





E-mail-advocate.thakral1st@gmail.com

Gyaaneshwar Thakral

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

Aaditya Thakral

B.C.A., LLM Advocate Mobile No. : 9897182999

Ashutosh Thakral

B.B.A., LLB (Hons.) Advocate, High Court Mobile No. : 8077583595

Reference no. BA-922/2024

	Report of Investigation of Title in	
1	a) Name of the Branch/ Business Unit/Office seeking opinion.	The Chief Manager State Bank of India
	1) P.C	Branch Kotdwar District Pauri Garhwal
	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	Shree Kishori Builders Pvt. Ltd. Through it
		Director Shri Revati Raman Rai
2	a Type of Loan	Housing Loan
3.	B Type of property a)Name of the unit/concern/ company/person offering the property as security.	Residential Property Shagun Rai D/o Shri Rakesh Kumar Rai R/ village and Post Rajapur Tehsil Mohammedaba District Gazipur (UP)
	b) Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge.	Individual
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As a Guarantor of Borrower Company
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 constructed residential property/hous constructed on plot of land bearing Plot no. N-72 measuring East-11 meter, West-11 Meter, North 22 meter & South-22 meter having total plot are of 242 square meter, bounded in East- House no. N-96, West- Road 18 meter wide, North- House no. N-74 & South- House no. N-72, situated in Bahadarabad Road Scheme, Phase-3, Shivali Nagar BHEL Ranipur Haridwar (presently within limits of Municipality Shivalik Nagar) Tehsil & District Haridwar
	(a) Survey No.	A residential property having bearing House no. N
	(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 plot area of 242 square meter
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	situated in Bahadarabad Road Scheme, Phase-3 Shivalik Nagar BHEL Ranipur Haridwar (presently within limits of Municipality Shivalik Nagar Tehsil & District Haridwar
)	a) Particulars of the documents scrutinized-serially and chronologically.	1. Original registered Sale deed dated 15.06.1996 registered in bahi no. 1 zild 951/1002 pages 207 228 serial no. 3019/3020 dated 24.06.1996 in the
	(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.	office of Sub-registrar Haridwar executed by Uttar Pradesh Avas Evam Vikas Parishad in favour of Shri B.L. Yadav S/o Shri S. N. Singh Yadav R/o 147, Type-4, Sector 5B, BHEL Ranipur Haridwar Tehsil and District Haridwar. 2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zild 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shr Babu Lal Yadav S/o Shri S. N. Singh Yadav named above in favour of Shri Jiya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goe W/o Shri Jiya Lal Goel both R/o quarter no. 3 Type-4, Sector-1 BHEL Ranipur Haridwar Tehsi

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

Chamber No. 54, District Courts Roshnabad, Haridwar - 249403 Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667 Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663

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

Reg. Mb. Con Mar Distr. Haiding





E-mail-advocate.thakral1st@gmail.com

Gyaaneshwar Thakral

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

Aaditya Thakral

B.C.A., LLM Advocate Mobile No. : 9897182999

Ashutosh Thakral

B.B.A., LLB (Hons.) Advocate, High Court Mobile No. : 8077583595

Ref. N	vo				o7. pag the Shr and fave Shr mir Rai Nee Raj (UF 4. (reg seri subb Rai fave Rak	Original registered sale deed dated dated 09.2013 registered in bahi no. Datæild 27.68. Res 23 to 52 serial no. 7017 dated 09.09.2013 in office of sub registrar Haridwar executed by in Jiya Lal Goel S/o Rameshwar Prasad Goel in our of present owner Smt. Neelam Rai W/o it Rakesh Kumar Rai self and Kumari Shagun Rai nor aged about 14 years D/o Shri Rakesh Kumar through her mother and natural guardian Smt. Plam Kumar Rai both R/o village and Post apur Tehsil Mohammedabad District Gazipur O). Original registered Gift deed dated 07.10.2024 istered in bahi no. 01 7467 Pages 329 to 358 hal no. 8358 dated 07.10.2024 in the office of registrar Haridwar, executed by Smt. Neelam W/o Shri Rakesh Kumar Rai named above in our of present owner Shagun Rai D/o Shri tesh Kumar Rai R/o village and Post Rajapur sil Mohammedabad District Gazipur (UP)
	Sr. No.	Date	Name/ Nature of The Document	Original/ certified copy/ certified extract/ photocopy, etc.	In c	ase of copies, ether the original was scrutinized by the vocate.
	1.	15.06.1996	registered Sale deed	Original		N.A.
	2.	31.01.2000	registered Sale deed	Original		N.A.
	3.	07.09.2013	registered Sale deed	Original		N.A.
	4.	07.10.2024	registered Gift deed	Original		N.A.
7.	obtain comp proposed from the Ti in calloan ob. What docur Regis with talloan comp shoul	ned from the pared with the psed mortgage ied copies and IR.) (HL: if the se of comme component) the trar 's office I the original docase originals aring with the d be handled in the property of the property of the original docase originals aring with the d be handled in the pseudo-	ed copy of all title dorelevant sub-registra documents made avaor? (Please also enclorelevant fee receipts value of loan=> Rs. ercial loans irrespected in the certified coare obtained directly have been verified pacuments submitted? title deed is not proper certified or ordinare diligently &cautionere diligently &cautionere diligently &cautionere in the certified or ordinare diligently &cautionere diligently &	or office and ilable by the ose all such is along with a crore and ctive of the opies of title in from Subage by page roduced for mary copies ously).	No.	
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? b)If such online/computer records are available, whether any verification or cross checking are made		yes,	records of registrar office relevant to the perty in question are available for verification ough online portal/computer system. records of registrar office relevant to the perty in question available through online		
	c)Who	ether the gen	findings in this regard uineness of the stan erified from any online erification was made?	np paper is e portal and		cal/computer system are verified/cross cked & found in order.

