

**RISHABH YADAV &  
ASSOCIATES**  
ADVOCATES

E. NO.: D/3617/16

**OFF.:** CHAMBER NO. 611, WESTERN WING,  
TIS HAZARI COURTS, DELHI- 110054.

**ALSO:** H. NO. 12A, D BLOCK, PART-1, GALI  
NO.5, MAHAVIR ENCLAVE, DWARKA  
SECTOR-1 A, NEW DELHI-110045.

**CONTACT :** 8800718199

**E-MAIL:** RISHABHYADAV5040@GMAIL.COM

**Ref...Bill/RY/LN/2024-25/08**

**Date: 20.06.2024**

To

The Manager,  
Punjab National Bank,  
B. O. MCC Sector-04 Branch,  
BHEL, Haridwar (Uttarakhand).

**BILL FOR TITLE SEARCH REPORT.**

**SUB:** A Freehold Commercial Plot, bearing Plot No.231, area measuring 5814 Sq ft.  
i.e. 540 Sq. Mtrs., Situated at Sectors-9, Dwarka, New Delhi-110075.

**BELONGING TO:** M/S PATANJALI AGRO INDIA PRIVATE LIMITED

Sir/Ma'am,

Please find attached herewith legal opinion along with inspection slip  
along with certified copy in respect of above-mentioned account.

Please arrange to remit the following bill: -

<u>S. NO.</u>	<u>PARTICULARS</u>	<u>AMOUNT Non-Taxable Services</u>	<u>AMOUNT Taxable Services</u>
1	Professional Fee		4,000.00
2	Clearage 10% of professional fees	400.00	
3	Expenses for inspection slip	3,100.00	
	<u>Total:</u>		<u>7,500.00</u>

**(Rupees Seven Thousand Five Hundred Only)**

**Note:** Please credit the amount

Account **no.1846000102296407** (PNB, N-46, CONNAUGHT CIRCUS, NEW DELHI- 110001.)

IFSC: **PUNB0184600**, PAN No. **AFCPY2289J**

**NOTE:** PLEASE MENTION **BILL NUMBER** WHILE MAKING PAYMENT.

**RISHABH YADAV**  
ADVOCATE  
Enroll. No. 110054 Western Wing  
Tis Hazari Courts  
Email: rishabhyadav5040@gmail.com



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**ASSOCIATES**

ADVOCATES

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**CONTACT :** 8800718199

**E-MAIL:** RISHABHYADAV5040@GMAIL.COM

ANNEXURE - V

CERTIFICATE

REFERENCE NO....

ENTRY SERIAL NO.NIL /REGISTER NO.1 OF YEAR 2024

(Counsel to give serial no. to the certificate as entered in register of Searches maintained by him)

DATE: 20/06/2024

The AGM

Punjab National Bank

BO: MCC, Sector-04

BHEL, Haridwar (Uttarakhand).

Opinion on investigation of title and obtaining of Search Report in respect of A Freehold Commercial Plot, bearing Plot No.231, area measuring 5814 Sq ft. i.e. 540 Sq. Mtrs., Situated at Sektore-9, Dwarka, New Delhi-110075.

Belonging to: M/S PATANJALI AGRO INDIA PRIVATE LIMITED.


As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed. I hereby certify that the registration particulars - number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/ Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

  
RISHABH YADAV  
Enroll. No. D/3617/2016 Advocate  
Off: Chamber No.-611, Western Wing  
Tis Hazari Court, New Delhi-110054  
Mob: 8800718199  
Email: rishabhyadav5040@gmail.com



I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed here to, conducted by me, for the period from 01/01/1994 to 18/06/2024 disclose encumbrances as stated therein.

I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder:

- (a) Name of lender- Not Applicable
- (b) Date of opinion & reference no. (If any)
- (c) Remarks – Not Applicable

I find no defects in the title of the person offering Equitable Mortgage: -

I hereby certify that M/S PATANJALI AGRO INDIA PRIVATE LIMITED have got a clear, valid and marketable title over the above said property and he/she/they/it is/are competent to mortgage said property in favour of Bank.

