

TARUN KUMAR SHARMA

Advocate



To
The Branch Head
Punjab National Bank
Branch-LCB Sec-62
Noida U.P.

Dated:-27.01.2021

REF NO-35

REG:- SEARCH REPORT/NON-ENCUMBRANCE CERTIFICATE IN RESPECT OF Property bearing Part of Khasra No-182KA [Old Khasra No-66, 67, 72Min 73, 74, 75, 60Min, 61Min, 62, 63, 64, 68Min and 236Min] and Khasra No-182/329 [Old Khasra No-55/3] Measuring area-4097 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun **belongs to** M/s Dehradun Hotels and Resorts Pvt. Ltd. having its registered office at 85 Laxmi Road Dehradun

Borrower Name: - M/s Dehradun Hotels and Resorts Pvt. Ltd. having its registered office at 85 Laxmi Road Dehradun

Dear Sir,

Please find enclosed the title search report of above-mentioned property this is with reference to your request for my opinion on the title of the above-mentioned property. I have carefully examined the documents submitted to me and inspected the records at office of the **Concerned Sub-Registrar** in relation to the above-mentioned property. If you have any observation kindly inform me for necessary corrections.

Thanks, with regards


Tarun Kumar Sharma
Advocate

Enclosure:

1. Inspection receipt
2. Certified copy documents obtained from sub-registrar office.
3. Bill

TITLE SEARCH REPORT

ASPECTS TO BE CONSIDERED		ADVOCATE OBSERVATIONS		
A	PARTICULARS			
1.	Name of the Borrower with address:	M/s Dehradun Hotels and Resorts Pvt. Ltd. having its registered office at 85 Laxmi Road Dehradun		
2.	Name of the Owner with Parentage/Constitution and Address:	M/s Dehradun Hotels and Resorts Pvt. Ltd. having its registered office at 85 Laxmi Road Dehradun		
3	Detail of the property to be Mortgaged:			
	As Per title Deed	Property bearing Part of Khasra No-182KA (Old Khasra No-66, 67, 72Min 73, 74, 75, 60Min, 61Min, 62, 63, 64, 68Min and 236Min) and Khasra No-182/329 (Old Khasra No-55/3) Measuring area-4097 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun		
	As per Present:-	Property bearing Part of Khasra No-182KA (Old Khasra No-66, 67, 72Min 73, 74, 75, 60Min, 61Min, 62, 63, 64, 68Min and 236Min) and Khasra No-182/329 (Old Khasra No-55/3) Measuring area-4097 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun		
	BOUNDARIES:	PART-A	PART-B	PART-C
		East- Land of Shri Shyam Lal Dhaunka West- Mussoorie Diversion Road North- Land of Mr. Vivek Sharma South- Land of Mr. Abdul Rashid and other	East-Khala West- Land of Sh. Pankaj Naglia and thereafter Mussoorie Diversion Road North- Land of Sh. Vivek Sharma South- Land of Shri Abdul Rasid and other	East- Land of Smt. Geeta Sharma West- Mussoorie Diversion Road side measuring 3 Mtrs. North- Land of Sh. Vivek Sharma South- Land of Doon Valley Hotels