Office : Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407
Haridwar : Chamber No. 54, District Courts Roshnabad, Haridwar - 249403
Roorkee : Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667
Laksar : Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663
Nainital : Lawyer's Chamber, Court Campus, Nainital - 263001

P.49934932 U.A. 1044/2004







E-mail-advocate.thakral1st@gmail.com

Gyaaneshwar Thakral

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

Aaditya Thakral

B.C.A., LLM Advocate Mobile No. : 9897182999

Ashutosh Thakral

B.B.A., LLB (Hons.) Advocate, High Court Mobile No.: 8077583595

Rei	d) Whether proper registration of documents Noompleted. Details thereof to be provided	Yes. Date
9		Sub-registrar Haridwa r.
	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
1	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.
	Cl C. Lil	

Chain of title:

The property in question in the shape of an open plot was the property of Uttar Pradesh Avas Vikas Parishad

- 2. Later on **Uttar Pradesh Avas Vikas Parishad** named above transferred this property in the shape of an open plot **having a plot area of 242 square meter** by way of registered Sale deed dated 15.06.1996 registered in bahi no. 1 zild 951/1002 pages 207-228 serial no. 3019/3020 dated 24.06.1996 in the office of Sub-registrar in favour of **Shri B.L. Yadav** S/o Shri S. N. Singh Yadav R/o 147, Type-4, Sector 5B, BHEL Ranipur Haridwar Tehsil and District Haridwar
- 3. Later on **Shri Babu Lal Yadav** S/o Shri S. N. Singh Yadav named above transferred this property in the shape of an open plot **having a plot area of 242 square meter** by way of registered sale deed dated 31.01.2000 registered in bahi no. 1 zild 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar in favour of **Shri Jiya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel both R/o quarter no. 3, Type-4, Sector-1** BHEL Ranipur Haridwar Tehsil and District Haridwar.
- 4. Later on Shri Jiya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel after approval of plan dated 15.04.2000 byUP Awas and Vikas Parishad constructed residential house on spot and transferred the property having a plot area of 242 square meter by way of registered sale deed dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registrar Haridwar in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP).
- 5. Lastly **Smt. Neelam Rai** W/o Shri Rakesh Kumar Rai named above transferred her total one half share of this property by way of registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, in favour of present owner **Shagun Rai** D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP).

Thus the chain of title is complete and **Shagun Rai** D/o Shri Rakesh Kumar Rai is the present owner of total property having plot area of 242 square meter as detailed above.

I further certify that the concerned property is SARFAESI compliant.

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 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.

Office : Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407
Haridwar : Chamber No. 54, District Courts Roshnabad, Haridwar - 249403
Roorkee : Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667
Laksar : Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663
Nainital : Lawyer's Chamber, Court Campus, Nainital - 263001

Teg. No. 1014/2004 To Land To Distt. Haid to Distr. Haid to Distr.

		11-0ct-2024	शुल्क वसूल करने की दिनांक.
	105.00		।। योग
	00.0		10 कम रजिस्ट्रीकरण शुल्क
	00.0		9 गानिक भना
	00.8		छिनि 8
	00.0		7 नकल शुल्क
	00.0		6 कमीशन शुल्क
	00.0	क्राष्ट्र गृशि के ाप	5 मुख्तारनामा के अभिप्रणालोकरूर
Application No 6,318	100.00		क निरीक्षण या तलाश शुल्क
818,9 oN noitestiggA	00.0		क्राष्ट्र किनांप्रभिद्ध ह
	00.0		क्रजृष्ट एएक मिलितिए ऽ
	00.0		रजिस्ट्रीकरण शुल्क
(+70°7 +00°1)	00.0		' शारुमध कि रूसिर
(450,2 - 466,1)	केह 18	मुआयना	प्राक्ष एक छि
		जानेश्वर ठकराल	मान कि किए ए किक्रिके
,	11-Oct-2024	कांम्झा त	लेख या प्राथना-पत्र प्रस्तुत करने क
वाला)	नार । छऽ। प्राइ 🏗	अश्वा प्राध	<u>νηγ</u> κ)
86 \ 881 सिख्या 188 188	(1-TFTF)		

मक्षर,गइरीड़ ,कक्षंबिनाश हस्ताक्षर उपनिबंधक, हिरदार,प्रथम



E-mail-advocate.thakral1st@gmail.com



Gyaaneshwar Thakral

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

Aaditya Thakral

B.C.A., LLM Advocate Mobile No. : 9897182999

Ashutosh Thakral

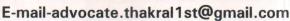
B.B.A., LLB (Hons.) Advocate, High Court Mobile No.: 8077583595

procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion. 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.) 11. If Ownership Rights a. Detail of the Conveyance Documents a. Detail of the Conveyance Documents 11. Original registered Sale deed dated 15.06.1996 registered in bahi no. 1 zild 951/1002 pages 207-228 serial no. 3019/3020 dated 24.06.1996 in the office of Sub-registrar Hardwar executed by Uttar Pradesh Avas Evam Vikas Parishad in favour of Shri B.L. Vadav Syo Shri S. N. Singh Yadav Ryo 1. Type-4. Sector 5B, BHEL Ranipur Haridwar Tehsil and District Haridwar. 2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zild 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shri Babu Lal Yadav Syo Shri S. N. Singh Yadav Ayo Shri Sh. N. Singh Yadav Ayo Shri Shri Sha Lal Yadav Syo Shri S. N. Singh Yadav Ayo Shri Shri Sha Lal Yadav Syo Shri S. N. Singh Yadav Ayo Shri Shri Sha Lal Yadav Syo Shri S. N. Singh Yadav Ayo Shri Shri Sha Lal Yadav Syo Shri S. N. Singh Yadav Ayo Shri Shri Sha Lal Yadav Syo Shri S. N. Singh Yadav Ayo Shri Shri Sha Lal Yadav Syo Shri Shri Sha Shri Sha Shri Sha Yadav Syo Shri Shri Sha Shri Shri Shri Shri Shri Shri Shri Shri	R	ef. N	c. Nature of Minor's interest, if any a creation of mortgage could be possible		N.A.	Date	
11. a. Nature of Title of the intended Mortgagor over the Property (whether fail ownership rights, Leasehold Rights, Cocupancy/ Possessory Rights or Inam Holder or Govt. Grantec/Allottee etc.) If Ownership Rights a. Detail of the Conveyance Documents a. Detail of the Conveyance Documents 1. Original registered Sale deed dated 15.06.1996 registered in bahi no. 1 zlid 1951/1002 pages 207-228 serial no. 3019/3020 dated 24.06.1996 in the office of Sub-registrar Haridwar executed by Uttar Pradesh Avas Evam Vikas Parishad in favour of Shri Ja. L. Yadav S/o Shri S. N. Singh Yadav R/o 147, Type-4, Sector 58, Billet Ranipur Haridwar Teshi and District Haridwar. 2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zlid 1199/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shri Babu Lal Yadav S/o Shri S. N. Singh Yadav anamed above in favour of Shri Jiya Lal Goel Fox Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel both R/o quarter no. 3, Type-4, Sector-1 BHEL Ranipur Haridwar Teshi and District Haridwar. 3. Original registered in bahi no. 0.1 zild 2768 pages 23 to 52 serial no. 7017 dated 09/09.2013 in the office of sub registrar Haridwar executed by Shri Jiya Lal Goel in flowor of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumar Rai banut Hy ears J/O Shri Rakesh Kumar Rai self and Kumar Shaja mas mimora ged about 14 years J/O Shri Rakesh Kumar Rai in Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumar Rai banut Hy Gost Post registered in bahi no. 0.1 7467 Pages 329 to 558 serial no. 8358 dated 07.10.2024 registered in bahi no. 0.1 7467 Pages 329 to 558 serial no. 8358 dated 07.10.2024 registered in halin no. 0.1 7467 Pages 329 to 558 serial no. 8358 dated 07.10.2024 registered in bahi no. 0.1 7467 Pages 329 to 558 serial no. 8358 dated 07.10.2024 registered in halin no. 0.1 7467 Pages 329 to 558 serial no. 8358 dated 07.10.2024 registered in halin no. 0.1 7467 Pages 329 to 558 serial no. 8358 d							
Property (whether full ownership rights, Leasehold Rights, Occupancy Possessory Rights or Inam Holder or Govt Grantee/Allottee etc.) If Ownership Rights a. Detail of the Conveyance Documents If Detail of the Conveyance Documents If Ownership Rights a. Detail of the Conveyance Documents If Detail of the Conveyance Documents If Ownership Rights A Detail of the Conveyance Documents If Detail of the Conveyance Documents If Detail of the Conveyance Documents If Ownership Rights If Detail of the Conveyance Documents If Ownership Rights If Detail of the Conveyance Documents If Ownership Rights If Detail of the Conveyance Documents If Ownership Rights If Detail of the Conveyance Documents If Ownership Rights If Detail of the Conveyance Documents If Ownership Rights If Detail of the Conveyance Documents If Ownership Rights If Detail of the Conveyance Documents If Ownership Rights If Detail of the Conveyance Documents If Ownership Rights If Detail of the Conveyance Documents If Ownership Rights If Detail of the Conveyance Documents If Ownership Rights If Original registered Sale deed dated 15.06.1996 registered in bahin on 1 21d 1190/1205 pages 62/485-488 serial no. 3019/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shri Baba Lal Yadav Syo Shri S. N. Singh Yadav Raned above in favour of Shri Ijya Lal Goel both Ryo quarter no. 3, Type-4, Sector-1 BHEL Ranipur Haridwar. If Ownership Rights If Detail Property Stamped and Post Rajapur Tehsil Mohammedabad District Cazipur (UP). If Detail Property Stamped. If Ownership Rights If Gashouth Ryo Wilage and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). If Gashouth Ryo		11		Fall Oran analyin			
Occupancy/ Possessory Rights or Inam Holder or Govt Grantee/Allottee etc.) If Ownership Rights a. Detail of the Conveyance Documents a. Detail of the Conveyance Documents I. Original registered Sale deed dated 15.06.1996 registered in bahi no. 1 zlid 951/1002 pages 207-228 serial no. 3019/3020 dated 24.06.1996 in the office of Sub-registrar Haridwar executed by Uttar Pradesh Avas Evam Vikas Parishad in favour of Shri Bl. Vadaw S/o Shri S. N. Singh Yadaw R/o 147, Type-4, Sector 18, BlEL Ranipur Haridwar Tehsil and District Haridwar. 2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zlid 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shri Babu Lal Yadav S/o Shri S. N. Singh Yadaw R/o 147, Type-4, Sector-1 BlEL Ranipur Haridwar executed by Shri Babu Lal Yadav S/o Shri S. N. Singh Yadaw R/o 147, Type-4, Sector-1 BlEL Ranipur Haridwar Tehsil and District Haridwar. 3. Original registered in bahi no. 01 zlid 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registrar Haridwar executed by Shri Babu Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri iya Lal Goel both R/o quarter no. 3, Type-4, Sector-1 BlEL Ranipur Haridwar executed by Shri Babu Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri iya Lal Goel of navour of present owner Smt. Nealam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai named above in favour of the Lease due de fin favour of the Shri Rakesh		11.		ruii Ownership			
Grantee/Allottee etc.) If Ownership Rights a. Detail of the Conveyance Documents If Original registered Sale deed dated 15.06.1996 registered in bahi no. 1 zild 951/1002 pages 207-228 serial no. 3019/3020 dated 24.06.1996 in the office of Sub-registrar Haridwar executed by Uttar Pradesh Avas Evam Vilkas Parishad in favour of Shri B.L. Yadav 5/0 Shri S. Nigh Yadav Ryo 147, Type-4, Sector 5B, BHEL Ranipur Haridwar Tehsil and District Haridwar. 2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zild 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shri Babu Lal Yadav 5/0 Shri S. N. Singh Yadav named above in favour of Shri Ijya Lal Goel S/0 Rameshwar Prasad Goel and Smt. Deepa Goel W/0 Shri Ijya Lal Goel S/0 Rameshwar Prasad Goel and Smt. Deepa Goel W/0 Shri Ijya Lal Goel S/0 Rameshwar Tehsil and District Haridwar. 3. Original registered sale deed dated dated 07.09.2013 registered in bahi no. 01 zild 2769 pages 23 to 52 serial no. 7017 dated 09/09.2013 in the office of sub registrar Haridwar executed by Shri Ijya Lal Goel is for your of present owner Smt. Neclam Rai W/0 Shri Rakesh Kumar Rai self and Kumar Shajum Rai minor aged about 14 years 19/0 Shri Rakesh Kumar Rai though her mother and natural guardian Smt. Neelam Rai W/0 Shri Rakesh Kumar Rai self and Kumar Shajum Rai minor aged about 14 years 19/0 Shri Rakesh Kumar Rai in on 10 17 467 Pages 329 to 538 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/0 Shri Rakesh Kumar Rai D/0 Shri							
a. Detail of the Conveyance Documents a. Detail of the Conveyance Documents bah in 1. Izlid 951/1020 pages 207-228 seral an 0. 3019/3020 dated 24.06.1996 in the office of Sub-registrar Haridwar executed by Uttar Pradesh Avas Evam Vikas Parishad in favour of Shri B.L. Yadav S/o Shri S. N. Singh Yadav R/o 147, Type-4, Sector 5B, BHEL Ranipur Haridwar Tehsil and District Haridwar. 2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zild 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shri Babu Lal Yadav S/o Shri S. N. Singh Yadav Royard and Show in favour of Shri Jiya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel both R/o quarter no. 3. Type-4, Sector-1 BHEL Ranipur Haridwar Tehsil and District Haridwar. 3. Original registered sale deed dated dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 90,90.2013 in the office of sub-registrar Haridwar executed by Shri Ban the office of sub registrar Haridwar executed by Shri Ban the office of sub registrar Haridwar executed by Shri Ban the office of sub registrar Haridwar executed by Shri Ban the Office of sub registrar Haridwar executed by Shri Ban the Office of sub registrar Haridwar executed by Shri Ban the Office of sub registrar Haridwar executed by Shri Ban the Office of sub registrar Haridwar executed by Shri Ban both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Shri Rakesh Kumar Ri R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP)							