The valid Equitable Mortgage can be created by deposit of the following Original Title Deed

1. Original Regd. Conveyance Deed executed by DDA in favour of M/S A.S Techno build Private Limited on 26/12/2007, duly Regd. as Document No.23906, entered in Addl. Book No.1, Volume No.2801, on Pages 175/178 & Regd. on 26/12/2007, with the Office of Sub-Registrar VII, Delhi.
2. Original Regd. Sale Certificate/Deed executed by Bank OF INDIA in favour of M/S PATANJALI AGRO INDIA PRIVATE LIMITED on 05/07/2022, duly Regd. as Document No.7748, entered in Addl. Book No.1, Volume No.11544, on Pages 20/26 & Regd. on 05/07/2022, with the Office of Sub-Registrar IX, Delhi.
3. Copy of Regd. Lease Deed executed by M/S PATANJALI AGRO INDIA PRIVATE LIMITED in favour of KIKI Foods LLP on 29/04/2023, vide Regd. as no.4771.
4. NOC cum undertaking from Tenant (KIKI Foods LLP) in favour of bank.
5. Latest Electricity Bill/Property Tax Receipts.

Note: Bank should verify physical possession of the said property and same has not been tenanted or possession has been in part with to anybody.

Rishabh Yadav  
ADVOCATE  
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<b>RISHABH YADAV &amp;</b>  <b>ASSOCIATES</b>  ADVOCATES  E. NO.: D/3617/16	<b>OFF.:</b> CHAMBER NO. 611, WESTERN WING, TIS HAZARI COURTS, DELHI- 110054. <b>ALSO:</b> H. NO. 12A, D BLOCK, PART-1, GALI NO.5, MAHAVIR ENCLAVE, DWARKA SECTOR-1 A, NEW DELHI-110045. <b>CONTACT :</b> 8800718199 <b>E-MAIL:</b> RISHABHYADAV5040@GMAIL.COM
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ANNEXURE – IV

SPECIAL REPORT ON TITLE

Reg: A Freehold Commercial Plot, bearing Plot No.231, area measuring 5814 Sq ft. i.e. 540 Sq. Mtrs., Situated at Sectore-9, Dwarka, New Delhi-110075.

Belonging to: M/S PATANJALI AGRO INDIA PRIVATE LIMITED

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A.	PARTICULARS	
1.	Name of the Borrower with address	M/S PATANJALI AGRO INDIA PRIVATE LIMITED.
2.	Name of the person offering Mortgage with parentage / constitution and address:	M/S PATANJALI AGRO INDIA PRIVATE LIMITED.
3.	Details of the property to be mortgaged	<p>A Freehold Commercial Plot, bearing Plot No.231, area measuring 5814 Sq ft. i.e. 540 Sq. Mtrs., Situated at Sectore-9, Dwarka, New Delhi-110075 and which is bounded as under:</p> <p>East : Road            West : Road            North : Plot No.230            South : Plot No.232</p>
	As per title deed ---	M/S PATANJALI AGRO INDIA PRIVATE LIMITED
	As per present ---	M/S PATANJALI AGRO INDIA PRIVATE LIMITED
	INVESTIGATIONS	
1.	Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration	As per "Annexure-A"
2.	whether certified copies have been obtained from the Registrar's office	Yes



3.	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Yes, No doubt or suspicion arises.
4.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes, details tally with the record of Sub-Registrar, Delhi.
5.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
6.	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes
7.	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes
8.	Whether the property has been mutated in the name of the person offering the mortgage?	Yes (In Sub-Registrar Office Records)
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes, as per Bank Guidelines.
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non- agricultural purposes).	No
11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No



12.	Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	No, because property in question is Freehold.
13.	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Company ownership.
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	Yes
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	N/A
16.	In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	N/A
17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	N/A
18.	Whether copy of title deed favoring lessor (other than Govt.) is made available to examine the validity of the lease?	N/A
19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	N/A
20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	N/A
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N/A

22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	N/A
23.	Whether the owner's title valid, absolute, clear and marketable one?	Yes
24.	Based on the documents available, whether the owner's title is saleable?	Yes
25.	Based on the documents available, whether the owner's title transferable?	Yes
26.	Whether the mortgaged property is enforceable under SARFAESI Act – 2002.	YES, THE SUBJECT PROPERTY IS ENFORCEABLE UNDER SARFAESI ACT-2002.