8-8	INVESTIGATIONS:	
01.	Detail of the title deeds/documents (including link deeds parent deeds) to be deposited for creation of the mortgage [with full particulars regarding nature of documents, date of execution and detail of registration.	<p style="text-align: center;">PART-A</p> <ol style="list-style-type: none"> 1. Initially Sale deed executed by Mrs. Rani Mohini Devi w/o Mr. Bahadur Rai Shamsheer for plot of land bearing khasra no-60/3 measuring area-0.01 Acre, khasra no-61/2 measuring area-0.09 Acre, khasra no-62 measuring area-0.10 Acre, Khasra no-63 measuring 0.32 Acre, Khasra no-64 measuring area-0.30 Acre, khasra no-68/2 measuring area-0.15 Acre, Khasra no-236/1 measuring area-0.20 Acre, total measuring area-1.17 Acre Situated at Mauza Malsi Pargana Central Doon District Dehradun In Favour Of M/s Premier Cali Chemicals its office at Inverneal Mussoorie District Dehradun through Partners Mr. Jitendra Prasad Jain S/o Mr. Lala Ram Prashad Jain and Mr. Gian Chand Mittal S/o Mr. Hira Lal Mittal vide book no-1 volume no- 1272 on pages no-427 to 450 document no-41 to 44 on dated-05.01.1976 2. Thereafter Sale deed executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for Property bearing Part of Khasra No-182KA (Old Khasra No-66, 67, 72Min 73, 74, 75, 60Min, 61Min, 62, 63, 64, 68Min and 236Min) Measuring area-1880 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun In Favour Of M/s Dehradun hotels and resorts Pvt. Ltd, vide book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-3301 pages no- 389 to 414 document no- 6427 on dated 17.08.2010 <p style="text-align: center;">PART-B</p> <ol style="list-style-type: none"> 1. Initially Sale deed executed by Mr. Sultan Singh S/o Mr. Kunwar Singh for plot related to Khasra no-55/3 measuring area-0.13 Acre or 326.11 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dheradun In Favour Of Mr. Vivek Sharma S/o Mr. Krishan Lal Sharma vide book no- 1 volume no- 3518/2715 pages no-116/197 to 210 document no- 9404 on dated-01.11.1989 2. Thereafter Sale deed executed by Mr. Vivek Sharma S/o Mr. Krishan Lal Sharma for plot related to Khasra No-182/329 (Old Khasra no-55/3) Measuring area-337 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun In Favour Of M/s Dehradun hotels and resorts Pvt. Ltd, vide book no- 1 volume no- 106 pages no- 55 to 98 document no-1128 on dated 22.07.2011

PART-C

1. **Initially** Sale deed executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-450 Sq. Yards or 376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Shayam Lal Dhanuka S/o Mr. Ram Niwas Dhanuka vide book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no- 1 to 12 document no-4927 on dated-12.07.2006
2. **Thereafter** Sale deed executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Jagdish Kumar Aggarwal S/o Late Mr. Kedarnath Agarwal through attorney Mr. Shyam Lal Dhanuka vide book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no-49 to 60 document no- 4931 on dated-12.07.2006
3. **Thereafter** Sale deed executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Gulshan Kumar S/o Mr. Ram Chandra vide book no- 1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no-25 to 36 document no- 4929 on dated-12.07.2006
4. **Thereafter** Sale deed executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Manoj Kumar Poddar S/o Mr. Kishan Lal Poddar through attorney Mr. Shyam Lal Dhanuka S/o Mr. Chunni Lal Dhanuka vide book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no- 37 to 24 document-4928 on dated- 12.07.2006

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Shyam

Page 1
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Jagdish

Page 3
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Gulshan

Page 3
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Manoj


5. **Thereafter** Sale deed executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of Mr. Ram Niwas Dhanuka S/o Mr. Chunni Lal Dhanuka** through attorney Mr. Shyam Lal Dhanuka S/o Mr. Ram Niwas Dhanuka in book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no-37 to 48 document no-4930 on dated-12.07.2006
6. **Thereafter** Sale deed executed by Mr. Shyam Lal Dhanuka S/o Mr. Ram Niwas Dhanuka and Mr. Jagdish Kumar Aggarwal S/o Late Mr. Kedamath Agarwal and Mr. Gulshan Kumar S/o Mr. Ram Chandra and Mr. Manoj Kumar Poddar S/o Mr. Kishan Lal Poddar and Mr. Ram Niwas Dhanuka S/o Mr. Chunni Lal Dhanuka for Property bearing Part of Khasra No-182KA (Old Khasra No-66, 67, 72Min 73, 74, 75, 60Min, 61Min, 62, 63, 64, 68Min and 286Min) Measuring area-T800 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of M/s Dehradun hotels and resorts Pvt. Ltd.** vide book no-1 volume no-3283 pages no-117 to 144 document no- 6596 on dated 25.08.2010
7. Copy of the dissolution deed on dated-01.10.1999 whereby the firm M/S Premier Cali Chemicals was dissolved.
8. Punarikshit Khatauni wherein the said Khasra was recorded in the name of Sh. Vivek Sharma S/o Sh. Krishan Lal since Teh Fasil year 1397 i.e. 1990
9. Punarikshit Khasra wherein old Khasra number and its corresponding new Khasra numbers are mentioned.
10. Khatuani wherein the said khasra plot no-182/329Min is recorded in the name of M/s Dehradun hotels and resorts Pvt. Ltd.
11. Khatuani wherein said khasra plot no- 182KA was recorded in the name of M/S Premier Cali Chemicals and subsequently the name of M/s Dehradun hotels and resorts Pvt. Ltd. Has been duly mutated in the revenue records.
12. Copy of building plan sanctioned by Mussoorie Dehradun development authority Dehradun vide map no-C-0026/12-13/RE-I dated 05.10.2013