bahi no. 1 zild 951/1002 pages 207-228 serial no. 3019/3002 dated 24.06.1996 in the office of Sub-registra Haridwar executed by Ultar Pradesh Avas Evam Vikas Parishad in favour of Shri B.L. Yadav S/o Shri S. N. Singh Yadav R/o 147, Type-4, Sector 5B, BHEL Ranipur Haridwar Tehsil and District Haridwar. 2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zild 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shri Babu Lal Yadav S/o Shri S. N. Singh Yadav anamed above in favour of Shri Ijya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Ijya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Ijya Lal Goel S/o Rameshwar Tehsil and District Haridwar. 3. Original registered sale deed dated dated dated 07.09.2013 registered in bahi no. 1 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registerar Haridwar executed by Shri Ijya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Ijya Lal Goel in favour of present owner Smt. Neclam Rai W/o Shri Rakesh Kumar Rai bort R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8359 dated 07.10.2024 in the office of sub register Haridwar. Since the substitution of the Lease Registered Shri Ilya Rakesh Kumar Rai named above in favour of present owner Smt. Neclam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai to So Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai LO So Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly registered Yes Ifleasehold, whether; a) lease Deed is duly stamped and registered Pyes (Fileasehold, whether; a) Prasad Goel and Smt. No. b) the mortgagor is competent to reate charge on such property. c) Whether the leasehold rights permits for th							
dated 24,06,1996 in the office of Sub-registrar Haridwar executed by Uttar Pradesh Avas Evam Vikas Parishad in favour of Shri B.L. Yadav S/o Shri S. N. Singh Yadav R/o 147, Type-4, Sector 5B, BHEL Ranipur Haridwar Tehsil and District Haridwar. 2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zild 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shri Babu Lal Yadav S/o Shri S. N. Singh Yadav named above in favour of Shri Jiya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel both R/o quarter no. 3, Type-4, Sector-1 BHEL Ranipur Haridwar Tehsil and District Haridwar. 3. Original registered sale deed dated do 70.92.013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7013 dated 09.09.2013 in the office of sub registrar Haridwar executed by Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Asia self and Kumari Shagun Rai mion raged about 14 years D/o Shri Rakesh Kumar Rai and Kumari Shagun Rai mion raged about 14 years D/o Shri Rakesh Kumar Rai and Smt. Neelam Rai W/o Shri Rakesh Kumar Rai and Smt. Neelam Rai W/o Shri Rakesh Kumar Rai and Smt. Neelam Rai will of the self-self-self-self-self-self-self-self-			a. Detail of the Conveyance Documents	0 0			
executed by Uttar Pradesh Avas Evam Vikas Parishad in favour of Shri B.L. Yadav S/o Shri S. N. Singh Yadav R/o 147, Type-4, Sector 5B, BHEL Ranipur Haridwar Tehsil and District Haridwar. 2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zild 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registra Haridwar executed by Shri Babu Lal Yadav S/o Shri S. N. Singh Yadav named above in favour of Shri Jiya Lal Goel 5/O Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel both R/o quarter no. 3. Type-4, Sector-1 BHEL Ranipur Haridwar Tehsil and District Haridwar. 3. Original registered sale deed dated dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registrar Haridwar executed by Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai iself and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai iself and Kumar Rai both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 5. Whether the document is properly registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar (xexcuted by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) 5. Whether the document is properly registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar (xexcuted by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named a							
favour of Shri B.L. Yadav S/o Shri S. N. Singh Yadav R/o 147, Type-4, Sector 5B, BHEL Ranipur Haridwar Tehsil and District Haridwar. 2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zild 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-rig Sh. N. Singh Yadav named above in favour of Shri Jiya Lal Goel 5/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel both R/o quarter no. 3, Type-4, Sector-1 BHEL Ranipur Haridwar Tehsil and District Haridwar. 3. Original registered sale deed dated dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 90,99.2013 in the office of sub registra Haridwar executed by Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 538 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). b. Whether the document is properly stamped. Yes. c Whether the document is properly stamped. Yes. c Whether the document is properly stamped. Yes. c Whether the document is properly stamped. No. A. Dilasse Deed is duly stamped and registered Yes If leasehold, whether; a)lease deed if infavour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also. Physical Pages and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). Sub- Rayapur deed to mortgage the Leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a, grant/ agreement etc. provides for alienable r							
Haridwar. 2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zild 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Storepistrar Haridwar executed by Shri Babu Lal Yadav S/o Shri S. N. Singh Yadav named above in favour of Shri Jiya Lal Goel 5/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel both R/o quarter no. 3, Type-4, Sector-1 BHEL Ranipur Haridwar Tehsil and District Haridwar. 3. Original registered sale deed dated dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registrar Haridwar executed by Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai sef and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai through her mother and natural guardian Smt. Neelam Rai W/o Shri Rakesh Kumar Rai no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. c Whether the document is properly stamped. Yes. c Whether the document is properly stamped. Yes. c Whether the document is properly stamped. Na. b)lessee deed in favour of Lessee as to whether Lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and n							
2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zild 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shri Babu Lal Yadav S/o Shri S. N. Singh Yadav named above in favour of Shri Ijya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Ijya Lal Goel both R/o quarter no. 3. Type-4, Sector-1 BHEL Ranipur Haridwar Tehsil and District Haridwar. 3. Original registered sale deed dated dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registrar Haridwar executed by Shri Ijya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumar Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kaimar Rai both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai N/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai N/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai N/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai N/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai N/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai N/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai N/o Shri Rakesh Kumar Rai named above in favour of the Lease Dedei is duly stamped and registered N/o					, BHEL Ranipur Ha	aridwar Tehsil and District	
bahi no. 1 zild 1190/1205 pages 62/485-488 seria no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shri Babu Lal Yadav S/o Shri S. N. Singh Yadav named above in favour of Shri Ijva Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Ijva Lal Goel both R/o quarter no. 3, Type-4, Sector-1 BHEL Ranipur Haridwar Tehsil and District Haridwar. 3. Original registered sale deed dated dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registrar Haridwar executed by Shri Jiya Lal Goel In favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kamar Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kamar Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kamar Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai hoth R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. If leasehold, whether; No a)lease Deed is duly stamped and registered No b)lessee is permitted to mortgage the Leasehold right, N.A. c)duration of the Lease/unexpired period of lease, N.A. b)lessee also. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, No. whether:					and cale doed date	nd 21 01 2000 registered in	
dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shri Babu Lal Vadav S/o Shri S. N. Singh Yadav named above in favour of Shri Jiya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel both R/o quarter no. 3, Type-4, Sector-1 BHEL Ranipur Haridwar Tehsil and District Haridwar. 3. Original registered sale deed dated dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registrar Haridwar executed by Shri Jiya Lal Goel of Syo Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumar Shagun Rai imfor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai ammed above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Shagun Rai D/o Shri Rakesh Kumar Rai your of present owner Sha							
executed by Shri Babu Lal Yadav 5/o Shri S. N. Singh Yadav named above in favour of Shri Jiya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel both R/o quarter no. 3, Type-4, Sector-1 BHEL Ranipur Haridwar Tehsil and District Haridwar. 3. Original registered sale deed dated dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registrar Haridwar executed by Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai named about in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. c Whether the document is properly registered Yes If leasehold, whether; a) lease Deed is duly stamped and registered NA. b) lessee is permitted to mortgage the Leasehold right, NA. c) duration of the Lease/unexpired period of lease, NA. 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, No. mortgagor with or without conditions, b. the mortgagor							
Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel both R/o quarter no. 3, Type-4, Sector-1 BHEL Ranipur Haridwar Tehsil and District Haridwar. 3. Original registered sale deed dated dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registrar Haridwar executed by Shri Jiya Lal Goel Syo Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel of favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Rumar Rai through her mother and natural guardian Smt. Neelam Rumar Rai thoth R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. c Whether the document is properly stamped. yes. c Whether the document is properly registered If leasehold, whether; a) lease Deed is duly stamped and registered No b) lessee is permitted to mortgage the Leasehold right, c) duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property. c. whether any permission from Govt. or any other				executed by Shri	Babu Lal Yadav	S/o Shri S. N. Singh Yadav	
R/o quarter no. 3. Type-4, Sector-1 BHEL Ranipur Haridwar Tehsil and District Haridwar. 3. Original registered sale deed dated 07.09,2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09,2013 in the office of sub registrar Haridwar executed by Shri Jiya Lal Goel John Shri Rakesh Kumar Rai deed and Smt. Deepa Goel W/o Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai thoth R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered diff deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. c Whether the document is properly stamped. Yes. c Whether the document is properly registered Yes If leasehold, whether; a)lease Deed is duly stamped and registered No. b)lessee is permitted to mortgage the Leasehold right, c)duration of the Lease/unexpired period of lease, A), A. b)lessee is permitted to mortgage the Leasehold right, c)duration of the Lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? If Govt. grant/ allotment/Lease-cum/Sale Agreement, No. No. No. No. No. No. No. No.							
Tehsil and District Haridwar. 3. Original registered sale deed dated dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registrar Haridwar executed by Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stemped. Yes. c Whether the document is properly registered Yes If leasehold, whether; No a)lease Deed is duly stamped and registered NA. b)lessee is permitted to mortgage the Leasehold right, c)duration of the Lease/unexpired period of lease, d)Jif, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether: a, grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b, the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other							
3. Original registered sale deed dated dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registrar Haridwar executed by Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai and above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. c Whether the document is properly stamped. Yes. c Whether the document is properly registered Yes If leasehold, whether; a]lease Deed is duly stamped and registered NA. b]lessee is permitted to mortgage the Leasehold right, c]duration of the Lease/unexpired period of lease, d) Jif, 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. e) Whether the deasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other						1 BHEL Kallipul Hariuwai	
dated 09.09.2013 in the office of sub registrar Haridwar executed by Shri Jiya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai ranamed above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. c Whether the document is properly registered Yes If leasehold, whether; No a)lease Deed is duly stamped and registered N.A. b)lessee is permitted to mortgage the Leasehold right, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other						dated dated 07.09.2013	
executed by Shri Jiya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Rai aria both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. c Whether the document is properly stamped. yes [f leasehold, whether; a]lease Deed is duly stamped and registered yes [f leasehold, whether; a]lease Deed is duly stamped and registered yes [f] Rov. grant/ allotment/lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also. e] Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f] Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other							
and Smt. Deepa Goel W/o Shri Jiya Lal Goel in favour of present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. c Whether the document is properly stamped. Yes. If leasehold, whether; a) lease Deed is duly stamped and registered No. b) lessee is permitted to mortgage the Leasehold right, N.A. c) duration of the Lease/unexpired period of lease, (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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other							
present owner Smt. Neelam Rai W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. c Whether the document is properly registered Yes If leasehold, whether; No a)lease Deed is duly stamped and registered b)lessee is permitted to mortgage the Leasehold right, c)duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other							
self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. c Whether the document is properly registered Yes If leasehold, whether; a)lease Deed is duly stamped and registered b)lessee is permitted to mortgage the Leasehold right, N.A. c)duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.							
Smt. Neelam Kumar Rai both R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. c Whether the document is properly registered Yes If leasehold, whether; No a)lease Deed is duly stamped and registered N.A. b)lessee is permitted to mortgage the Leasehold right, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other				self and Kumari Sh			
Mohammedabad District Gazipur (UP). 4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. c Whether the document is properly registered If leasehold, whether; a) lease Deed is duly stamped and registered b) lessee is permitted to mortgage the Leasehold right, c) duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other NA.							
4. Original registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. c Whether the document is properly registered Yes If leasehold, whether; No a)lease Deed is duly stamped and registered N.A. b)lessee is permitted to mortgage the Leasehold right, Coduration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.							
bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. c Whether the document is properly registered Yes If leasehold, whether; No a]lease Deed is duly stamped and registered N.A. b]lessee is permitted to mortgage the Leasehold right, c]duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.							
Smt. Neelam Rai W/o Shri Rakesh Kumar Rai named above in favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. c Whether the document is properly registered Yes If leasehold, whether; a)lease Deed is duly stamped and registered N.A. b)lessee is permitted to mortgage the Leasehold right, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.				0			
favour of present owner Shagun Rai D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. Yes. c Whether the document is properly registered Yes If leasehold, whether; a)lease Deed is duly stamped and registered N.A. b)lessee is permitted to mortgage the Leasehold right, c)duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.							
R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) b. Whether the document is properly stamped. c Whether the document is properly registered If leasehold, whether; a)lease Deed is duly stamped and registered N.A. b)lessee is permitted to mortgage the Leasehold right, c)duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.							
Gazipur (UP) b. Whether the document is properly stamped. c Whether the document is properly registered If leasehold, whether; a)lease Deed is duly stamped and registered N.A. b)lessee is permitted to mortgage the Leasehold right, c)duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.					•		
b. Whether the document is properly stamped. c Whether the document is properly registered If leasehold, whether; a)lease Deed is duly stamped and registered N.A. b)lessee is permitted to mortgage the Leasehold right, c)duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.					rost Rajaput Tensii Monaniniedabad District		
If leasehold, whether; a)lease Deed is duly stamped and registered b)lessee is permitted to mortgage the Leasehold right, c)duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.			b. Whether the document is properly stan		Yes.		
a)lease Deed is duly stamped and registered b)lessee is permitted to mortgage the Leasehold right, c)duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.				tered			
b)lessee is permitted to mortgage the Leasehold right, c)duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.							
c)duration of the Lease/unexpired period of lease, 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.			a)lease Deed is duly stamped and register	ed	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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.							
to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.							
by Sub- Lessee also. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.					N.A.		
e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.				ing and mortgage			
f) Right to get renewal of the leasehold rights and nature thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.				N.A.			
thereof. If Govt. grant/ allotment/Lease-cum/Sale Agreement, No whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.							
whether; a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.			thereof.				
mortgagor with or without conditions, b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.			whether;		No		
b. the mortgagor is competent to create charge on such property, c. whether any permission from Govt. or any other N.A.					N.A.		
c. whether any permission from Govt. or any other N.A.			b. the mortgagor is competent to create charge on such		N.A.		
authority is required for creation of mortgage and if so			c. whether any permission from Gov		N.A.		
			authority is required for creation of m	ortgage and if so		WAR THAN	

