I c	the state of the salaries
27.	If the	
47.	property is a flat/anartment	N.A.
	residential/commercial complex, check and comment on the following:	Chicago Lat Series and Andread
199	(a) Promoter's /Land owner's title to the	No. of the last of
	(a) Promoter's/Land owner's title to the land/building; (b) Development Agreement/Power of Attorney;	Industrial Property Manager at the Company
	(c) Extent of authority of the Developer/builder;	THE STORY HARDEST TRANSPORT
	(u) independent title verification of the land and/or	Hersdage
	building in question;	NA. 45 the property in question is to
1000	(e) Agreement for sale (duly registered);	Indicated Property stanted at Security
	(f) Payment of proper stamp duty;	III AND III Bardonic Tehal & Day
133	(g) Requirement of registration of sale agreement,	HARVEST CO.
To le	development agreement, POA, etc.; (h) Approval of building plan, permission of	
	(n) Approval of building plan, permission of appropriate/local authority, etc.;	
	(i) Conveyance in favour of Society/ Condominium	
	concerned;	Tes .
1	(j) Occupancy Certificate/allotment letter/letter of	
186	possession;	
1	(k) Membership details in the Society etc.;	
	(1) Share Certificates	
	(m) No Objection Letter from the Society;	
	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building	
	regarding ownership of flats/Apartments/Building Regulations,	
	Development Control Regulations, Co- operative Societies'	
1	Laws etc.;	
	(o) Requirements, for noting the Bank charges on the	
1	records of the Housing Society, if any:	
1	(p) If the property is a vacant land and construction is yet to	COLUMN TOWN OF STREET
	be made, approval of lay-out and other precautions if any	The state of the s
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan.	
	in all documents such as approved plan, agreement plan, etc.	THAKRAL
		JAS OLD
		1510 X20

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

	II.A Whether the Roal p. Mobile No. 1934	Notary
	'Ectata'(D-) hed Estate D .	9156533
	II.B Whether the project is registered with the Real Estate are to be furnished,	
1	Regulatory Authority? If so, the details of such registration II.C Whether the registration	No.
1	are to be for Authority? If so, the day with the Real Fatter	Date
	use to be furnished,	N.A.
	Whether the register is	
	II.C Whether the registered agreement for sale as II.D Whether the details of such registration	
	II.D Whether the details of kules there under is a sale as	N.A.
	are verified The anather to calculed?	
- 7	or plots hooked and fist of number and the plot in question	N.A.
	of Real Estate Regulatory Authority?	
0.0	Authority? Website	
28.	Encumbrances	
	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof	
	Third Party claims, Liens etc. and details thereof. The period covered under the Franchischer of the period covered under the period co	No
29.	The period covered under the Encumbrances Certificate and the name of the person in whose for the encumbrance is the encumbrance in the encumbrance is the person in whose for the person in	
	ally the name of the Encumbrances of	
	encumbrance is the person in whose certificate	I have inspected the available recording the office of God and in the office of God and Indiana.
	encumbrance is created and if so, satisfaction of charge, if	Index 2 nd in the office of Sub-registra
	of charge, if	Haridwar for a period since 01.01.199
30.	D	
50.	Details regarding property tax or land revenue or other statutory dues paid/payable as on data and the control of the control	Mortgage in favour of Axis Bank.
	statutory dues paid/payable as or difference or other	N.A.
24	What remedy?	
31.	(a) Urban land ceiling clearance, whether required and if so, details thereon.	
	details thereon.	Urban Land Ceiling act is not applicable in
		the state of Uttarakhand.
	(b) Whether No Objection Certificate under the Income Tax	
	Act is required/ obtained?	No-objection Certificate under the
0.0		Income Tax Act is not required.
32.	(a) Details of RTC extracts/mutation extracts/ Khata extracts pertaining to the property is	
	extracts pertaining to the property in question.	N.A., as the property in question is an
	property in question.	muusuldi Property situated at Costan or
		The Sideol Haridwar Teheil o Die
	(b) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Willege	Hariuwar.
	the revenue/Municipal/Village records?	N.A., as the property in question is a
	, mage records;	muusulal Property situated at Soctor or
		THE SIDCUL Haridwar Teheil & Dict
33.	(a) Whether the property offered	Haridwar.
	(a) Whether the property offered as security is clearly demarcated?	Yes
	a dilital catca;	
	(b) Whether the demarcation/ partition of the property is legally valid?	Yes
	regarry variu:	
	(c) Whether the property has clear access as per	Yes
	documents? (The property should be legally accordible	
	through normal carriers to transport goods to factories /	
34	_ nouses, as the case may be j.	
34.	(a) Whether the property can be identified from the	Yes.
	following documents	
	(a) Document in relation to electricity connection;	Electricity Bill
	(b) Document in relation to water connection;	Water Connection document
	(c) Document in relation to Sales Tax Registration, if any	Tax Registration
	applicable;	- Granding
	(d) Other utility bills, if any.	Yes.
	(b) Discrepancy/doubtful circumstances, if any revealed on	No.
	such scrutiny?	110.
35.	(a) Whether the documents i.e., Valuation report/approved	valuation report
	sanction plan reflect/indicate any difference/discrepancy	valuation report and approved
	in the houndaries in relation to the mid-	sanctioned plans are to be submitted to
The state of	in the boundaries in relation to the Title Document/other	the bank.
	document. (If the valuation report and/or approved plan	AS AS
1500	are not available at the time of preparation of TIR, please	(3")
1	provide these comments subsequently, on receipt of the	1010



