

ANURAG SHARMA

(Advocate)

Resi - Village Rudrapur
Tehsil - Vikas Nagar
Distt. Dehradun (U.K.)
Mob: 9456124017, 8077849731

off - Chamber No. 58
Tehsil Parisar, Vikas Nagar
Dehradun (U.K.)

E mail: satyammaytas100@gmail.com

Date: 28 Jun 2024

Ref:.....

SUPPLEMENTARY TITLE REPORT

To

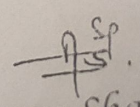
The Head,
Punjab National Bank
MCC, Dehradun, Uttarakhand.

Name & Address of Title Holder/Borrower:

M/s Shashwat Cables (P) Ltd. a company incorporated under the Indian Companies Act 1956 having its registered office at A-170, Sector 19, Dwarka, New Delhi-110075 acting through its Chairman Cum Managing Director Mr. Rajiv K. Maheshwari son of Mr. Hari Krishna Maheshwari resident of 173/4, Khurbura Mohalla, Block I, Dehradun, Uttarakhand.

Details of property to be mortgaged: -

Plot No. / Property No.	Area	Location	Boundaries
All that Industrial Property/building constructed on land described in Khatauni Khata No. 00604, New Khata No. 00736 (Fasli year 1417-1422) bearing Khasra No. 868 kha having area 0.3290 Hectare and Khasra No. 868 gha min having an area 0.0846 Hectare (Old Khasra No. 1274 M) total land area 4136 square meters out of which covered area of Ground Floor 1344.62 square meters, at First Floor 407.75 square meters and at Second Floor 377 square meters total covered area 2129.97 square meters situated at Mauza Chharba, Pargana Pachhawadun, Tehsil Vikas Nagar, District Dehradun, Uttarakhand. (As per Sale Deed Document No. 4557 dated 02.02.2005)			East- Khasra No. 866 & 867 of Village Chharba. West- Khasra No. 874 & 875 of Village Chharba. North- Village Road. South- Langha Road in part, shop of other in part and land of others in part


Anurag Sharma
Advocate
Reg. No. UK 675/2010

Dear Sir,

As per the inspection made in the office of Sub Registrar & Tehsil Vikas Nagar Dehradun as per record available, it is found that M/s Shashwat Cables (P) Ltd. company incorporated under the Indian Companies Act 1956 having its registered office at A-170, Sector 19, Dwarka, New Delhi-110075 acting through its Chairman Cum Managing Director Mr. Rajiv K. Maheshwari son of Mr. Hari Krishna Maheshwari resident of 173/4, Khurbura Mohalla, Block I, Dehradun, Uttarakhand purchased the above said Land/Property from its previous owner Mr. Mahendra Singh, Mr. Ramesh, Mr. Manchand, Mr. Suresh & Mr. Lakhn Singh all son of late Mr. Bhagmal & Mrs. Somwati wife of late Mr. Bhagmal all resident of Village Chharba, Pargana Pachhawadun, Tehsil Vikas Nagar, Dehradun, Uttarakhand vide sale deed which is duly registered in the office of Sub Registrar Vikas Nagar (i) at Bahi No: 1 Jild No: 02, Page No. 406, Additional File Book no. 1, Jild No. 577, Pages: 355 to 368, Document No: 4557 on dated 02 Feb 2005.

This Supplementary Title Report is being issued in continuance to the main title opinion issued by Mrs. Geeta Mehta Advocate on dated 24.08.2021 regarding the verification of title on account of above property. I have inspected the concerned record in the office of Sub- Registrar Vikas Nagar, Dehradun for further period from 24.08.2021 to 28.06.2024. I hereby certify that according to the course of inspection between interim periods of 24.08.2021 to 28.06.2024, there is no adverse entry is found and no recorded encumbrance has been found in respect of the aforesaid property except mortgaged in Punjab National Bank DEHRADUN. **THE PROVISIONS OF SARFAESI ACT 2002 ARE ENFORCEBLE ON RELATED PROPERTY.** This search report is including in the part of the prior legal opinion report of M/s Shashwat Cables (P) Ltd. dated 24.08.2021 given by Mrs. Geeta Mehta Advocate & must be entertained as a part of that report.

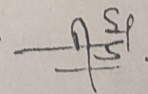
Borrower: -

M/s Shashwat Cables (P) Ltd.

Enclosed: -

- 1- Search Receipt of Sub Registrar Vikas Nagar.
- 2- Khatauni Khata No. 00736 (1417-1422 fasli) of Mauza Chharba.

Yours Faithfully



Anurag Sharma
Advocate

Reg. No. UK 675/2010

Signature of the Empaneled Advocate

Date: 28 Jun 2024

Place: - Vikas Nagar

SEARCH REPORT

Account of: - M/s Shashwat Cables (P) Ltd. a company incorporated under the Indian Companies Act 1956 having its registered office at A-170, Sector 19, Dwarka, New Delhi-110075 acting through its Chairman Cum Managing Director Mr. Rajiv K. Maheshwari son of Mr. Hari Krishna Maheshwari resident of 173/4, Khurbura Mohalla, Block I, Dehradun, Uttarakhand.

Branch Office: - PNB MCC, Dehradun

SEARCH REPORT RELATES TO SEARCHES MADE IN:

- | | | |
|--|---|-------------|
| a) Sub- Registrar Office | : | Vikas Nagar |
| b) Registrar of Companies. | : | No |
| c) Courts | : | No |
| d) Other Offices: | | |
| i) Office of the Co-operative Society | : | No. |
| ii) _____ Development Authority | : | No. |
| e) Any other Documents | : | |
| a) Receipt for payment of Municipal Taxes etc. | : | NA |

1. Sub Registrar /Registrar Assurance Office.

The encumbrance certificate from the Sub Registrar Vikas Nagar.....

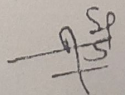
There is no system of issue of encumbrances certificate from Sub Registrar.

2. Besides obtaining encumbrance certificate from the Sub Registrar, personal search was carried out by me for the purpose. Inspection was made on 28.06.2024 for the period from 24.08.2021 to 28.06.2024 at the following sub registrar/ offices: -

i) Sub Registrar Vikas Nagar, Dehra Dun

The search report disclosed the followings encumbrances:

The aforesaid property is mortgaged in Punjab National Bank Dehradun as security of loan availed by the applicant.


Anurag Sharma
Advocate
Reg. No. UK 675/2010

3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies:

ROC	Information
No	None

4. Inspection of Court records disclosed: -

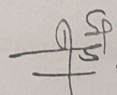
(This may detail Suit pending, Decrees, Attachment before Judgment Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of order
No	None	None

5. Searches made/Inspections carried out in the following offices disclosed:

Office	Date of search of inspection	Information	Remark
Sub Registrar Vikas Nagar	28 Jun 2024	All the documents were properly registered over there	The aforesaid property is mortgaged in Punjab National Bank Dehradun as security of loan availed by the applicant

Yours Faithfully



Anurag Sharma

Advocate

Reg. No. UK 675/2010

(Anurag Sharma)

Advocate

Date: 28 Jun 2024
Place: Vikas Nagar,

SALE DEED

Consideration	Rs. 34,91,445.00
Market value on which Stamp duty paid	Rs. 34,91,445.00
Stamp duty paid	Rs. 3,49,400.00
No. of Stamp Sheets	26
Avas Vikas Duty	Included
Total Stamp Duty Paid	Rs. 3,49,400.00

(1) Shri Mahendra Singh (2) Shri Ramesh (3) Shri Mamchand (4) Shri Suresh (5) Shri Lakhan Singh all sons of Late Shri Bhagmal (6) Smt. Somwati wife of Late Shri Bhagmal all residents of Vill Chharba, Pargana Pachwa Doon, Tehsil Vikas Nagar, Distt. Dehradun (hereinafter called the VENDORS) of the First Part.