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

Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663 Lawyer's Chamber, Court Campus, Nainital - 263001 RED. NO. 194943/1962 D. No. 1014/2004 D.







Gyaaneshwar Thakral

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

Aaditya Thakral

B.C.A., LLM Advocate Mobile No.: 9897182999

Ashutosh Thakral

B.B.A., LLB (Hons.) Advocate, High Court Mobile No.: 8077583595

of N	whether such valid permission is available. Of occupancy right, whether;	N.A. Date
J. 11	a) Such right is heritable and transferable,	N.A. Date
	b) Mortgage can be created.	N.A.
12.	a) Has the property has been transferred by way of Gift/	Yes
12.	Settlement Deed	163
	b) The Gift/Settlement Deed is duly stamped and	Yes
	registered;	103
	c) The Gift/Settlement Deed has been attested by two	Yes
	witnesses;	103
	d) Whether there is any restriction on the Donor in	Yes
	executing the gift/settlement deed in question?	100
	e) The Gift/Settlement Deed transfers the property to	Yes
*	Donee;	
	f) Whether the Donee has accepted the gift by signing the	Yes
	Gift/Settlement Deed or by a separated writing or by	
	implication or by actions?	
	g) Whether the Donee is in possession of the gifted	Yes, as per available records, the Donee
	property?	in possession of the said property
	h) Whether any life interest is reserved for the Donor or	No.
	any other person and whether there is a need for any other	
	person to join the creation of mortgage?	
	i) Any other aspect affecting the validity of the title passed	No.
	through the gift/settlement deed.	
1.2	H. d	
13.	Has the property been transferred by way of partition/	No
	family settlement deed	
	(a) Whether the original deed is available for deposit. If not	Not Applicable
	the modality/procedure to be followed to create a valid and	Not Applicable
	enforceable mortgage.	
	(b) Whether mutation has been effected	Not Applicable
	(c) Whether the mortgagor is in possession and enjoyment	Not Applicable
	of his share	Not applicable
	(d) Whether the partition made is valid in law and the	Not Applicable
	mortgagor has acquired a mortgageable title thereon.	
	(e) In respect of partition by a decree of court, whether	Not Applicable
	such decree has become final and all other conditions/	11
	formalities are completed/complied with.	
	(f) Whether any of the documents in question are executed	Not Applicable
	in counterparts or in more than one set? If so, additional	
	precautions to be taken for avoiding multiple mortgages?	
4.	Whether the title documents include any testamentary	No
	documents /wills?	
	(a) In case of wills, whether the will is registered will or	Not Applicable
	unregistered will?	
	(b) Whether will in the matter needs a mandatory probate	Not Applicable
	and if so whether the same is probated by a competent	
	court?	
	(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	Not Applicable
	available?	
	(f) What are the circumstances and/or documents to	Not Applicable
	establish the will in question is the last and final will of the	
	testator?	
	(g) Comments on the circumstances such as the availability	Not Applicable
	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.	