02.	Whether certified copies have been obtained from the registrar's office.	YES	
03.	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion.	NO	
04.	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	
05.	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 was obtained from the registrar's office?	YES	
		As per Original	As per certified
		vide book no-1 volume no-3283 pages no- 117 to 144 document no- 6596 on dated 25.08.2010 and vide book no- 1 volume no- 106 pages no- 55 to 98 document no-1128 on dated 22.07.2011 and vide book no-1 volume no-1547 pages no- 360 addl. book no-1 volume no-3301 pages no- 389 to 414 document no- 6427 on dated 17.08.2010	vide book no-1 volume no-3283 pages no- 117 to 144 document no- 6596 on dated 25.08.2010 and vide book no- 1 volume no- 106 pages no- 55 to 98 document no-1128 on dated 22.07.2011 and vide book no-1 volume no-1547 pages no- 360 addl. book no- 1 volume no-3301 pages no- 389 to 414 document no- 6427 on dated 17.08.2010
06.	Whether the Photographs of parties as affixed in conveyance deed/title deed tally with the Photograph seen in the certified copy was obtained from the registrar's office?	YES	
07.	Whether contents 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-however branch should compare original documents with certified /Photocopy at your end also before disbursal/EM.	

08.	Whether the property has been mutated in the name of the person offering the mortgage?	Copy of mutation should be obtained from borrower.
09.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	YES
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 mortgage agriculture property for non agriculture purpose.	NO
11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of the 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?	Copy of approved map to be obtained by bank.
13.	Whether the property is ancestral/Or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	NO
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	NA
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	NA
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?	FREE HOLD PROPERTY
17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	NA
18.	Whether copy of tile deed favoring lessor (other than Govt.) is made available to examine the validity of the lease?	NA
19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated effect thereof?	NA

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?	Bank should obtain affidavit in regards before sanction.
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	NA
22.	Whether certified copies of Revenue Records has been obtained and examined to conform that no dues are outstanding toward the mortgagor?(Copy of revenue record be submitted to the Bank while submitting the certificate of title investigation)	YES
23.	Whether the mortgaged property is enforceable under SARFAESI Act-2002	YES

Dated-27.01.2021
Place-Ghaziabad U.P


Tarun Kumar Sharma
Advocate

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NEC as per
the provisions of
Bank
Shelbo

CERTIFICATE

To
The Branch Head
Punjab National Bank
Branch-LCB Sec-62
Noida U.P

Dated:-27.01.2021

Sub:-Opinion on investigation of title and obtaining of search report in respect of Property bearing Part of Khasra No-182KA (Old Khasra No-66, 67, 72Min 73, 74, 75, 60Min, 61Min, 62, 63, 64, 68Min and 236Min) and Khasra No-182/329 (Old Khasra No-55/3) Measuring area-4097 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun belongs to M/s Dehradun Hotels and Resorts Pvt. Ltd. having its registered office at 85 Laxmi Road Dehradun

1. As per your request, 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.
2. 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.
3. I further certify that the photograph of previous owner and of intending mortgagor affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deed.
4. Chain of title relating to the property is complete as given in the Annexure hereto.
5. 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.

