

SOHAN PRASAD, ADVOCATE**Civil court Bagaha****West Champaran**

(En. no.303/1976)

To,**The Branch Manager,**

Punjab National Bank,

Branch-Bagaha,

District West Champaran, Bihar

Sir,

In pursuance to your later dated 23.03.2021, I Submit my Legal Opinion with respect to properties of M/s Tirupati Sugars Limited which is as hereunder-

SPECIAL REPORT ON TITLE

Reg: Property Situated at Village-Naraipur Naurangia, Kotaraha, Sidhaw, Sirauna and Rampur of Thana no. 146, 95, 23, 5, 62, 97 of Anchal-Bagaha-2, Distt-West Champaran Belonging to M/s Tirupati Sugar Limited R/o At-Naraipur, P.S.-Bagaha, Distt-West Champaran (Bihar)

<u>ASPECTS TO BE CONSIDERED</u>				COUNSEL'S STATEMENT
A. PARTICULARS				
1. Name of the Borrower with address:-				Sri Deepak Yadav , S/o Shri J.S. Yadav Managing Director of M/s Tirupati Sugars Limited R/o At-Naraipur, P.S.-Bagaha, Distt-West Champaran (Bihar)
2. Name of the person offering Property for mortgage with parantage and address:				Sri Deepak Yadav , S/o Shri J.S. Yadav Managing Director of M/s Tirupati Sugars Limited R/o At-Naraipur, P.S.-Bagaha, Distt-West Champaran (Bihar)
3. Detial description of Property to be Leased:- As per titile deed.				
Village	Khata	Plot	Area (A-D)	Jamabandi
Naraipur Thana No. 146	405	267	0.82	1559
	417	268	0.39	
	409	269	0.25	
	433	292	0.98	

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(2)

	412	293	0.46	
	397	294	0.06	
	420	295	0.51	
	399	296	0.99	
	400	294	0.83	
	429	308	0.63	
	425	309	0.63	
	429	310	0.6	
	405	311	0.24	
	418	312	0.72	
	416	313	0.38	
	39	314	0.29	
	70	315	0.38	
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	415	319	0.51	
	410	320	0.27	
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	105	336	0.52	
	135	337	0.53	
	29	338	0.48	
	7	339	0.46	
	52	340	1.11	

Calculated

(3)

	105	341	0.60	
	316	342	0.05	
	433	343	2.98	
	4	335	0.12	
	199	500	0.65	
	49	501	0.97	
	62	502	0.58	
	7	510	0.35	
	397	511	0.72	5
	135	461	0.35	
	7	463	1.12	
	7	466	0.68	
	2	474	1.82	
	2	450	0.58	
	2	473	0.97	
	100	451	0.85	
	8	453	0.64	
	76	455	1.31	
	75	454	0.59	
	37	457	0.41	
	27	458	0.35	
	37	465	1.12	
	66	456	1.06	
	88	460	0.36	
	92	462	0.21	
	92	464	0.27	

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	110	467	0.68	
	117	468	0.53	
	117	469	0.67	
	71	489	0.62	
	9	459	0.58	
	28	471	0.48	
	164	476	0.29	
	120	492	0.40	1245
	178	359	0.03	
	120	360	1.25	926
	120	361	0.22	707
	120	491	0.50	933
	29	449	2.04	
	29	447	0.48	1518
	180	560	0.09	
	164	967	0.60	
	164	965	1.13	
	59	930	0.53	
	316	346	0.47	160
	324	426	0.81	
	151	899	0.72	
	242	345	0.25	
	433	382	0.38	
	324	370	0.29	
	96	364	0.82	
	96	496	2.49	389
	316	356	0.26	

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(5)

	107	928	0.34	
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	234	349	0.67	
	285	347	0.42	
	139	900	0.44	3133
	178	493	1.48	
	Naurangia			
	95	312/20	3.89	
	Kotaraha			
	23	7/14		
		81/4	1.31	
	Sidhaw			
	5	125		
		126	2.60	
		127		
	Sirauna			
	62	156/17	7.98	
	Rampur			
	97	24/ 3	5.86	

Total- 86.29 Acre

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B. 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)