AND

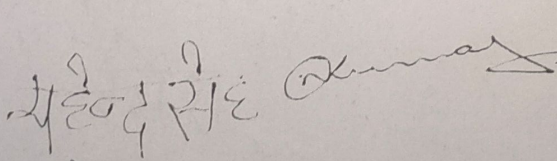
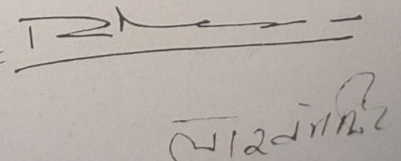
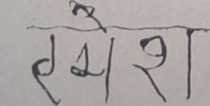

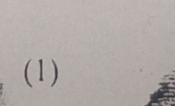

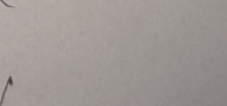
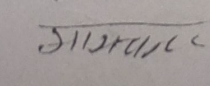
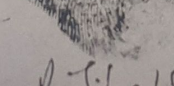
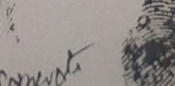

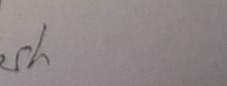
Shri Vishal Kumar Pai son of Shri Suresh Pai resident of 60/1-21, E. C. Road, Dehradun (hereinafter called the NOMINATOR) of the Second Part.

IN FAVOR OF

M/s Shashwat Cables (P) Ltd. a company incorporated under the Indian Companies Act. 1956 having its Regd. Office at A - 170, Sector - 19, Dwarka New Delhi - 110075 acting through its Chairman Cum Managing Director Shri Rajiv K. Maheshwari son of Shri Hari Krishna Maheshwari resident of 2, Patrika Marg, Allahabad having being appointed vide Resolution dated 28.07.2005 (hereinafter called the PURCHASER) of the Third Part.

The property is free from all encumbrances.

Details of the property : As mentioned in the schedule of property given at the foot of this deed.

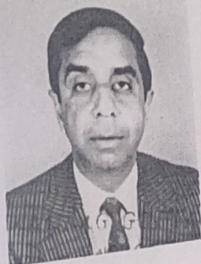


- 8 AUG 2005

कोषागार, देहरादून

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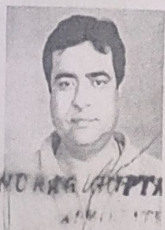
SALE DEED



This deed of sale is made on this the 9th day of August 2005 by (1) Shri Mahendra Singh (2) Shri Ramesh (3) Shri Mamchand (4) Shri Suresh (5) Shri Lakhman Singh all sons of Late Shri Bhagmal (6) Smt. Somwati wife of Late Shri Bhagmal all residents of Vill Chharba, Pargana Pachwa Doon, Tehsil Vikas Nagar, Distt. Dehradun (hereinafter called the VENDORS) of the First Part.

AND

Shri Vishal Kumar Pai son of Shri Suresh Pai resident of 60/1-21, E. C. Road, Dehradun (hereinafter called the NOMINATOR) of the Second Part.



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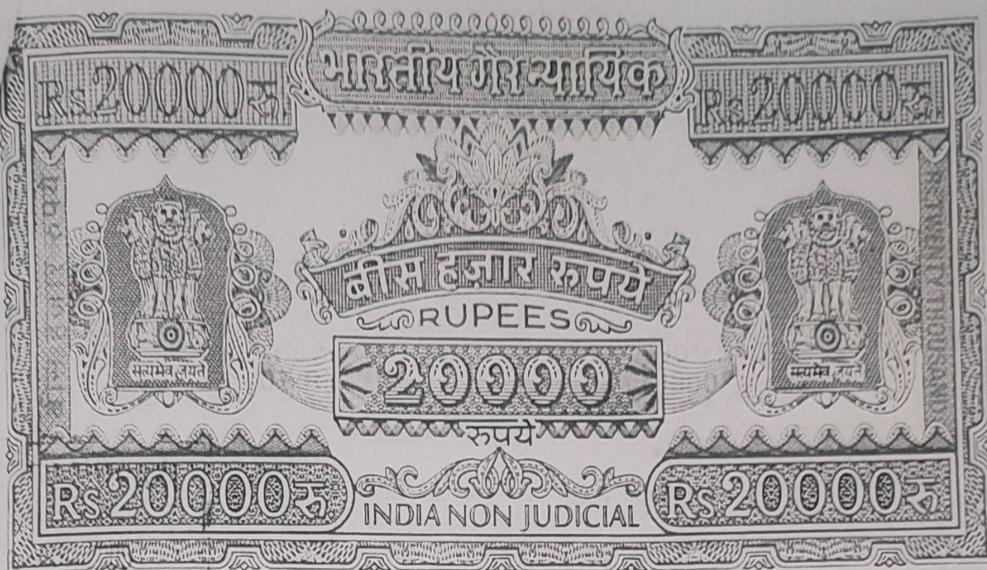
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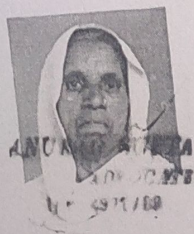
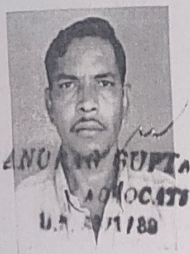
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IN FAVOR OF

M/s Shashwat Cables (P) Ltd. a company incorporated under the Indian Companies Act. 1956 having its Regd. Office at A - 170, Sector - 19, Dwarka New Delhi - 110075 acting through its Chairman Cum Managing Director Shri Rajiv K. Maheshwari son of Shri Hari Krishna Maheshwari resident of 2, Patrika Marg, Allahabad having being appointed vide Resolution dated 28.07.2005 (hereinafter called the PURCHASER) of the Third Part.



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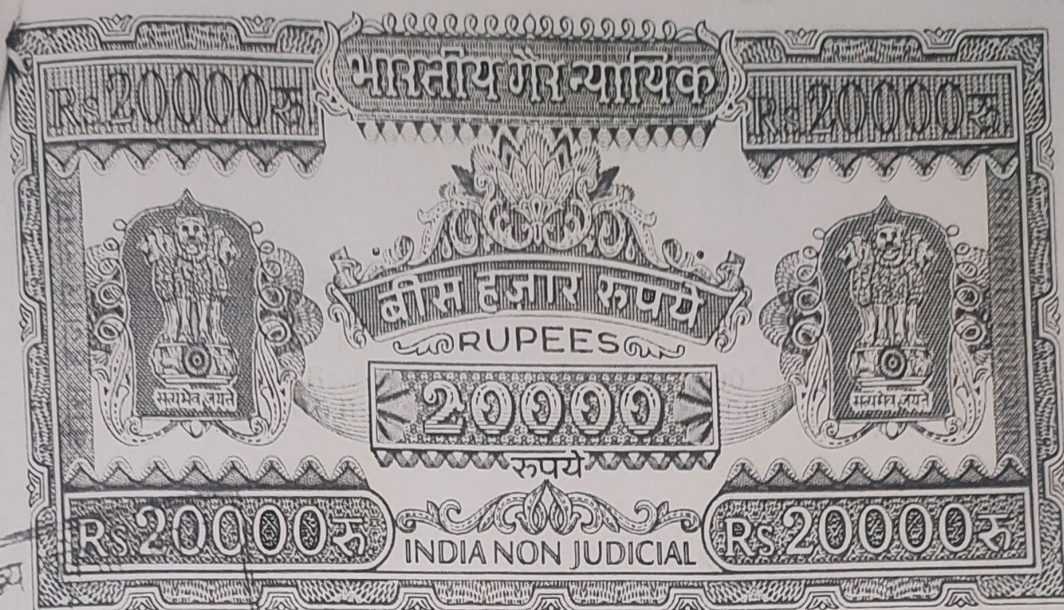
शिवेंद्रसिंह

(3)

शिवेंद्रसिंह

R-1
Shashwat

शिवेंद्रसिंह



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- 9 AUG 2005
कोषागार, देहरादून

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WHEREAS Late Shri Bhagmal son of Shri Dalpat of Vill Chharba, Tehsil Vikas Nagar, Distt. Dehradun was the recorded owner-Bhumidhar in possession of land bearing Khasra No. 868 Kha comprised in Khata No. 604 of Village Chharba, Tehsil Vikas Nagar, Distt. Dehradun. The aforesaid Shri Bhagmal has expired leaving behind the Vendors as his only heirs and legal representatives who have been duly recorded in the records as Owners-Bhumidhars of the aforesaid land.