THE FOLLOWING DOCUMENTS SCRUTINIZED BY ME AND BE OBTAINED AT THE TIME OF CREATION OF MORTGAGE

PART-A

- A. **Certified Copy of Sale deed** executed by Mrs. Rani Mohini Devi w/o Mr. Bahadur Rai Shamsheer for plot of land bearing khasra no-60/3 measuring area-0.01 Acre, khasra no-61/2 measuring area-0.09 Acre, khasra no-62 meaning area-0.10 Acre, Khasra no-63 measuring 0.32 Acre, Khasra no-64 measuring area-0.30 Acre, khasra no-68/2 measuring area-0.15 Acre. Khasra no-236/1 measuring area-0.20 Acre, total measuring area-1.17 Acre Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** M/s Premier Cali Chemicals its office at Inverneal Mussoorie District Dehradun through Partners Mr. Jitendra Prasad Jain S/o Mr. Lala Ram Prashad Jain and Mr. Gian Chand Mittal S/o Mr. Hira Lal Mittal vide book no-1 volume no-1272 on pages no-427 to 450 document no-41 to 44 on dated-05.01.1976
- B. **Original Sale deed** executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for Property bearing Part of Khasra No-182KA (Old Khasra No-66, 67, 72Min 73, 74, 75, 60Min, 61Min, 62, 63, 64, 68Min and 236Min) Measuring area-1880 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** M/s Dehradun hotels and resorts Pvt. Ltd. vide book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-3301 pages no- 389 to 414 document no- 6427 on dated 17.08.2010

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PART-B

- C. **Certified Copy of Sale deed** executed by Mr. Sultan Singh S/o Mr. Kunwar Singh for plot related to khasra no-55/3 measuring area-0.13 Acre or 526.11 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Vivek Sharma S/o Mr. Krishan Lal Sharma vide book no- 1 volume no-3518/2715 pages no-116/197 to 210 document no- 9404 on dated-01.11.1989
- D. **Original Sale deed** executed by Mr. Vivek Sharma S/o Mr. Krishan Lal Sharma for plot related to Khasra No-182/329 (Old Khasra no-55/3) Measuring area-337 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** M/s Dehradun hotels and resorts Pvt. Ltd. vide book no- 1 volume no- 106 pages no- 55 to 98 document no-1128 on dated 22.07.2011

PART-C

- E. **Original Sale deed** executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-450 Sq. Yards or 376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Shyam Lal Dhanuka S/o Mr. Ram Niwas Dhanuka vide book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no- 1 to 12 document no-4927 on dated-12.07.2006
- F. **Original Sale deed** executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Jagdish Kumar Aggarwal S/o Late Mr. Kedarnath Agarwal through attorney Mr. Shyam Lal Dhanuka vide book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no-49 to 60 document no- 4931 on dated-12.07.2006
- G. **Original Sale deed** executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Gulshan Kumar S/o Mr. Ram Chandra vide book no- 1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no-25 to 36 document no- 4929 on dated-12.07.2006
- H. **Original Sale deed** executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Manoj Kumar Poddar S/o Mr. Kishan Lal Poddar through attorney Mr. Shyam Lal Dhanuka S/o Mr. Chunni Lal Dhanuka vide book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no- 37 to 24 document-4928 on dated- 12.07.2006
- I. **Original Sale deed** executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Ram Niwas Dhanuka S/o Mr. Chunni Lal Dhanuka through attorney Mr. Shyam Lal Dhanuka S/o Mr. Ram Niwas Dhanuka in book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no-37 to 48 document no-4930 on dated-12.07.2006
- J. **Original Sale deed** Sale deed executed by Mr. Shyam Lal Dhanuka S/o Mr. Ram Niwas Dhanuka and Mr. Jagdish Kumar Aggarwal S/o Late Mr. Kedarnath Agarwal and Mr. Gulshan Kumar S/o Mr. Ram Chandra and Mr. Manoj Kumar Poddar S/o Mr. Kishan Lal Poddar and Mr. Ram Niwas Dhanuka S/o Mr. Chunni Lal Dhanuka for Property bearing Part of Khasra No-182KA [Old Khasra No-66, 67, 72Min 73, 74, 75, 60Min, 61Min, 62, 63, 64, 68Min and 286Min] Measuring area-1800 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** M/s Dehradun hotels and resorts Pvt. Ltd. vide book no-1 volume no-3283 pages no- 117 to 144 document no- 6596 on dated 25.08.2010