1. Sale Deed no. 3952 Dated 14.09.1950.
Original
2. Sale Deed no. 4886 Dated 20.11.1954.
Original
3. Sale Deed no. 3860 Dated 22.12.1956.
Original
4. Sale Deed no. 3883 Dated 26.12.1956.
Original
5. Sale Deed no. 3884 Dated 26.12.1956.
Original
6. Sale Deed no. 5427 Dated 03.09.1959.
Original
7. Sale Deed no. 5645 Dated 30.10.1962.
Original
8. Sale Deed no. 5646 Dated 30.10.1962.
Original
9. Sale Deed no. 5647 Dated 30.10.1962.
Original
10. Sale Deed no. 5648 Dated 30.10.1962.
Original
11. Sale Deed no. 647 Dated 02.02.2011.
Original
12. Sale Deed no. 928 Dated 14.02.2011.
Original
13. Sale Deed no. 1001 Dated 21.01.2011.
Original
14. Sale Deed no. 1519 Dated 11.03.2011.
Original
15. Sale Deed no. 1610 Dated 15.03.2011.
Original
16. Sale Deed no. 2336 Dated 10.02.2011.
Original
17. Sale Deed no. 2339 Dated 10.02.2011.
Original
18. Sale Deed no. 2765 Dated 17.02.2011.
Original

(This is relevant to state here that all the above sale deeds have been deposited and under custody of Bank in earlier Advance)

Sohan Pansar

19. Rent Receipt bearing no. 00091667 of year 2012-13 with respect to J.B. No. 6.

Photocopy.

20. Rent Receipt bearing no. 00091666 of year 2012-13 with respect to J.B. No. 5.

Photocopy.

21. Rent Receipt bearing no. 00091665 of year 2012-13 with respect to J.B. No. 1559.

Photocopy.

22. Rent Receipt bearing no. 00091668 of year 2012-13 with respect to J.B. No. 926.

Photocopy.

23. Rent Receipt bearing no. 00091686 of year 2012-13 with respect to J.B. No. 389.

Photocopy.

24. Rent Receipt bearing no. 00091671 of year 2012-13 with respect to J.B. No. 1245.

Photocopy.

25. Rent Receipt bearing no. 00091668 of year 2012-13 with respect to J.B. No. 926.

Photocopy.

26. Rent Receipt bearing no. 00091670 of year 2012-13 with respect to J.B. No. 707.

Photocopy.

27. Rent Receipt bearing no. 00091669 of year 2012-13 with respect to J.B. No. 933.

Photocopy.

28. Rent Receipt bearing no. 00091672 of year 2012-13 with respect to J.B. No. 1558.

Photocopy.

29. Rent Receipt bearing no. 00091685 of year 2012-13 with respect to J.B. No. 160.

Photocopy.

30. Non Encumbrance Certificate Bearing No. 479 dated 25.03.2021 issued from Registry office, Bettiah from 1.1.2007 upto 31.12.2012.

Original.

31. Non Encumbrance Certificate Bearing No. 22 dated 31.03.2021 issued from Registry office, Bagaha from 1.1.2013 upto 26.03.2021.

Original.

32. Affidavit.

Original.

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	2. Whether certified copies have been obtained from the Registrar's office.	Yes, The mortgagor has obtained the certified copies of sale deeds which all have been already deposited in Bank in earlier advance.
	3. Whether the document in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Yes, The C.C. of sale deeds have been compared with the originals and raised no any doubt or suspicion.
	4. 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, The registration particulars, no. and dates are tallied with the original and certified copy of the sale deeds.
	5. 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?	The old sale deeds registered before 2006 have got no photographs of party over it rather the subsequent deeds have got photographs.
	6. 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, The contents as given in the title deeds tally verbatim with the contents as stated in the certified copy obtained from the registrar's office .
	7. Whether the property has been mutated in the name of the person offering the mortgage?	Yes, The lands have been duly mutated and Jamabandis no. 6, 5, 1559, 926, 389, 1245, 926, 389, 1245, 926, 707, 933, 1558, and 160 with respect to offered lands are running in the name of mortgagor.
	8. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated ?	The offered lands are coming under the absolute ownership of Mortgagor. Hence the mortgagor is competent and shall create EQUITABLE MORTGAGE in favour of Bank with respect to the offered property for enhancement of his loan.