ये हट्टे राह

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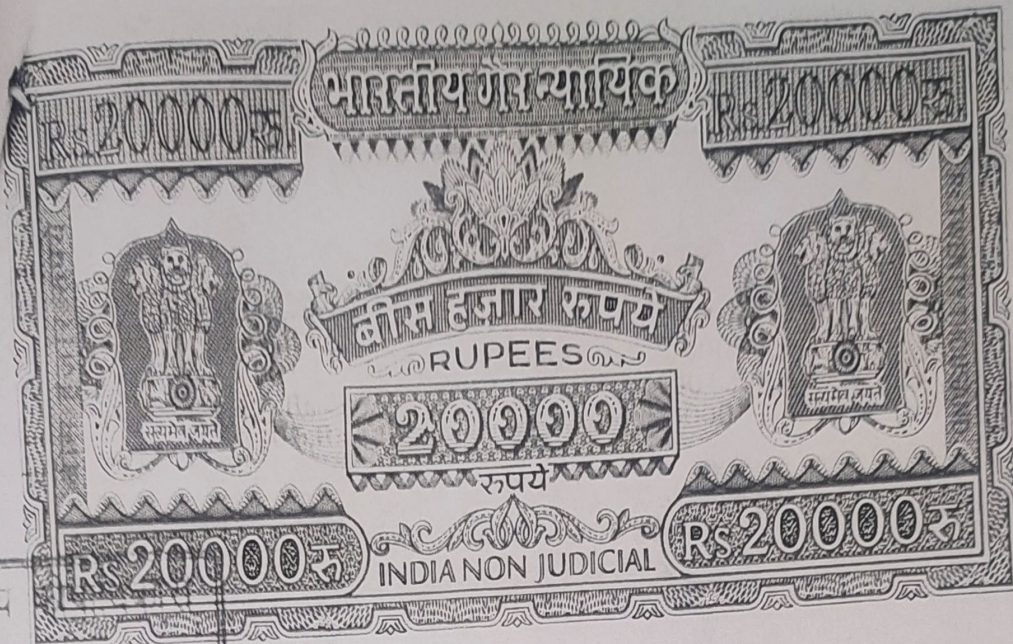
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8 AUG 2005

कोषागार, देहरादून

02CC 792870

And whereas an area of 0.0094 Hects. out of Khasra No. 868 Kha was transferred by means of sale to Smt. Urmila Devi. While mutating the name of Smt. Urmila Devi in the revenue records, instead of an area of 0.0094 Hects. an area of 0.094 Hects. was recorded in her name. The balance area of 0.3290 Hects. in Khasra No. 868 Kha continued to be recorded in Khasra No. 604.

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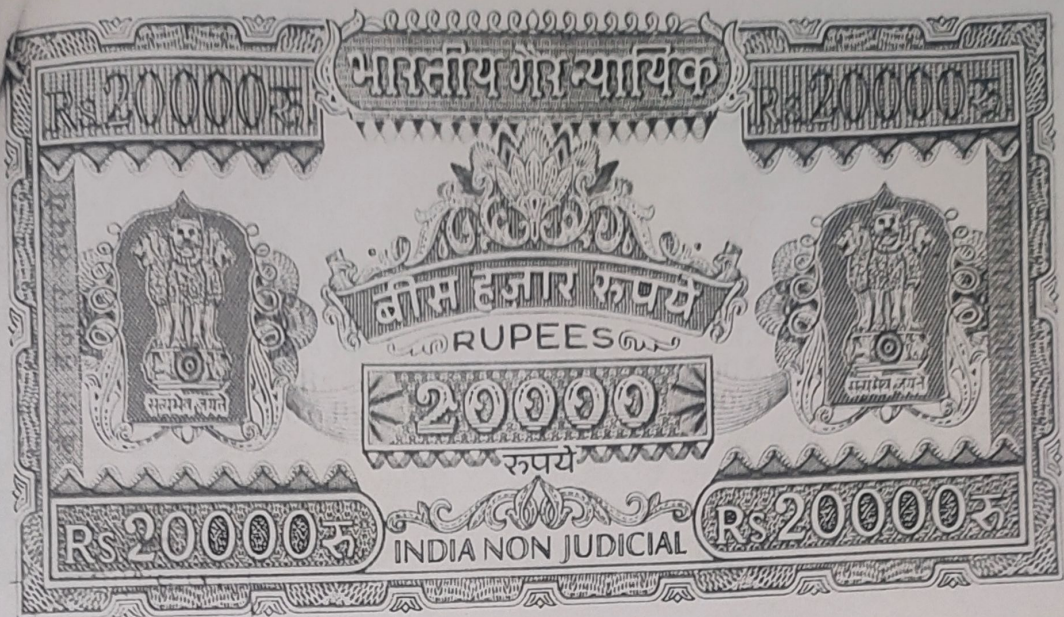
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On the aforesaid discrepancy in mutation in the name of Smt. Urmila Devi being noticed the Nayab Tehsildar, Vikas Nagar, Dehradun corrected the aforesaid discrepancy by issuing an order in form no. 23 on 05.07.2004. Accordingly the vendors are the recorded bhumidhars in possession of land bearing Khasra No. 868Kha having an area of 0.3290 Hects. as originally recorded in their names and land bearing Khasra No. 868 Kha having an area of 0.0846 Hects. as recorded in their names by correction of records as mentioned above.

Kumar

जिंदू सिंह
रमेश

Sh. J. Singh

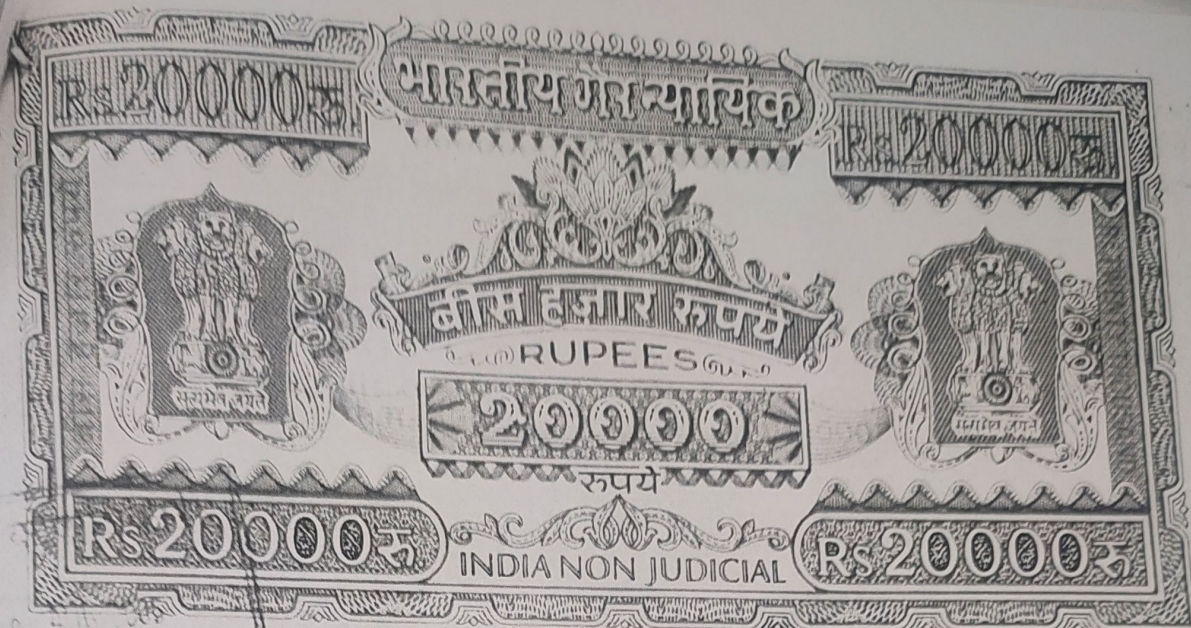
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जिंदू सिंह



R. J. Singh

271
Singh



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कोषागार, देहरादून

02CC 792864

And whereas the Vendors being desirous of selling the aforesaid land had agreed to transfer the aforesaid land to the Nominator with an understanding that the Nominator may get the Sale Deed executed either in his favour or in favour of his Nominee.