- K. Copy of the dissolution deed on dated-01.10.1999 whereby the firm M/S Premier Cali Chemicals was dissolved.
- L. Punarikshit Khatauni wherein the said Khasra was recorded in the name of Sh. Vivek Sharma S/o Sh. Krishan Lal since Teh Fasil year 1397 i.e. 1990
- M. Punarikshit Khasra wherein old Khasra number and its corresponding new Khasra numbers are mentioned.
- N. Khatuani wherein the said khasra plot no-182/329Min is recorded in the name of M/s Dehradun hotels and resorts Pvt. Ltd.
- O. Khatuani wherein said khasra plot no- 182KA was recorded in the name of M/S Premier Cali Chemicals and subsequently the name of M/s Dehradun hotels and resorts Pvt. Ltd. Has been duly mutated in the revenue records.
- P. Copy of building plan sanctioned by Mussoorie Dehradun development authority Dehradun vide map no-C-0026/12-13/RE-I dated 05.10.2013
6. The search report of which is annexed hereto conducted by me, for the period from 2015 to 2021 does not disclose any encumbrances/discloses encumbrances as stated therein. 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 RBI or any other such body for circulation amongst banks/financial institutions.
7. **I have not given /have given opinion earlier on investigation of title relating to the same property as detailed hereunder:**
 (a) Name of lender-
 (b) Date of opinion & reference no. (If any)
 (c) Remarks -
8. I find following defects / no defects in the title of the person offering mortgage:-
No defect observed by us.
9. I hereby certify that Sh./Smt./**M/s Dehradun hotels and resorts Pvt. Ltd.** has a clear, valid and marketable title over the above said property and he/she is competent to create the mortgage. The said title deeds are Original and genuine and are not duplicate or fake as observed by me (Give hereunder details of title deeds which are required to be deposited to create equitable mortgage)

THE VALID MORTGAGE CAN BE CREATED BY DEPOSIT OF THE FOLLOWING ORIGINAL TITLE DEED.

PART-A

- A. Certified Copy of Sale deed executed by Mrs. Rani Mohini Devi w/o Mr. Bahadur Rai Shamsheer for plot of land bearing khasra no-60/3 measuring area-0.01 Acre, khasra no-61/2 measuring area-0.09 Acre, khasra no-62 meaning area-0.10 Acre, Khasra no-63 measuring 0.32 Acre, Khasra no-64 measuring area-0.30 Acre, khasra no-68/2 measuring area-0.15 Acre, Khasra no-236/1 measuring area-0.20 Acre, total measuring area-1.17 Acre Situated at Mauza Maksi Pargana Central Doon District Dehradun **In Favour Of M/s Premier Cali Chemicals** its office at Inverneal Mussoorie District Dehradun through Partners Mr. Jitendra Prasad Jain S/o Mr. Lala Ram Prashad Jain and Mr. Gian Chand Mittal S/o Mr. Hira Lal Mittal vide book no-1 volume no-1272 on pages no-427 to 450 document no-41 to 44 on dated-05.01.1976**



B. Original Sale deed executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for Property bearing Part of Khasra No-182KA (Old Khasra No-66, 67, 72Min 73, 74, 75, 60Min, 61Min, 62, 63, 64, 68Min and 236Min) Measuring area-1880 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** M/s Dehradun hotels and resorts Pvt. Ltd. vide book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-3301 pages no- 389 to 414 document no- 6427 on dated 17.08.2010