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	<p>9. Whethere there is any bar under any local law for creation of the mortgage of the property to be mortgaged (In some state, there are legel restrictions on creation of the mortgage of agricultural property for non-agricultural purposes).</p>	<p>The property is not affected by Bihar land ceiling Law.</p> <p>The property is not affected by forest Law.</p> <p>The property is not affected by planning Law.</p> <p>The property is not affected by urban Land ceiling Law .</p> <p>The property is not affected by Rent Restrictions control Law.</p> <p>The Prpperty is not affected by Environment Law.</p> <p>The Property is not affected by muncipal/ Revenue Law.</p>
	<p>10. 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)</p>	<p>No</p>
	<p>11. Whethere all the approvals, clearance/ sanctions required for creation of the mort- gage have been obtained ? It not obtained, what are such sanctions, approvals and clearances yet to be obtained ?</p>	<p>Not Applicable</p>
	<p>12. Whether the property is ancestral/or under joint ownership or the minor is having interest in the property ? If so, its effect there of.</p>	<p>The offered lands are the self aquired purchased property of the mortgagor. The proposed property does not contain the interest of any minor.</p>

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	<p>13. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894 ?</p>	<p>Neither acquired nor there is any proceeding for such acquisition is pending.</p>
	<p>14. Whether Urban Land Ceiling Act is applicable in the State where the property is located ?</p>	<p>Yes, But the property is not affected by the Urban Land Ceiling. The application of Bihar Urban Land ceiling Act is presently suspended.</p>
	<p>15. In case of leasehold property, whether permission/NOC from the lessor is require for creation of mortgage? Whether permission of the Lessor/NOC is obtained ?</p> <p>16. What is the rate of sharing of un-earned income with lessor , in the event of sale of the property ?</p> <p>17. Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?</p> <p>18. Whether terms & conditions given in the lease deed have been complied with ? If any condition is violated? effect there of.</p>	<p>Proposed land is not lease hold land.</p> <p>Questions does not arise.</p> <p>Questions does not arise.</p> <p>Questions does not arise.</p>

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<p>19. Whether any permission of Income Tax Authorities/Assessing Officer is required under the provision 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 ?</p>	<p>Not Applicable</p>
<p>20. In respect of agriculture land, Whether land is declared surplus or under consolidation of holdings ?</p>	<p>No, The Lands are homestead land and Purchase Centre of the concern. No such proceeding is going on with respect to the offered lands.</p>
<p>21. Whether certified copies of Revenue Record 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.)</p>	<p>During the course of title investigation I have examine the revenue records of the offered lands in Anchal-Bagaha-2 and other offices and found that Jamabandis of the offerd lands are running in the name of mortgagor.</p>
<p>22. Brief history of the properties and how the owner / mortgagor has derived title?</p>	<p>The Borrower Sri Deepak Yadav, S/o Shri J.S. Yadav Managing Director of M/s Tirupati Sugar Limited R/o At-Naraipur, P.S.-Bagaha, Distt-West Champaran (Bihar) has applied for the enhancement of his earlier loan advanced by this Bank.</p> <p>The borrower has offered the landed property dully detailed in column.3 of this LSR. The offered properties were earlier belong to Ganga Devi Sugar Mill which was sold vide deed of conveyance (Sale deed) dated 14.09.1950 in favour of North Bihar Sugar Mill Limited and the properties</p>

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were run in chain of ownership up to Tirupati Sugars Limited of which the Borrower is the Managing Director and the offered lands are coming under the Management and Ownership of the Borrower.

The offered lands belonged to the concern Tirupati Sugars Limited on the basis of 18 sale deeds which all have been deposited in Bank in earlier loan advanced to the borrower. The offered lands have been dully mutated in the name of Concern and Jamabandis dully detailed eariler are running in its name and rent are being paid to State of Bihar. The land possession certificate has earlier been issued by Anchal Bagaha-2 and N.E.C. issued by registry office Bettiah/ Bagaha which were submitted in earlier advance and deposited in Bank.

Now the updated Non Encumbrance Certificates from registry office Bettiah/Bagaha from 01.01.2007 upto 26.03.2021 has been obtained and are being filed for this loan.

Hence, considering the title based on documents and his possession over the lands ,the mortgagor has got valid right, title and ownership over the offered lands and competent to execute **EQUITABLE MORTGAGE** in favour of the Bank for the enhancement of this loan.

Sohan Bousad
Stylized signature

Sohan Prasad, Advocate

Civil Court, Bagaha

West Champaran

(En. no.303/1976)

CERTIFICATE

To,

The Branch Manager

Punjab National Bank,

Branch:- Bagaha

West Champaran

REFERENCE NO - 4

Date 05.04.2021

Opinion on investigation of title and obtaining of search report of Property Situated at Village-Naraipur Naurangia, Kotaraha, Sidhaw, Sirauna and Rampur of Thana no. 146, 95, 23, 5, 62, 97 of Anchal-Bagaha-2, Distt-West Champaran.

Belonging to M/s Tirupati Sugar Limited R/o At-Naraipur, P.S.- Bagaha, Distt-West Champaran (Bihar).