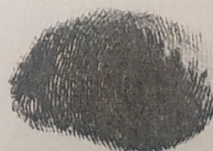
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रमेश

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कोषागार, देहरादून

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And whereas corresponding Old Khasra No. of Khasra No. 868Kha is 1274M. This Khasra No. is situated within a Notified Industrial Area.

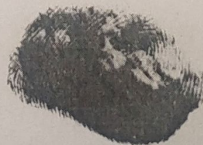
And whereas the Purchaser being desirous of setting up an Industrial Unit in Dehradun was on lookout for an Industrial Land with Notified Khasra No. The Purchaser approached the Vendors & the Nominator for the Purchaser of the aforesaid Land. Accordingly the Nominator agreed to nominate and the Vendors agreed to transfer the aforesaid land to the Purchaser.

मेहेंद्र सिंह
रमेश

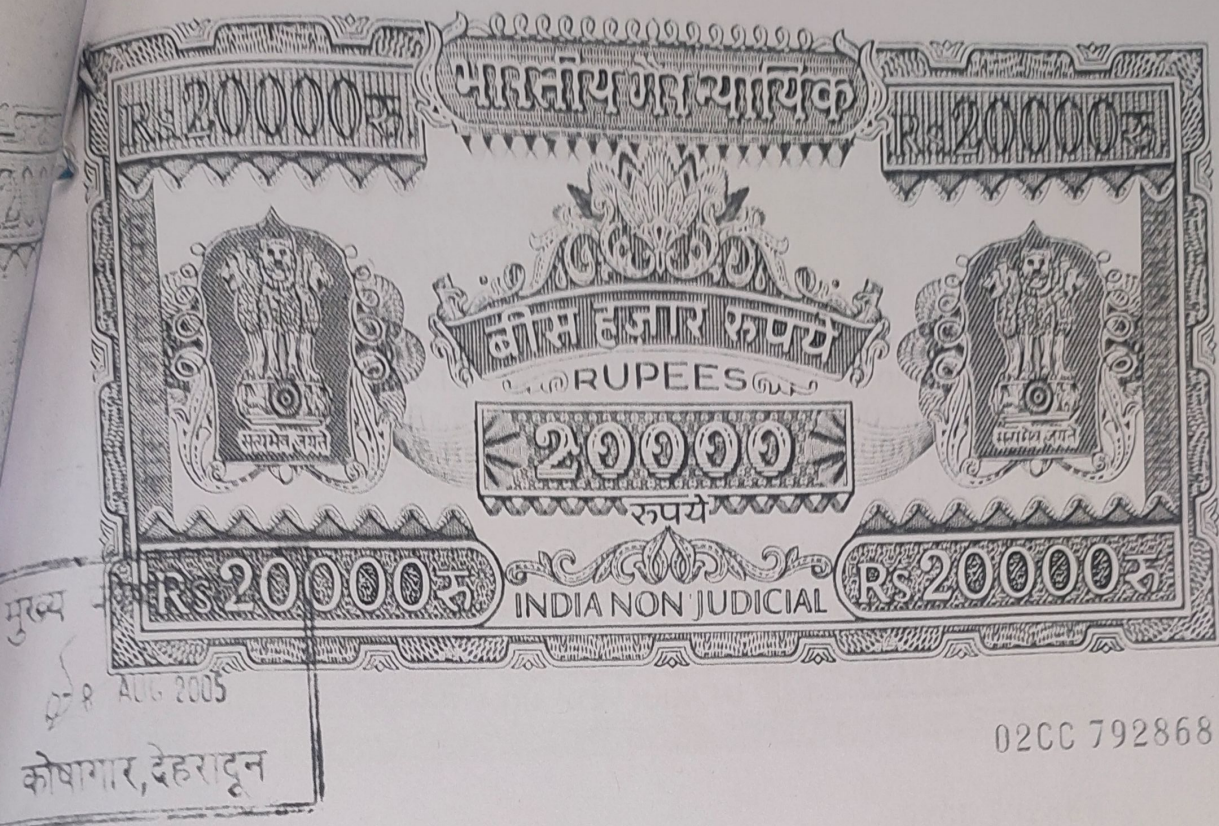
आमचल

Ramesh

मेहेंद्र सिंह

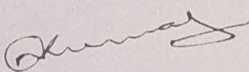

R.T.I
Santwal

2011
Santwal



NOW THIS DEED WITNESSETH AS UNDER :-

- 1- That in consideration of the sum of total Rs. 34,91,445.00 (Thirty four Lacs Ninty One Thousand Four Hundered Forty five) only paid by the Purchaser to the Vendors & the Nominator in the following manner:-


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 रमेश
 31/12/2005

 2-11
 31/12/2005
 (9)



02CC 792869

- a- Rs. 5,26,500.00 (Rupees five lacs and twenty six thousand five hundred only) vide Demand Draft No. 004278, dated 04.08.2005 issued by HDFC Bank, Allahabad today at the time of registration of sale deed.

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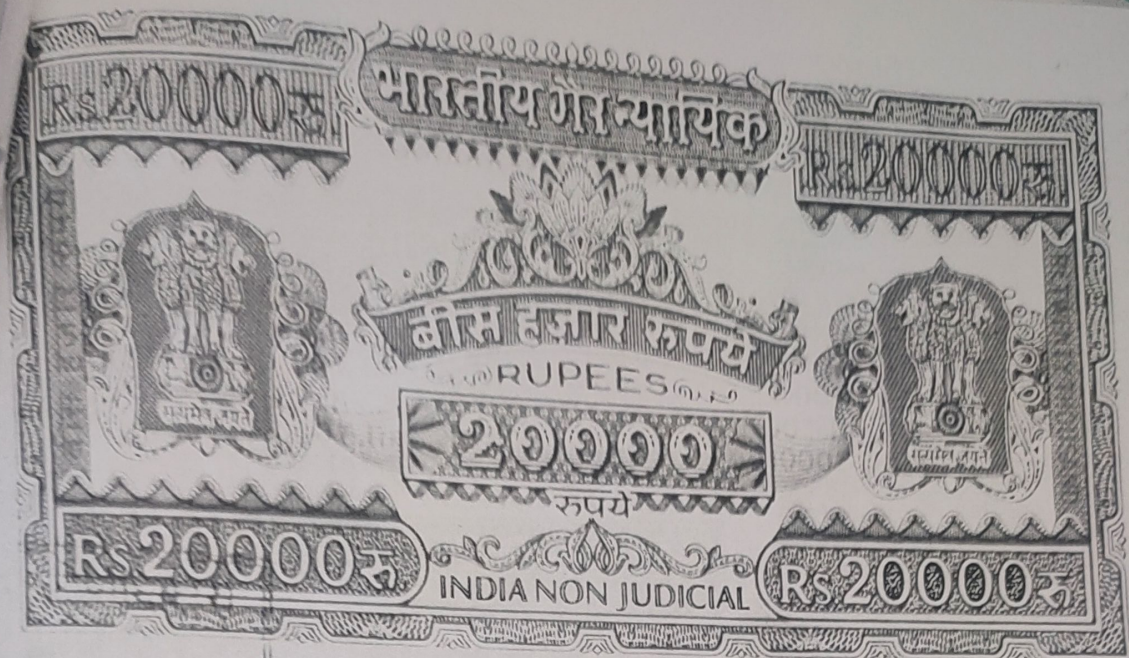
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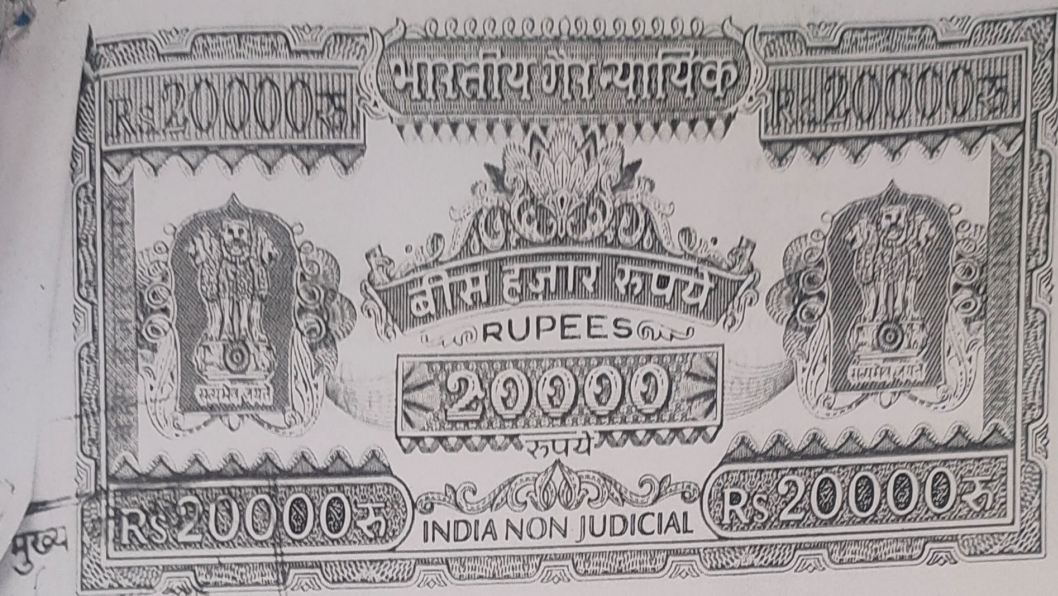