PART-B

- C. Certified Copy of Sale deed** executed by Mr. Sultan Singh S/o Mr. Kunwar Singh for plot related to khasra no-55/3 measuring area-0.13 Acre or 526.11 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dheradun **In Favour Of** Mr. Vivek Sharma S/o Mr. Krishan Lal Sharma vide book no- 1 volume no-3518/2715 pages no-116/197 to 210 document no- 9404 on dated-01.11.1989
- D. Original Sale deed** executed by Mr. Vivek Sharma S/o Mr. Krishan Lal Sharma for plot related to Khasra No-182/329 (Old Khasra no-55/3) Measuring area-337 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** M/s Dehradun hotels and resorts Pvt. Ltd. vide book no- 1 volume no- 106 pages no- 55 to 98 document no-1128 on dated 22.07.2011

PART-C

- E. Original Sale deed** executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-450 Sq. Yards or 376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Shayam Lal Dhanuka S/o Mr. Ram Niwas Dhanuka vide book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no- 1 to 12 document no-4927 on dated-12.07.2006
- F. Original Sale deed** executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Jagdish Kumar Aggarwal S/o Late Mr. Kedarnath Agarwal through attorney Mr. Shyam Lal Dhanuka vide book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no-49 to 60 document no- 4931 on dated-12.07.2006
- G. Original Sale deed** executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Gulshan Kumar S/o Mr. Ram Chandra vide book no- 1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no-25 to 36 document no- 4929 on dated-12.07.2006
- H. Original Sale deed** executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Manoj Kumar Poddar S/o Mr. Kishan Lal Poddar through attorney Mr. Shyam Lal Dhanuka S/o Mr. Chunni Lal Dhanuka vide book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no- 37 to 24 document-4928 on dated- 12.07.2006
- I. Original Sale deed** executed by Mr. Pankaj Nagalia S/o Mr. Gopi Chand Nagalia Proprietor Of M/s Premier Cali Chemicals for plot related to khasra no-182KA measuring area-376 Sq. Mtrs. Situated at Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** Mr. Ram Niwas Dhanuka S/o Mr. Chunni Lal Dhanuka through attorney Mr. Shyam Lal Dhanuka S/o Mr. Ram Niwas Dhanuka in book no-1 volume no-1547 pages no-360 addl. book no-1 volume no-1620 pages no-37 to 48 document no-4930 on dated-12.07.2006

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- J. Original Sale deed** Sale deed executed by Mr. Shyam Lal Dhanuka S/o Mr. Ram Niwas Dhanuka and Mr. Jagdish Kumar Aggarwal S/o Late Mr. Kedarnath Agarwal and Mr. Gulshan Kumar S/o Mr. Ram Chandra and Mr. Manoj Kumar Poddar S/o Mr. Kishan Lal Poddar and Mr. Ram Niwas Dhanuka S/o Mr. Chunni Lal Dhanuka for Property bearing Part of Khasra No-182KA (Old Khasra No-66, 67, 72Min 73, 74, 75, 60Min, 61Min, 62, 63, 64, 68Min and 286Min) Measuring area-1800 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun **In Favour Of** M/s Dehradun hotels and resorts Pvt. Ltd. vide book no-1 volume no-3283 pages no- 117 to 144 document no- 6596 on dated 25.08.2010
- K.** Copy of the dissolution deed on dated-01.10.1999 whereby the firm M/S Premier Cali Chemicals was dissolved.
- L.** Punarikshit Khatauni wherein the said Khasra was recorded in the name of Sh. Vivek Sharma S/o Sh. Krishan Lal since Teh Fasli year 1397 i.e. 1990
- M.** Punarikshit Khasra wherein old Khasra number and its corresponding new Khasra numbers are mentioned.
- N.** Khatuani wherein the said khasra plot no-182/329Min is recorded in the name of M/s Dehradun hotels and resorts Pvt. Ltd.
- O.** Khatuani wherein said khasra plot no- 182KA was recorded in the name of M/S Premier Cali Chemicals and subsequently the name of M/s Dehradun hotels and resorts Pvt. Ltd. Has been duly mutated in the revenue records.
- P.** Copy of building plan sanctioned by Mussoorie Dehradun development authority Dehradun vide map no-C-0026/12-13/RE-I dated 05.10.2013
- Q.** Latest ROC Search report
- R.** Latest Electricity Bill/House Tax receipt
- S.** Affidavit of borrower