As requested, I have conducted the legal investigation of the title and made a search of records in the District Sub Registration office Bettiah, Bagaha and other offices as required in the matter with respect to the title deeds offered before me for my perusal .

The Borrower has offered the landed property dully detailed in column no.3 of this LSR. The offered properties were earlier belong to Ganga Devi Sugar Mill which was sold vide deed of conveyance (Sale deed) dated 14.09.1950 in favour of North Bihar Sugar Mill Limited and the properties were run in chain of ownership up to Tirupati Sugars Limited of which the Borrower is the Managing Director and the offerd lands are coming under the Management and Ownership of the Borrower.

The offered lands belonged to the concern Tirupati Sugars Limited on the basis of 18 sale deeds which all have been deposited in Bank in earlier loan advanced to the borrower. The offered lands have been dully mutated in the name of Concern and Jamabandis dully detailed eariler are running in its name and rent are being paid to State of Bihar. The land possession certificate has earlier been issued by Anchal Bagaha-2 and N.E.C. issued by registry office Bettiah/Bagaha which were submitted in earlier advance and deposited in Bank. Now the updated Non Encumbrance Certificates from registry office Bettiah/Bagaha from 01.01.2007 upto 26.03.2021 has been obtained and are being filed for this loan.

Hence, considering the title based on documents and his possession over the lands ,the mortgagor has got valid right, title and ownership over the offered lands and competent to execute **EQUITABLE MORTGAGE** in favour of the Bank for the

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enhancement of this loan.

The lands are coming in peaceful possession of the Land Owner. The land possession certificate and N.E.C. has been issued from the concerned offices which shows the lands are in his peaceful possession having no encumbrances. Hence, It is hereby certified that the land owner **Sri Deepak Yadav, S/o Shri J.S. Yadav Managing Director of M/s Tirupati Sugar Limited R/o At-Naraipur, P.S.-Bagaha, Distt-West Champaran (Bihar)** possessed a good and valid right, title with respect to the offered property fully detailed in column 3 of this scrutiny report attached herewith and is entitled to execute mortgage in favour of Bank.

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 Bettiah/Bagaha.

I further certify that the photograph of previous owner and of intending land owner affixed / seen in the title deed tally with records of registration office.

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

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

1. Sub-Registry office Bettiah, Bagaha

2. Cercile office, Bagaha-2

and also from the records of other appropriate authorities.

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

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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 hereto, conducted by me, for the period From 23.03.2021 to 05.04.2021 which does not disclose any encumbrances/disclose Encumbrances as stated there in.

I have not given / have given opinion earlier on investigation of title relating to the same property of

**Sri Deepak Yadav, S/o Shri J.S. Yadav Managing Director of
M/s Tirupati Sugar Limited R/o At-Naraipur, P.S.-Bagaha, Distt-West
Champan (Bihar)**

I hereby certify that **Sri Deepak Yadav, S/o Shri J.S. Yadav Managing Director of
M/s Tirupati Sugar Limited R/o At-Naraipur, P.S.-Bagaha, Distt-West
Champan (Bihar)** has clear, valid and marketable title over the above said property and he /she is competent to execute lease deed in favour of Bank.

Encl : 1. Special Report

2. Chain of Title

3. Original Copy of Title Deed and link deeds.

4. Search Report

Date : 05.04.2021

Place : BAGAHA

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Sohan Prasad
Advocate

Sohan Prasad
ADVOCATE
Civil Court, Bagaha

Village	Khata	Plot	Area (A-D)	Jamabandi
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	Sirauna			
	62	156/17	7.98	
	Rampur			
	97	24/ 3	5.86	

Total- 86.29 Acre

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2. I have examined following documents :-

- | | |
|--|----------|
| 1. Sale Deed no. 3952 Dated 14.09.1950. | Original |
| 2. Sale Deed no. 4886 Dated 20.11.1954. | Original |
| 3. Sale Deed no. 3860 Dated 22.12.1956. | Original |
| 4. Sale Deed no. 3883 Dated 26.12.1956. | Original |
| 5. Sale Deed no. 3884 Dated 26.12.1956. | Original |
| 6. Sale Deed no. 5427 Dated 03.09.1959. | Original |
| 7. Sale Deed no. 5645 Dated 30.10.1962. | Original |
| 8. Sale Deed no. 5646 Dated 30.10.1962. | Original |
| 9. Sale Deed no. 5647 Dated 30.10.1962. | Original |
| 10. Sale Deed no. 5648 Dated 30.10.1962. | Original |
| 11. Sale Deed no. 647 Dated 02.02.2011. | Original |
| 12. Sale Deed no. 928 Dated 14.02.2011. | Original |
| 13. Sale Deed no. 1001 Dated 21.01.2011. | Original |
| 14. Sale Deed no. 1519 Dated 11.03.2011. | Original |
| 15. Sale Deed no. 1610 Dated 15.03.2011. | Original |
| 16. Sale Deed no. 2336 Dated 10.02.2011. | Original |
| 17. Sale Deed no. 2339 Dated 10.02.2011. | Original |
| 18. Sale Deed no. 2765 Dated 17.02.2011. | Original |