02CC 792872

- b- Rs. 3,15,000.00 (Rupees three lacs and fifteen thousand only) vide Demand Draft No. 004288, dated 05.08.2005 issued by HDFC Bank, Allahabad today at the time of registration of sale deed.

महेश्वरी
रमेश
महेश्वरी

RTI
Sonia



02CC 792874

- d- Rs. 4,15,000.00 (Rupees Four Lacs and Fifteen Thousand only)
vide Demand Draft No. 004289, dated 05.08.2005 issued by HDFC
Bank, Allahabad today at the time of registration of sale deed.

महेश सिंह
रमेश

साक्षी

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साक्षी

RTI
Bharat

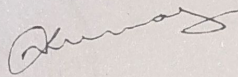
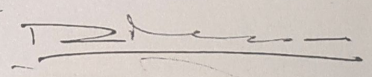


RTI
Bharat



0200 792877

- e- Rs. 4,15,000.00 (Rupees Four Lacs and Fifteen Thousand only) vide Demand Draft No. 004276, dated 04.08.2005 issued by HDFC Bank, Allahabad today at the time of registration of sale deed.

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रमेश

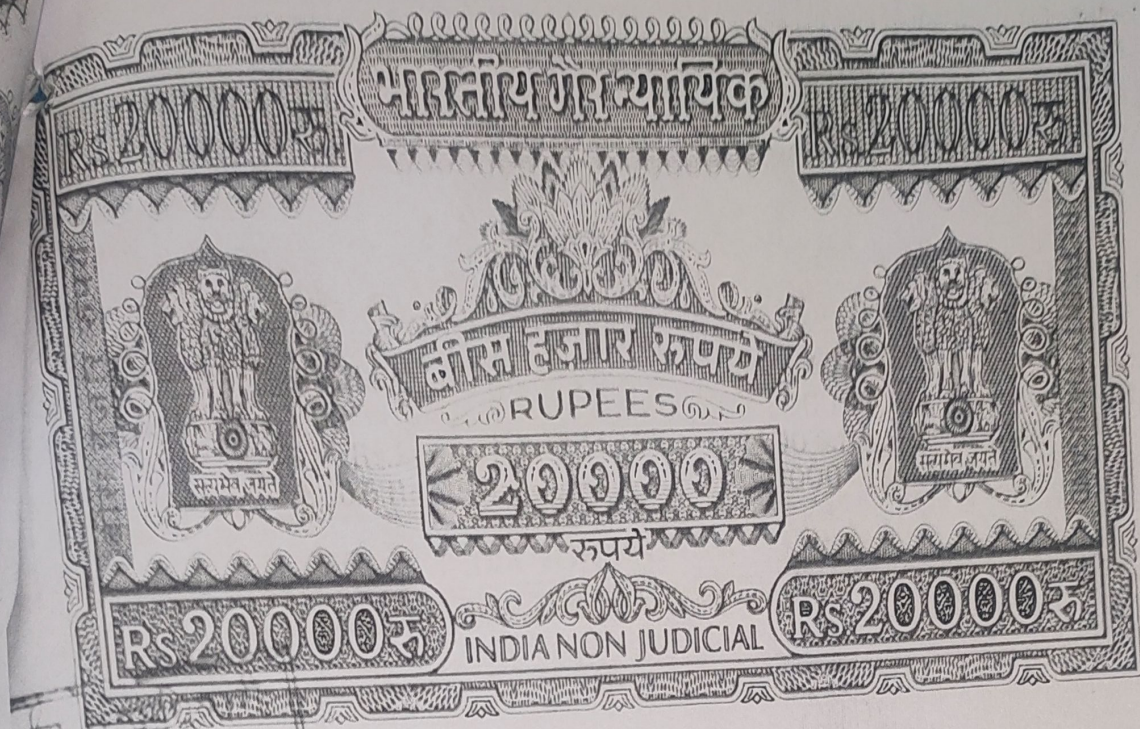
मा. ज. स. स.



R-11
Ramesh



R-11
Ramesh



02CC 792878

- f- Rs. 5,50,000.00 (Rupees Five Lacs and Fifty Thousand only) vide Demand Draft No. 004275, dated 04.08.2005 issued by HDFC Bank, Allahabad today at the time of registration of sale deed.

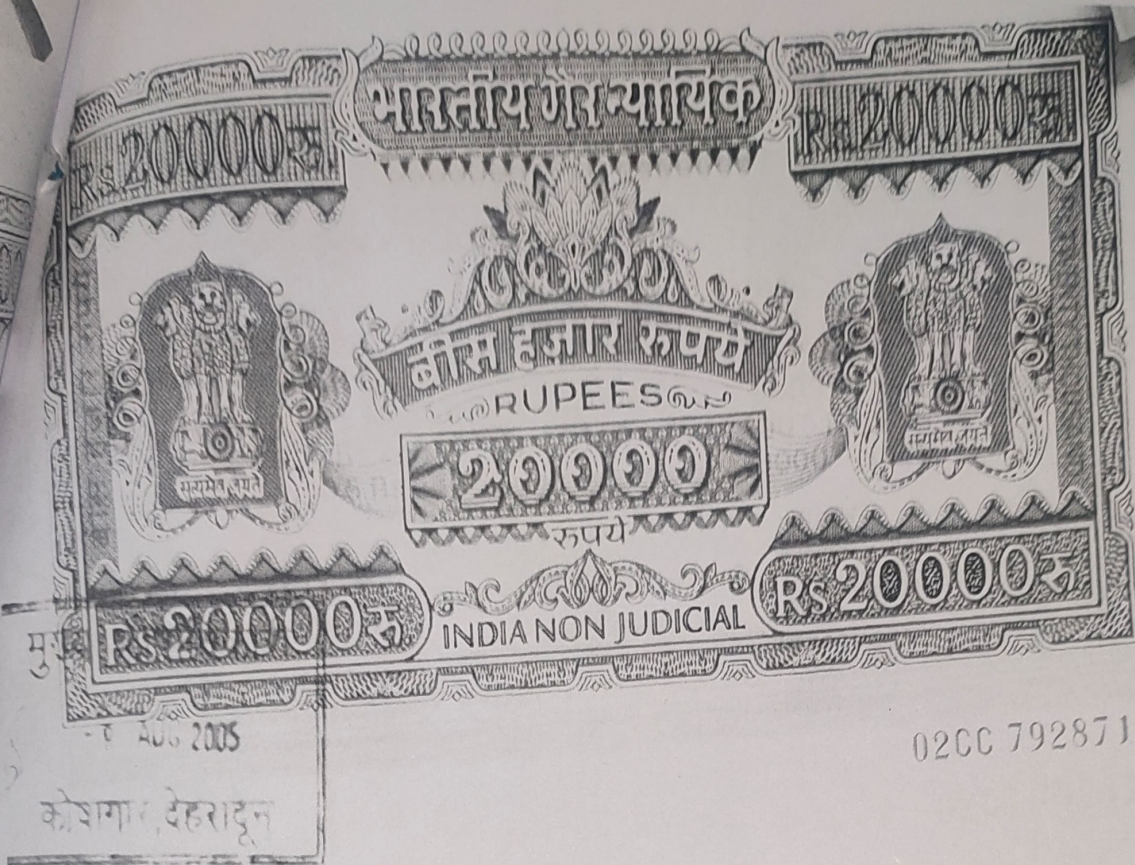
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g- Rs. 79,945.00 (Rupees Seventy Nine Thousand Nine Hundred Forty Five only) out of Demand Draft No. 004290, dated 05.08.2005 issued by HDFC Bank, Allahabad today at the time of registration of sale deed.