Dated-27.01.2021
Place-Ghaziabad U.P


Tarun Kumar Sharma
Advocate

SEARCH REPORT

Account:- M/s Dehradun hotels and resorts Pvt. Ltd.
Punjab National Bank
 Branch-LCB Sec-62
 Noida U.P

Search report relates to searches made in:

- a. Sub Registrar Office- Dehradun
- b) Registrar of Companies.: NA
- c) Courts.: NA
- d) Other offices : NA
- e) Office of the Co-operative Society:
- f) Development Authority: NA
 (DDA/HUDA/and the like)
- g) Any other documents**
 - (i) Receipt for payment of Municipal Taxes etc.

1. Sub Registrar /Registrar of Assurance Office:

I Have conducted the legal investigation of the title and made a search of records in the search is conducted by me for the period from 2015 to 2021 against **Vide receipt no-16/14 on dated-18.01.2021** However said property is already mortgaged with PNB-Branch Nehru Nagar Ghaziabad U.P.

2. The search report disclosed the followings encumbrances:-

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

3. The search made out in the office of Registrar of Companies disclosed:-

ROC	INFORMATION
N/A	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
Dehradun	18.01.2021	available


6. A study of the following documents disclosed:

Details of documents perused	Information
Sale deed	25.08.2010 and 17.08.2010 and 22.07.2011

Defects noticed are indicated in the Certificate given by me.

Dated-27.01.2021
Place-Ghaziabad U.P

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Tarun Kumar Sharma
Advocate

AFFIDAVIT

Affidavit of M/s Dehradun Hotels and Resorts Pvt. Ltd. having its registered office at 85 Laxmi Road Dehradun through (Director Sh. Subhash Choudhary and Mr. Bhim Sen Wadhwa) I/we, the above named deponent do hereby solemnly affirm and declare on oath as under:

1. That name and address are true.
2. That I Am Owner And Possession Of The Property I.E. Property bearing Property bearing Part of Khasra No-182KA (Old Khasra No-66, 67, 72Min 73, 74, 75, 60Min, 61Min, 62, 63, 64, 68Min and 236Min) and 286Min and Khasra No-182/329 (Old Khasra No-55/3) Measuring area-4097 Sq. Mts. Situated at Village Mauza Malsi Pargana Central Doon District Dehradun
3. That the above said property is free from all kind of encumbrances e.g. sale, agreement to sale, gift, attachment, auction or any other govt. dues etc.
4. That the said property is not disputed in any court of law or offices in Delhi & in other states of India.
5. That the said property is not acquired by govt. authority's, the title deeds of the said property is not fake or duplicate.
6. That if at any later stage the above-mentioned matter is found false or subsequently contravened in that case the above said bank is fully entitled to take civil as well as criminal proceedings against me/us to safe guard its interest.
7. That I have not executed any sale deed or will/other documents in favour of any person of the family or others.
8. That I have already relinquish all rights and interest in the afore said property in favour of Shri -----NIL
9. That the said property is free from all kinds of encumbrances e.g. Lease/ sale, agreement to sale, gift, attachment auction or any other govt. dues etc.
10. That the same shall be continued to be so till such time when all proposed loan being sought by me/us from you are fully paid back with interest and expenses and the said loan stood completely discharged.

Deponent

Verification

Verified at Ghaziabad on this _____ day of _____ 2021 that the contents of this affidavit are true to my knowledge nothing material has been canceled there.

Deponent