Office Haridwar Roorkee

Laksar

Nainital

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

Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663

Lawyer's Chamber, Court Campus, Nainital - 263001









Gyaaneshwar Thakral

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

Aaditya Thakral

B.C.A., LLM Advocate Mobile No.: 9897182999

Ashutosh Thakral

B.B.A., LLB (Hons.) Advocate, High Court Mobile No.: 8077583595

-		
15.	Whether the property is subject to any wakf rights/belongs to church/temple or any religious/other institutions	No
ej. 1	(a) Any restriction in creation of charges on such	Not Applicable Date
	properties? (b) Precautions/ permissions, if any in respect of the above	Not Applicable
	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	Not Applicable
	necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of	
	female members etc.	
	(c) Please also comment on any other aspect which may	Not Applicable
	adversely affect the validity of security in such cases?	
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	Not Applicable
	whether trust deed specifically authorizes the mortgage of the property?	
	(c) If Yes, additional precautions/permissions to be	Not Applicable
	obtained for creation of valid mortgage?	
	(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,	No, as property in question is A constructed
		residential property/house situated in Bahadarabad Road Scheme, Phase-3
		Bahadarabad Road Scheme, Phase-3 Shivalik Nagar BHEL Ranipur Haridwa
		(presently within limits of Municipality
		Shivalik Nagar) Tehsil & District Haridwar
	(a) Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/	Not Applicable
	enforcement of mortgage?	
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be	Not Applicable
	verified to ensure the validity of the title and right to enforce the mortgage?	
	(c) In the case of conversion of Agricultural land for	N.A., as property in question is
	commercial purposes or otherwise, whether requisite procedure followed / permission obtained?	constructed residential property/hous situated in Bahadarabad Road Scheme Phase-3, Shivalik Nagar BHEL Ranipu Haridwar (presently within limits o
		Municipality Shivalik Nagar) Tehsil & District Haridwar
19.	(a) Whether the property is affected by any local laws or	No
	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.)?	
	(b) Additional aspects relevant for investigation of title as	Not Applicable
20.	per local laws. (a) Whether the property is subject to any pending or	No
	proposed land acquisition proceedings?	
	(b) Whether any search/enquiry is made with the Land	No
21	Acquisition Office and the outcome of such search/enquiry?	N
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 but an affidavit is to be obtained
		from the present owner / Mortgagor named
		above
	(h) If so whether such litigation would adversaly affect the	Not Applicable
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable

Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407 Office Chamber No. 54, District Courts Roshnabad, Haridwar - 249403 Haridwar Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667. Roorkee

Laksar Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663 Nainital

Lawyer's Chamber, Court Campus, Nainital - 263001







E-mail-advocate.thakral1st@gmail.com

Gyaaneshwar Thakral

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

Aaditya Thakral

B.C.A., LLM **Advocate** Mobile No.: 9897182999

Ashutosh Thakral

B.B.A., LLB (Hons.) Advocate, High Court Mobile No.: 8077583595

marking which points out any litigation/ Ref. Noattachment/security to court in respect of the property in Date	
Ref. Moditariment/security to court in respect of the property in	
question? In such case please comment on such seal/marking?	
22. (a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	
(b) Property belonging to partner(s), whether thrown on Not Applicable	
hatch pot? Whether formalities for the same have been	
completed as per applicable laws? (c) Whether the person(s) creating mortgage has/have Not Applicable	
authority to create mortgage for and on behalf of the firm?	
23. (a) Whether the property belongs to a Limited Company, No.	
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. b/1 Whether the property (to be mortgaged) is purchased Not Applicable	
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.	
b/2 If yes, whether the search of charges of the property Not Applicable	
(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)?	
b/3 Whether the above search of charges reveals any prior Not Applicable	
charges/encumbrances, on the property(proposed to be	
mortgaged) created by the vendor company(seller)? b/4 if the search reveals encumbrances/charges, whether Not Applicable	
such charges/encumbrances have been satisfied?	
24. In case of Societies, Association, the required No	
authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	
25. (a) Whether any POA is involved in the chain of title during No	
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.	
(c) In case the title document is executed by the POA No	
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 Not Applicable	
is available and the same has been verified/compared with	
the original POA. (e) In case of Common POA (i.e. POA other than Builder's No	
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 registered one?	
iv. Whether the POA contains a specific authority for	
execution of title document in question?	
(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?)	WARTH

Office Haridwar Roorkee

Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407 Chamber No. 54, District Courts Roshnabad, Haridwar - 249403

Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667

Laksar Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663 Lawyer's Chamber, Court Campus, Nainital - 263001 Nainital







E-mail-advocate.thakral1st@gmail.com

Gyaaneshwar Thakral

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

Aaditya Thakral

B.C.A., LLM Advocate Mobile No. : 9897182999

Ashutosh Thakral

B.B.A., LLB (Hons.) Advocate, High Court Mobile No.: 8077583595

	(g) Please comment on the genuineness of POA?	No
ef. N	(h) The unequivocal opinion on the enforceability and validity of the POA?	No Date
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.	
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;	No
	(b) Development Agreement/Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question.	
	building in question; (e) Agreement for sale (duly registered); (f) Payment of proper stamp duty; (c) Province of the 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.; (i) Conveyance in favour of Society/ Condominium concerned; (i) Occupancy Contificate/alletment letter/letter of	
	(j) Occupancy Certificate/allotment letter/letter of possession; (k) Membership details in the Society etc.; (l) Share Contificates	
	(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 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; (p) If the property is a vacant land and construction is yet	
	to be made, approval of lay-out and other precautions, if any. (q) Whether the numbering pattern of the units/flats tally	
	in all documents such as approved plan, agreement plan, etc. II.A Whether the Real Estate Project comes under Real	No.
	Estate (Regulation and Development) Act, 2016? Y/N II.B Whether the project is registered with the Real Estate	N.A.
	Regulatory Authority? If so, the details of such registration are to be furnished,	
	II.C Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	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?	N.A.
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 Inde 2 nd in the office of Sub-registrar Haridwa for a period since 01.01.1994 to 2024 up to date and found this property is clear marketable and free from any recorder encumbrance.
30.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid,	No, as property in question is A constructed residential property/house situated in