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महेंद्र सिंह
रमेश

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Ramesh

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Ramesh



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h- Rs. 7,75,000.00 (Rupees Seven Lacs and Sevnty Five Thousand only) out of Demand Draft No. 162747 dated 21.06.2005 issued by The Corporation Bank, Allahabad on 25.06.2005.

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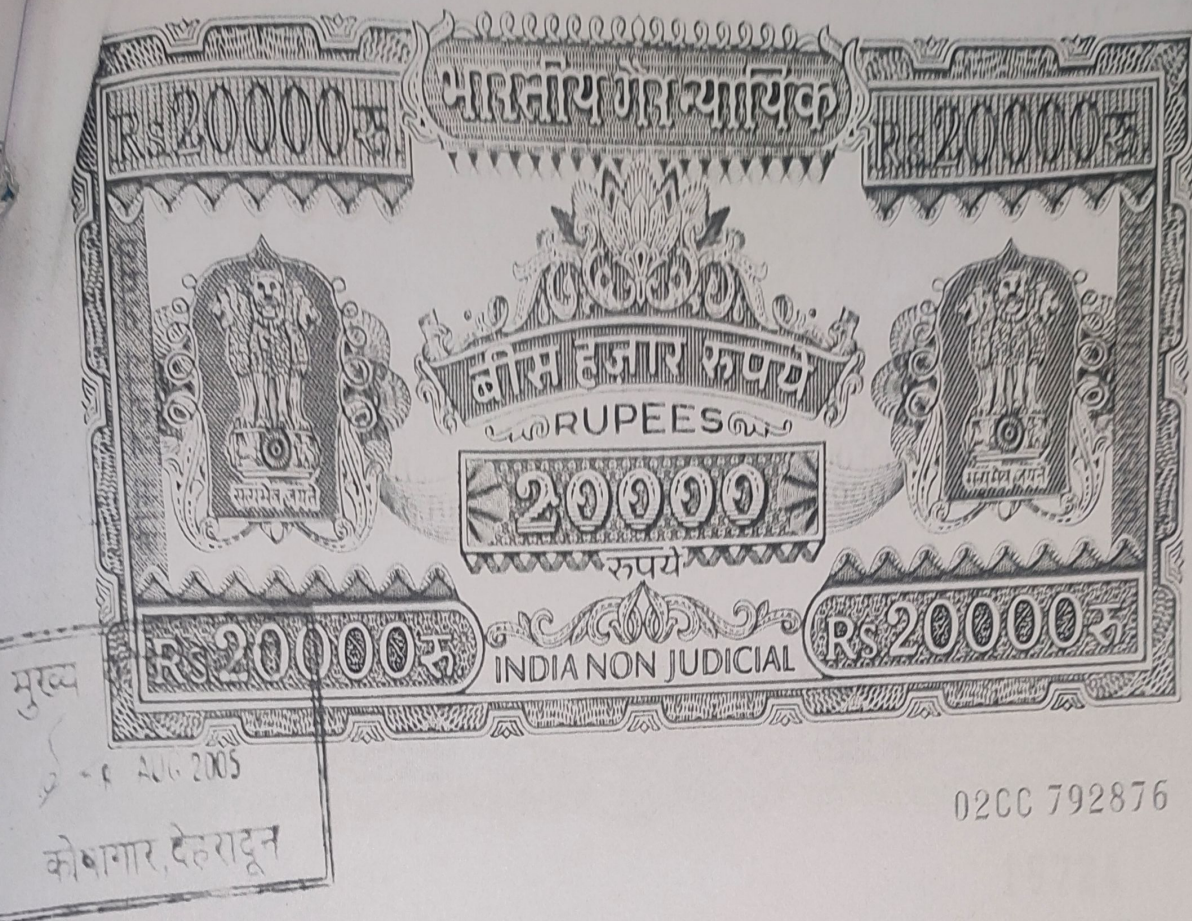
L.T.C.
Sri...

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R.T.T.
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(The receipt whereof the Vendors and Nominator hereby acknowldge), the Vendors hereby transfer, convey and assign on the nomination of the Nominator unto the Purchaser all that Land which has been morefully detailed and described in the Schedule given at the foot of this Deed (hereinafter referred to as the said land) absolutely and forever and TO HAVE AND TO HOLD the same unto the Purchaser without any prejudcial claim or dispute relating thereto.

प्रदेष्टा
रमेश

21/2/2005

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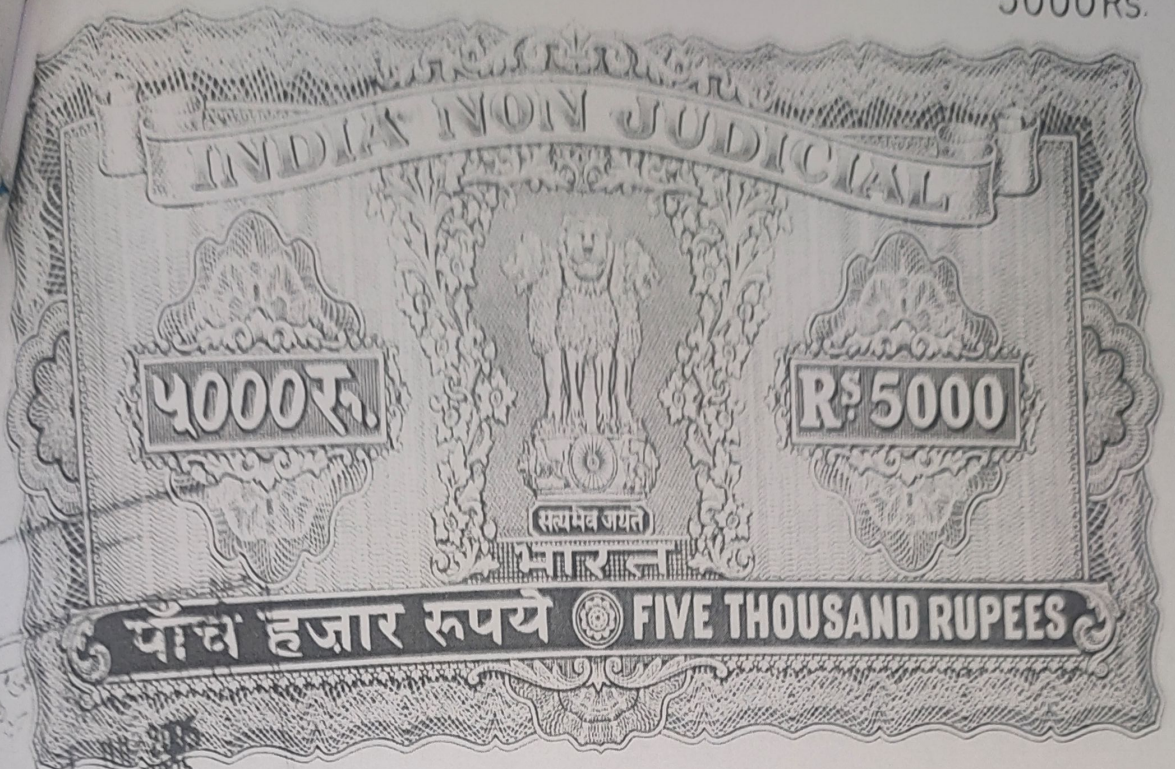


21/2/2005
Ramesh



21/2/2005

5000Rs.