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	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	Yes, original title deed is presently mortgaged with Axis Bank by way of Equitable Mortgage.
	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.	Shri Sunil Kumar Pasricha S/o Shri Pishori Lal Pasricha, sole Proprietor of M/s AMPRO, having its office at Plot no. 9, Sector-8B, IIE SIDCUL Haridwar Tehsil & Distt. Haridwar

Annexure - C-1

Certificate of Title

I have examined the certified copy of Title Deed/Document intended to be deposited relating to the schedule property 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 the said Equitable Mortgage if created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

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 Government Offices/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office. 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 01.01.1992 to 2022 up to date pertaining to the Immovable Property covered by above said Title Deeds. The property is free from all Encumbrances, except the earlier charge by way of Equitable Mortgage in favour of Axis Bank.

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 borrower M/s AMPRO, having its office at Plot no. 9, Sector-8B, IIE SIDCUL Haridwar Tehsil & Distt. Haridwar, sole Proprietor Shri Sunil Kumar Pasricha S/o Shri Pishori Lal Pasricha R/o H-335, New Rajendra Nagar, New Delhi-110060.

9. I certify that M/s AMPRO, having its office at Plot no. 9, Sector-8B, IIE SIDCUL Haridwar Tehsil & Distt. Haridwar, sole Proprietor Shri Sunil Kumar Pasricha S/o Shri Pishori Lal Pasricha R/o H-335, New Rajendra Nagar, New Delhi-110060, has got a clear and Marketable Leasehold title over the Schedule property, except the earlier charge by way of Equitable Mortgage in favour of Axis Bank.

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 the documents would create a valid and enforceable mortgage:

Office : Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407 Haridware 9 Chamber No. 54, District Courts Roshnabad, Haridwar - 249403 Roorkee : Chamber No. 65, Tabell Campus Roshnabad, Haridwar - 249403



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- 2. Copy of Possession Memo issued by State Infrastructure and Industrial Development Corporation of Uttarakhand Limited (SIDCUL).
- 3. Original registered Lease Deed dated 28.06.2014 registered in bahi no. 1 zild 1809 pages 107 to 160 serial no. 5153 dated 28.06.2014 in the office of Sub-Registrar Haridwar, executed by State Infrastructure and Industrial Development Corporation of Uttarakhand Limited (SIDCUL), a company within the meaning of the Companies Act 1956, and having its registered office at Secretariat Dehradun & Head Office at 2, New Cantt. Road Dehradun in favor of present title holder M/s AMPRO, having its office at Plot no. 9, Sector-8B, IIE SIDCUL Haridwar Tehsil & Distt. Haridwar.
- 4. Copy of Permission to mortgage from SIDCUL.
- 5. Affidavit of Shri Sunil Kumar Pasricha, sole proprietor of M/s AMPRO, having its office at Plot no. 9, Sector-8B, IIE SIDCUL Haridwar Tehsil & Distt Haridwar.
- 6. No dues from Axis Bank.
- 7. 0.5 % stamp duty of loan amount with maximum of Rs. 10,000/- only applicable in the state of Uttarakhand.

There are no legal impediments for creation of the Mortgage on production of original of title deeds the certified copies of which I have examined under any applicable Law/ Rules in force.

It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

A residential property having plot of land bearing Plot no. 27-A, measuring in East-69.75 feet, West- 90.75 feet, North- 22.45 feet & South- 22.45 feet, having total plot area of **1800 square feet i.e. 167.286 square meter**, bounded in East-Way 15 feet wide & land of seller, West- Way 18 feet wide, North- Wall and afterwards property of other person & South- Plot no. 22-A of Shri Raj Mohan Dabas, belonging to khasra no. **1583**, situated in **Krishna Vihar Residential Colony, village Salempur** Mahdood-2, Tehsil & District Haridway.

Place: Haridwar

Date: 05.11.2022

Signature of th

Advocate 82

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