DATE: 20/06/2024

PLACE: Delhi

  
**Rishabh Yadav**  
 Enroll. No. 038972016 Advocate  
 Off: Chamber No.-64, Western Wing  
 Tis Hazari Court, New Delhi-110054  
 Mob: 8800718199  
 Email: rishabhyadav5040@gmail.com



**RISHABH YADAV &**

**ASSOCIATES**

ADVOCATES

E. NO.: D/3617/16

**OFF.:** CHAMBER NO. 611, WESTERN WING, TIS HAZARI COURTS, DELHI- 110054.

**ALSO:** H. NO. 12A, D BLOCK, PART-1, GALI NO.5, MAHAVIR ENCLAVE, DWARKA SECTOR-1 A, NEW DELHI-110045.

**CONTACT :** 8800718199

**E-MAIL:** RISHABHYADAV5040@GMAIL.COM

Annexure V-B

**SEARCH REPORT**

Account: M/S PATANJALI AGRO INDIA PRIVATE LIMITED.  
BO: MCC Haridwar (U.K).

Search report relates to searches made in:

- a) Sub Registrar Office: Sub Registrar Office, Delhi.
- b) Registrar of Companies: Not Applicable
- c) Courts: Not Applicable
- d) Other offices:
  - a) Office of the Co-operative Society: Not Applicable
  - b) \_\_\_\_\_ Development Authority: Not Applicable  
(DDA/HUDA/and the like)
- e) Any other documents
- i) Receipt for payment of Municipal Taxes etc.

**1. Sub Registrar /Registrar of Assurance Office**

The encumbrance certificate was obtained from the Sub Registrar, Delhi for the period of 30 years from 1994 to 2024 and the same disclosed following encumbrances (Certificate enclosed):

a)

(If there is no system of issue of encumbrance certificate in the office of Sub-Registrar, it be stated accordingly)

2. Besides obtaining encumbrance certificate from the Sub Registrar, personal search was carried out by me for the purpose. Inspection was made on 20/06/2024 for the period 01/01/1994 to 18/06/2024 at the following Sub Registrar / offices.

- a) Sub-Registrar, Delhi.

The search report disclosed the followings encumbrances: -

**RISHABH YADAV**  
Enroll. No. D/3617/2016 Advocate  
Off: Chamber No.-611, Western Wing  
Tis Hazari Court, New Delhi-110054  
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E-mail: rishabh.yadav5040@gmail.com





## DORIS BBook Payment Receipt

e-Receipt for BBook Payment	
Slip No.	403,143
Name	RISHABH YADAV ADV
Reference No.	57016657
Amount	400.00
Total Amount Paid	400.00
Payment Mode	UPI
Transaction Date	2024-06-20 16:14:00
Bank Reference No.	417204062673
SBI Reference No.	4042235871312
Bank Code	SBIN
CIN	10002682024062000074
Payment Status	SUCCESS

Receipt Print Date:6/20/2024 4:24:02PM

## Delhi Online Registration Information System

Action B Book Document Status

User Manual Name - SANJEEV GUPTA ADV, Id - ADVGUPTA73, District - West, SRO Name - SR II Basai Darapur

Select Bill Book Type : Inspection  
Applicant Name : RISHABH YADAV ADV  
Applicant Mobile No. : 8800718199  
Applicant Address : NEW DELHI  
Inspection From : 01/01/1994  
Inspection To : 31/12/1997  
Total Fee (Calculated) : 400



**RISHABH YADAV**  
Enroll. No. D36172116 Advocate  
Off: Chamber No.-611 Western Wing  
Tis Hazari Court, New Delhi-110054  
Mob: 8800718199  
Email: rishabhyadav5040@gmail.com

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## DORIS BBook Payment Receipt

e-Receipt for BBook Payment	
Slip No.	315,948
Name	RISHABH YADAV ADV
Reference No.	79284568
Amount	2,700.00
Total Amount Paid	2,700.00
Payment Mode	UPI
Transaction Date	2024-06-20 16:01:12
Bank Reference No.	417203997536
SBI Reference No.	3342614310428
Bank Code	SBIN
CIN	10002682024062000070
Payment Status	SUCCESS