16724

B) That the Vendors & the Nominator hereby covenant with the Purchaser as follows :-

[Signature]

महेश्वर सिंह

[Signature]

रमेश

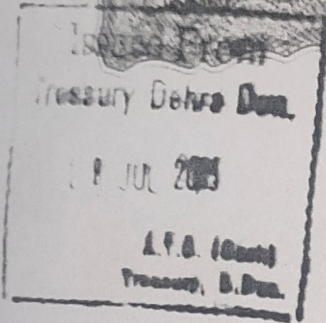
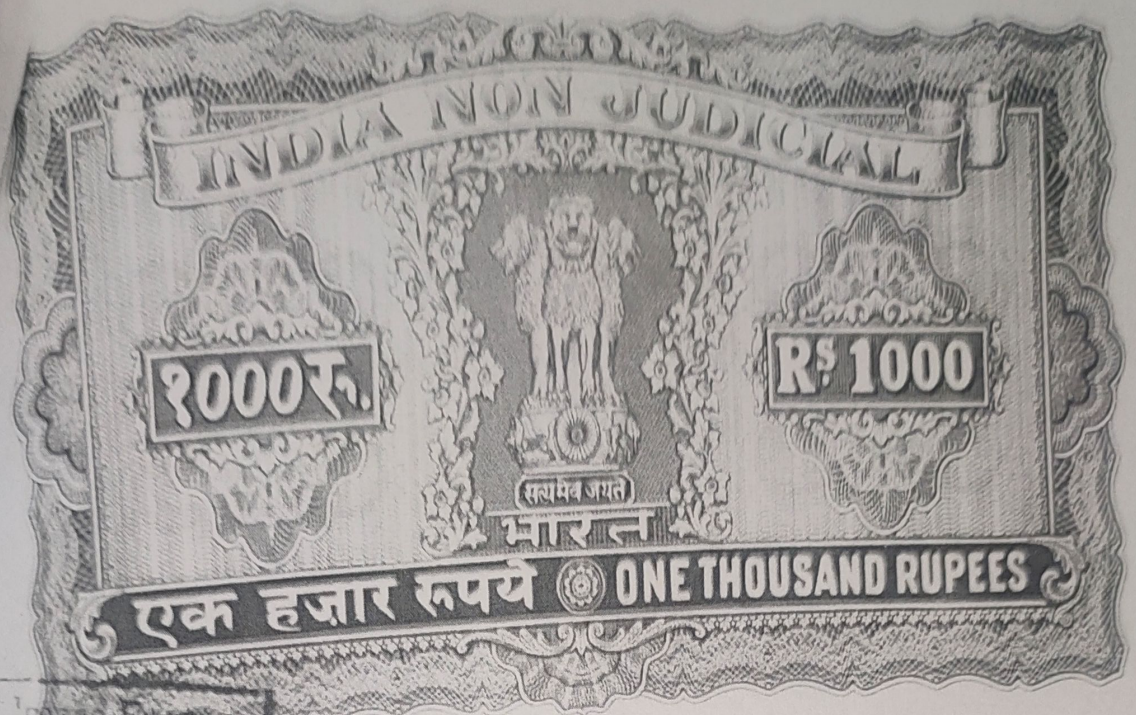
21.21.2011



27/1
Suresh

[Signature]
Suresh

1000Rs.



26743

1. That the interest hereby transferred subsists and the Vendors have the right and power to transfer the same and the Nominator has the right and power to nominate the Purchaser.
2. That the vacant physical possession of the said land has been delivered to the Purchaser today on the spot jointly by the Vendors & the Nominator.
3. That the said land is situated within a Notified Industrial Area.
4. That the said land is free from all encumbrances, charges, liens, litigation etc. and is being sold as such.

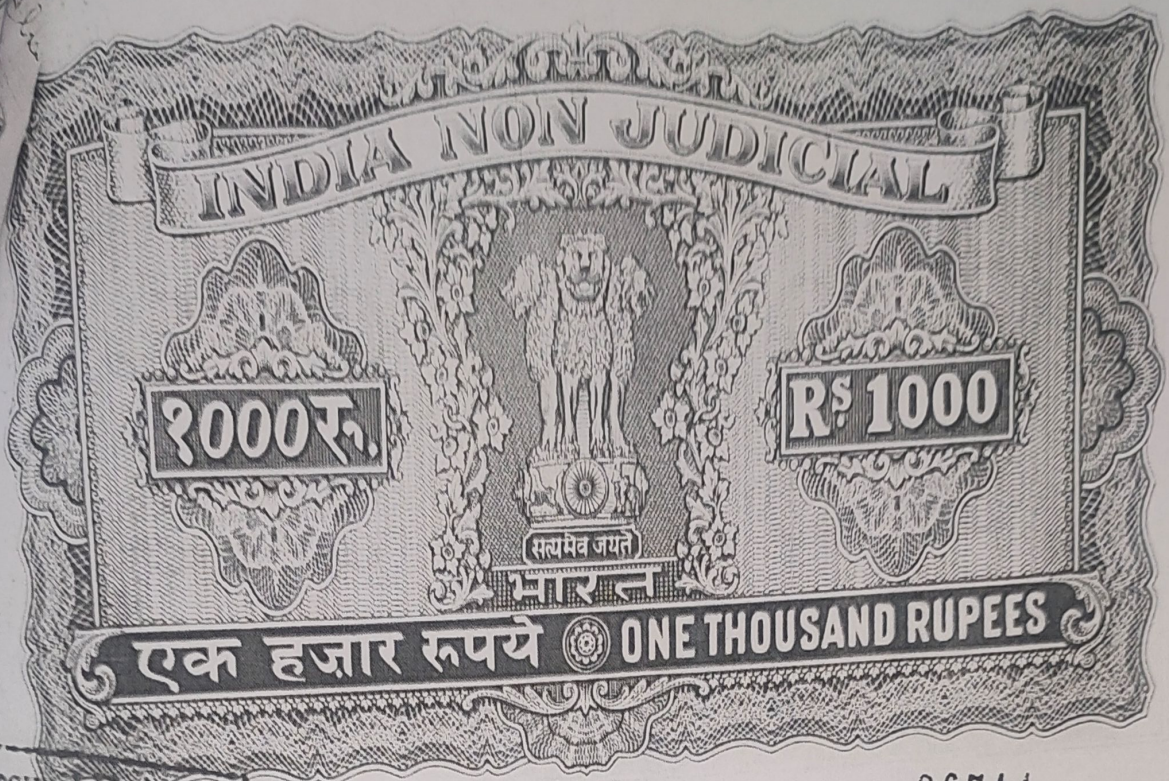
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2.11
S. D. Singh

2.11
S. D. Singh

1000Rs.



Issued From
Treasury Dehra Dun.
28 JUL 2005
A.T.O. (Cash)
Treasury, D. Dun.

26744

5. That the Vendors & the Nominator have jointly and severally assured the Purchaser that there is no other claim to the said land. The Vendors & the Nominator shall however keep the Purchaser indemnified against any claim.
6. That all taxes and govt. dues upto the date of this deed shall be borne by the Vendors/Nominator and henceforth by the Purchaser.
7. That the said land is being transferred with all easements and rights appurtnant thereto.

महेश्वर
मिश्र

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26745

8. That the Vendors & the Nominator at all reasonable times at the cost and request of the Purchaser shall do and cause to be done all acts, deeds and things as may be required for furthermore perfectly assussing the end use of the said land unto the Purchaser.
9. That in case the Purchaser is deprived of the said land or any portion thereof is view of any act of ommission or commission on the part of the Vendors or the Nominator, the Purchaser shall be entitled to compensation together with cost, expenses and damages.

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10. That the Purchaser shall be entitled to get it's name mutated in the records for which the Vendors & the Nominator shall provide all help and co-operation.
11. That the Purchaser shall be entitled to use said land in any manner and for any purpose it desires without any let or hinderance from any corner whatsoever.
12. That since the said land is situated within a Notified Industrial Area and is being purchased for setting up an Industrial Unit, the amended provisions of U.P.Z.A & L.R. Act as applicable in Uttaranchal are not applicable.

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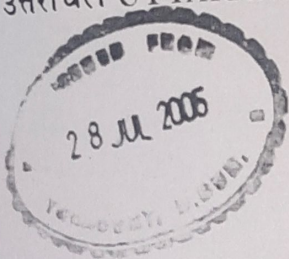


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उत्तरांचल UTTARANCHAL



13. That since the sale consideration is more than the value worked out on the basis of the rate fixed by the Collector Dehradun, Stamp Duty of Rs. 3,49,144.57 on the agreed sale consideration is payable. Additional Stamp Duty of Rs. 220.00 towards Nominator Fee is payable. Accordingly Stamp Duty of Rs. 3,49,400.00 is being paid.