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

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







E-mail-advocate.thakral1st@gmail.com

Gyaaneshwar Thakral

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

Aaditya Thakral

B.C.A., LLM Advocate Mobile No.: 9897182999

Ashutosh Thakral

B.B.A., LLB (Hons.) Advocate, High Court Mobile No.: 8077583595

	what remedy?	Bahadarabad Road Scheme, Phase-3,
of M	O	Shivalik Nagar BHEL Raniparte Haridwar
cj. IV	O	(presently within limits of Municipality
		Shivalik Nagar) Tehsil & District Haridwar
31.	(a) Urban land ceiling clearance, whether required and if so,	Urban Land Ceiling act is not applicable in
	details thereon.	the state of Uttrakhand.
	(b) Whether No Objection Certificate under the Income Tax	No-objection Certificate under the Income
22	Act is required/obtained?	Tax Act is not required.
32.	(a) Details of RTC extracts/mutation extracts/ Khata extracts pertaining to the property in question.	No., as property in question is A constructed
	extracts pertaining to the property in question.	residential property/house situated in Bahadarabad Road Scheme, Phase-3,
		Shivalik Nagar BHEL Ranipur Haridwar
		(presently within limits of Municipality
		Shivalik Nagar) Tehsil & District Haridwar
	(b) Whether the name of mortgagor is reflected as owner in	N.A., as property in question is A
	the revenue/Municipal/Village records?	constructed residential property/house
		situated in Bahadarabad Road Scheme, Phase-3, Shivalik Nagar BHEL Ranipur
		Haridwar (presently within limits of
		Municipality Shivalik Nagar) Tehsil &
		District Haridwar
33.	(a) Whether the property offered as security is clearly	Yes
	demarcated?	
	(b) Whether the demarcation/ partition of the property is	Yes
	legally valid? (c) Whether the property has clear access as per	Yes
	documents? (The property should be legally accessible	163
	through normal carriers to transport goods to factories /	
	houses, as the case may be).	
34.	(a) Whether the property can be identified from the	Yes
	following documents	
	(a) Document in relation to electricity connection;(b) Document in relation to water connection;	Yes Yes
	(c) Document in relation to Sales Tax Registration, if any	Yes
	applicable;	100
	(d) Other utility bills, if any.	
	(b) Discrepancy/doubtful circumstances, if any revealed on	No.
	such scrutiny?	
35.	(a) Whether the documents i.e., Valuation report/approved	Valuation report/ approved/ sanctioned
	sanction plan reflect/indicate any difference/discrepancy in the boundaries in relation to the Title Document/other	plans are submitted to the bank.
	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).	
36.	(a) Whether the Bank will be able to enforce SARFESI Act, if	Yes
	required against the property offered as security?	V
27	(b) Property is SARFAESI compliant (Y/N)	Yes Equitable Mortgage is to be greated in
37.	a Whether original title deeds are available for creation of equitable mortgage	Equitable Mortgage is to be created in favour of State Bank of India .
	b In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and	N.A.
	enforceable mortgage by deposit of certified extracts duly	
	certified etc., as also any precaution to be taken by the Bank	
	in this regard.	
	Additional suggestions, if any to safeguard the interest of	Spot inspection & Identity of persons
	Bank/ ensuring the perfection of security.	executing documents in favor of Bank is
		recommended to be verified.
-		Shagun Rai D/o Shri Rakesh Kumar Rai R/o
	mortgage/to deposit documents creating mortgage.	village and Post Rajapur Tehsil
	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Shagun Rai D/o Shri Rakesh Kumar Rai R

Office Haridwar Roorkee Laksar

Nainital

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

Chamber No. 54, District Courts Roshnabad, Haridwar - 249403 Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667 Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663

Lawyer's Chamber, Court Campus, Nainital - 263001



Gyaaneshwar Thakral

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

Aaditya Thakral

B.C.A., LLM Advocate Mobile No. : 9897182999

Ashutosh Thakral

B.B.A., LLB (Hons.) Advocate, High Court Mobile No. : 8077583595

Ref. No	Date
1ej. 1vo	

Annexure - C:

Certificate of Title

I have examined the Original Title Deeds/Documents to 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:

- **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 is already created, will be available to the Bank for the liability of the intending borrower **Shree Kishori Builders Pvt. Ltd.** Through its Director Shri Revati Raman Rai.
- 9. I certify that **Shagun Rai** D/o Shri Rakesh Kumar Rai R/o village and Post Rajapur Tehsil Mohammedabad District Gazipur (UP) named above **has got** an absolute, 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:
- Original registered Sale deed dated 15.06.1996 registered in bahi no. 1 zild 951/1002 pages 207-228 serial no. 3019/3020 dated 24.06.1996 in the office of Sub-registrar Haridwar executed by Uttar Pradesh Avas Evam Vikas Parishad in favour of Shri B.L. Yadav S/o Shri S. N. Singh Yadav R/o 147, Type-4, Sector 5B, BHEL Ranipur Haridwar Tehsil and District Haridwar.
- 2. Original registered sale deed dated 31.01.2000 registered in bahi no. 1 zild 1190/1205 pages 62/485-488 serial no. 424 dated 31.01.2000 in the office of Sub-registrar Haridwar executed by Shri Babu Lal Yadav S/o Shri S. N. Singh Yadav named above in favour of Shri Jiya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel both R/o quarter no. 3, Type-4, Sector-1 BHEL Ranipur Haridwar Tehsil and District Haridwar.
- 3. **Original** registered sale deed dated 07.09.2013 registered in bahi no. 01 zild 2768 pages 23 to 52 serial no. 7017 dated 09.09.2013 in the office of sub registrar Haridwar executed by **Shri Jiya Lal Goel S/o Rameshwar Prasad Goel and Smt. Deepa Goel W/o Shri Jiya Lal Goel** in favour of **Smt. Neelam Rai** W/o Shri Rakesh Kumar Rai self and Kumari Shagun Rai minor aged about 14 years D/o Shri Rakesh Kumar Rai through her mother and natural guardian Smt. Neelam Kumar Rai.
- 4. **Original** registered Gift deed dated 07.10.2024 registered in bahi no. 01 7467 Pages 329 to 358 serial no. 8358 dated 07.10.2024 in the office of sub registrar Haridwar, executed by **Smt. Neelam Rai** W/o Shri Rakesh Kumar Rai named above in favour of present owner **Shagun Rai** D/o Shri Rakesh Kumar Rai named above
- 5. Copy of Approved /sanctioned Map
- 6. Affidavit of mortgagor/present owner named above.
- 7. 0.5% stamp duty on loan amount with a maximum of Rs. 10,000/- only

Office : Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407
Haridwar : Chamber No. 54, District Courts Roshnabad, Haridwar - 249403
Roorkee : Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667
Laksar : Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663
Nainital : Lawyer's Chamber, Court Campus, Nainital - 263001





Gyaaneshwar Thakral

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

Aaditya Thakral

B.C.A., LLM Advocate Mobile No. : 9897182999

Ashutosh Thakr

B.B.A., LLB (Hon Advocate, High Co Mobile No. : 80775835

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.

Date

SCHEDULE OF THE PROPERTY

A constructed residential property/house constructed on plot of land bearing Plot no. N-73 measuring East-11 meter, West-11 Meter, North-22 meter & South-22 meter having total plot area of 242 square meter, bounded in East- House no. N-96, West- Road 18 meter wide, North- House no. N-74 & South- House no. N-72, situated in Bahadarabad Road Scheme, Phase-3, Shivalik Nagar BHEL Ranipur Haridwar (presently within limits of Municipality Shivalik Nagar) Tehsil & District Haridwar

Place: Haridwar Date: 10.10.2024

U.A. 1014/2004

Owar Distt.He