Receipt Print Date:6/20/2024 4:08:43PM

## Delhi Online Registration Information System

Action B Book Document Status

[User Manual](#) Name - Sanjeev Gupta, Id - ADVSGUPTA, District - South West, SRO Name - Sub Registrar IX

Select Bill Book Type : Inspection  
Applicant Name : RISHABH YADAV ADV  
Applicant Mobile No. : 8800718199  
Applicant Address : NEW DELHI  
Inspection From : 01/01/1998  
Inspection To : 20/06/2024  
Total Fee (Calculated) : 2700



**RISHABH YADAV**  
Enroll. No. D/3611/2016 Advocate  
Off: Chamber No. 611, Western Wing  
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Mob: 8800718199  
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3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: -

The search made out in the office of Registrar of the companies disclosed:

ROC	INFORMATION
Not Applicable	N/A

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
N/A	N/A	N/A

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

Office	Date of Search/Inspection	Information
Sub-Registrar Office Delhi.	20/06/2024	OK

6. A study of the following documents disclosed:

Details of Documents Perused	Information
1. Copy of Regd. Conveyance Deed executed by DDA in favour of M/S A.S Technobuild Private Limited on 26/12/2007, duly Regd. as Document No.23906, entered in Addl. Book No.1, Volume No.2801, on Pages 175/178 & Regd. on 26/12/2007, with the Office of Sub-Registrar VII, Delhi.	Ok
2. Copy of Regd. Sale Certificate/Deed executed by Bank OF INDIA in favour of M/S PATANJALI AGRO INDIA PRIVATE LIMITED on 05/07/2022, duly Regd. as Document No.7748, entered in Addl. Book No.1, Volume No.11544, on Pages 20/26 & Regd. on 05/07/2022, with the Office of Sub-Registrar IX, Delhi.	

Rishabh Yadav  
Advocate  
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CHAIN OF TITLE

The Property in question was originally acquired by Delhi Development Authority (DDA) under land Acquisition Act.

Thereafter, DDA had given Allotment of A Freehold Commercial Plot, bearing Plot No.231, area measuring 5814 Sq ft. i.e. 540 Sq. Mtrs., Situated in Service Centre, Sectore-9, Dwarka, New Delhi-110075; in the name of M/S A.S Techno Build Private Limited through Allotment Letter dated 26/02/2007.


Thereafter, DDA had executed Regd. Conveyance Deed for the above said plot in the name of M/S A.S. Techno Build Pvt. Ltd. on 26/12/2007, duly Regd. as Document No.23906, entered in Addl. Book No.1, Volume No.2801, on Pages 175/178 & Regd. on 26/12/2007, with the Office of Sub-Registrar VII, Delhi.

Thereafter, M/S A.S. Techno Build Pvt. Ltd had mortgage the said property to Bank of India in the account of M/S Bansal Diamonds Pvt. Ltd.

Thereafter, the said account turned as NPA and Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the power conferred under Section 13 read with rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002, Bank of India sold the said property to M/S Patanjali Agro India Pvt. Ltd through Auction, the undersigned acknowledge the receipt of the Sale Price of Rs. 18,16,00,000/- (Rupees Eighteen Crore Sixteen Lacs Only) in full and handed over the delivery and Possession of the Schedule Property through Sale Certificate dated 18/05/2022.

Thereafter, Bank OF INDIA had executed Regd. Sale Certificate/Deed in the name of M/S PATANJALI AGRO INDIA PRIVATE LIMITED on 05/07/2022, duly Regd. as Document No.7748, entered in Addl. Book No.1, Volume No.11544, on Pages 20/26 & Regd. on 05/07/2022, with the Office of Sub-Registrar IX, Delhi.

On the basis of above said facts, M/S PATANJALI AGRO INDIA PRIVATE LIMITED is recorded owner of Plot No.231, area measuring 5814 Sq ft. i.e. 540 Sq. Mtrs., situated in Service Centre, Sectore-9, Dwarka, New Delhi-110075.

  
**RISHABH YADAV**  
Enroll. No. D3611498 Advocate  
Off: Chamber No.-61, Western Wing  
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