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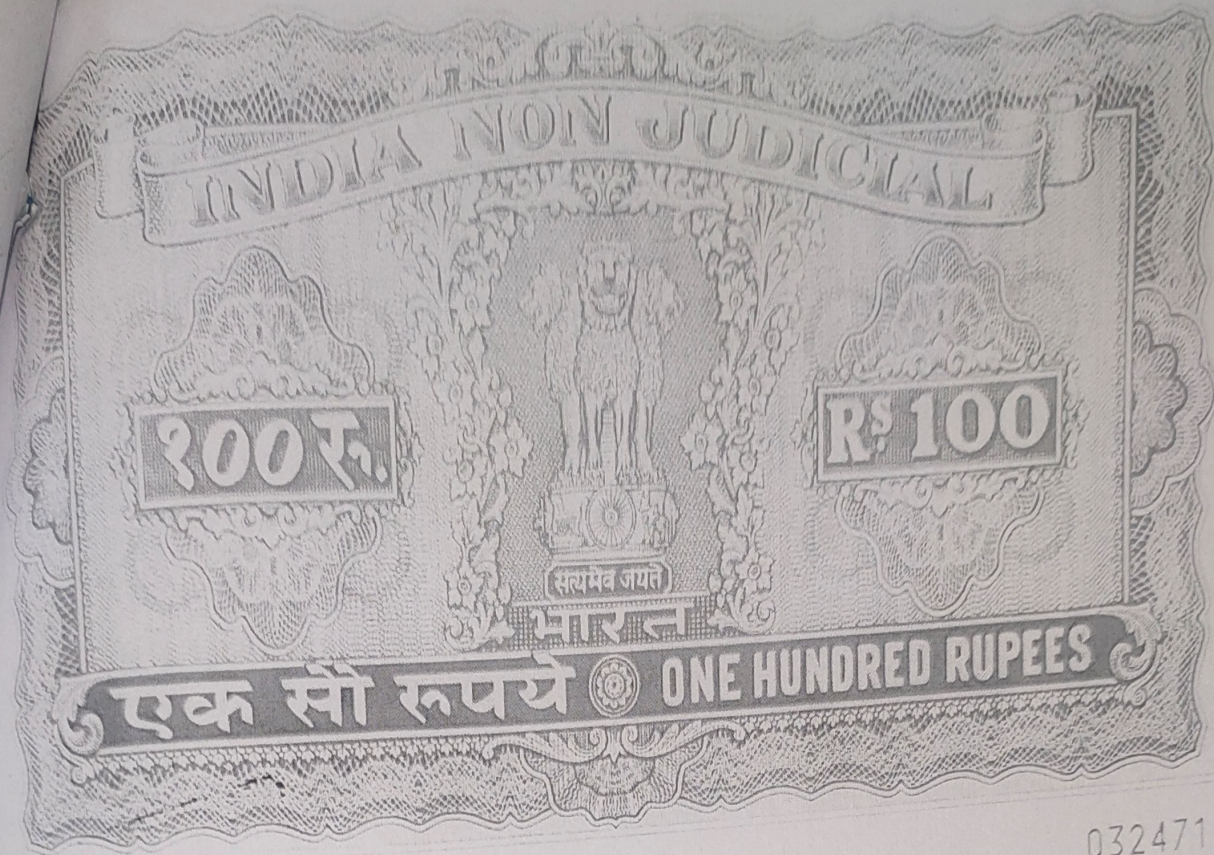


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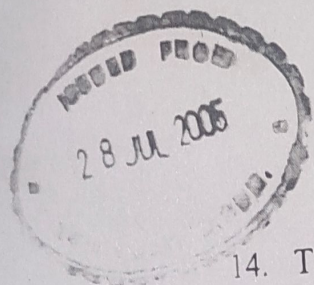


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14. That the expression "VENDORS" "NOMINATOR" AND "PURCHASER" hereinbefore used unless repugnant to the context shall include their respective heirs, legal representatives and assigns.

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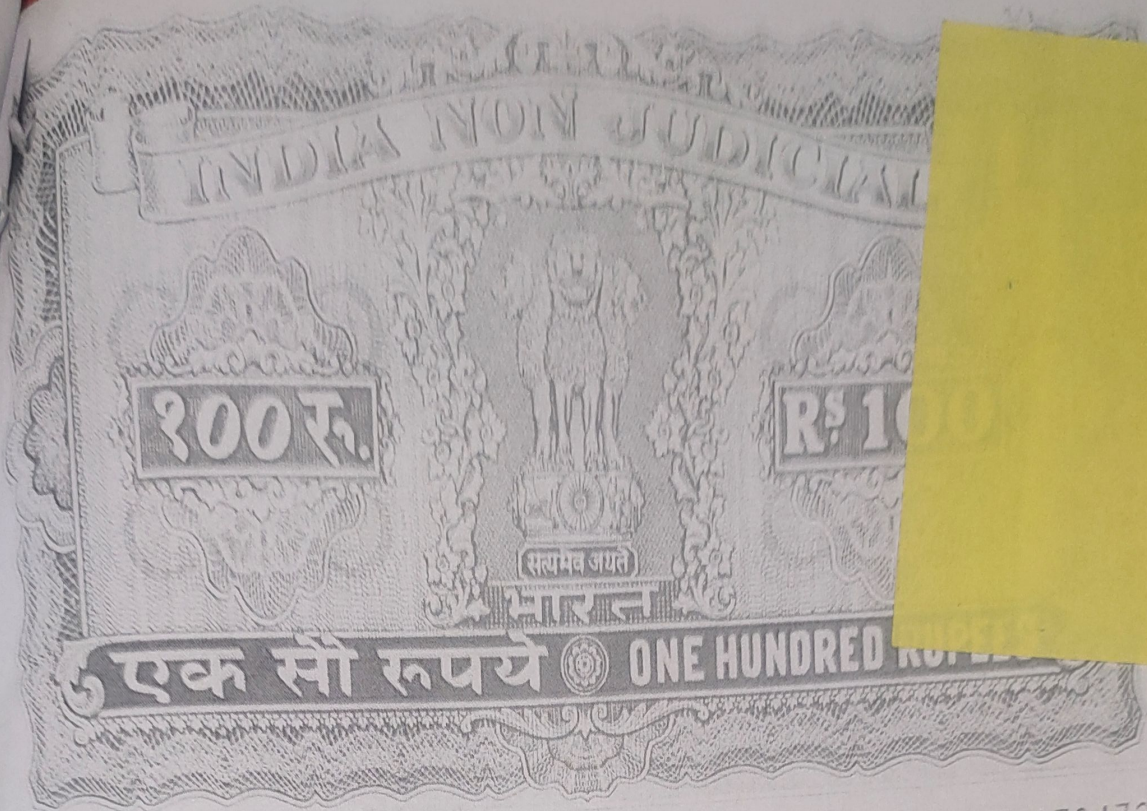


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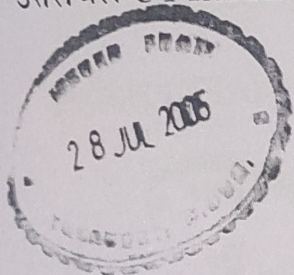
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SCHEDULE

All that land comprised in Khata No. 604 bearing Khasra No. 868Kha having an area of 0.3290 Hects. (as originally recorded) and Khasra No. 868Kha having an area of 0.0846 Hects. (as recorded by means of correction) (Old Khasra No. 1274M) total area 0.4136 Hects or 4136 Sq. Mts. situated in Village Chharba (Langha Road) Tehsil Vikas Nagar, Distt. Dehradun bounded and butted as under :-

North	:	Khasra No. 866 and 867 of Village Chharba,
South	:	Khasra No. 874 and 875 of Village Chharba,
East	:	Village Road,
West	:	Langha Road in part, shops of others in part and land of others in part.

28/7/05

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Sparsh

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नं. 4553
पं रजिस्ट्री का नई।
406
355
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9/8/2005

उप निबन्धक
विकासनगर, मेहरापुर