(This is relevent to state here that all the above sale deeds have been deposited and under custody of Bank in earlier Advance)

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5/4/2021

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Photocopy.
21. Rent Receipt bearing no. 00091665 of year 2012-13 with respect to J.B. No. 1559.
Photocopy.
22. Rent Receipt bearing no. 00091668 of year 2012-13 with respect to J.B. No. 926.
Photocopy.
23. Rent Receipt bearing no. 00091686 of year 2012-13 with respect to J.B. No. 389.
Photocopy.
24. Rent Receipt bearing no. 00091671 of year 2012-13 with respect to J.B. No. 1245.
Photocopy.
25. Rent Receipt bearing no. 00091668 of year 2012-13 with respect to J.B. No. 926.
Photocopy.
26. Rent Receipt bearing no. 00091670 of year 2012-13 with respect to J.B. No. 707.
Photocopy.
27. Rent Receipt bearing no. 00091669 of year 2012-13 with respect to J.B. No. 933.
Photocopy.
28. Rent Receipt bearing no. 00091672 of year 2012-13 with respect to J.B. No. 1558.
Photocopy.
29. Rent Receipt bearing no. 00091685 of year 2012-13 with respect to J.B. No. 160.
Photocopy.
30. Non Encumbrance Certificate Bearing No. 479 dated 25.03.2021 issued from
Registry office, Bettiah from 1.1.2007 upto 31.12.2012.
Original.
31. Non Encumbrance Certificate Bearing No. 22 dated 31.03.2021 issued from
Registry office, Bagaha from 1.1.2013 upto 26.03.2021.
Original.
32. Affidavit.
Original.

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3. The aforesaid land bears encumbrance / charge as under:

The Non Encumbrance certificate bearing 479 dated 25.03.2021 of registry office Bettiah and Non-Encumbrance certificate bearing 22 dated 31.03.2021 from 01.01.2007 upto 26.03.2021 certifies that the offered land has got no encumbrances.

4. I have examined the title deeds, / Khasra Khatauni and other relevant document of title deeds regarding land detailed as above and I certify that **Sri Deepak Yadav, S/o Shri J.S. Yadav Managing Director of M/s Tirupati Sugar Limited R/o At-Naraipur, P.S.-Bagaha, Distt-West Champaran (Bihar)** has absolute khatedari rights and can validly create charge/mortgage in favour of the bank without interference of anybody else on the above land.

5. I have also inspected the land records / Revenue records pertaining to the Aforesaid land personally at office of sub register of assurances / Tehshil Covering the entire period from the date of last transfer and having found no Encumbrance thereon and therefore, I hereby certify that the aforesaid Property is free from all encumbrances.

6. I am of the opinion that the above Mortgagors **Sri Deepak Yadav, S/o Shri J.S. Yadav Managing Director of M/s Tirupati Sugar Limited R/o At-Naraipur, P.S.-Bagaha, Distt-West Champaran (Bihar)** has got a valid, clear absolute, marketable title on the said property.

I certify that said property is not hit by any sort of restriction under any land laws or any other Centre / State Legislation . I further certify that the above title deeds are genuine and not forged and a valid and enforceable mortgage can be created over said property in favour of Bank and the said charge/mortgage is enforceable.

7. I confirm that said property is not in dispute and no case on the said Property is pending in the Court of Law and also that no proceeding for Acquisition of the said property is pending before any Court/Tribunal/Authority.

8. I confirm having made a search in the Land / Revenue records. I do not find anything adverse which would prevent the Title Holder (s) from creating a valid mortgage , I am 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.

Sohan Prasad
5/4/2021

Date : 05.04.2021

Place : BAGAHA

Sohan Prasad
Advocate
Civil Court, Bagaha

Sohan Prasad
ADVOCATE

SEARCH REPORT**Account****BO:**

Search report relates to searches made in:

- (a) Sub Registrar Office.
- (b) Registrar of Companies.
- (c) Courts.
- (d) Other offices:
 - (a) Office of the Co-operative Society.
 - (b) Development Authority.
(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, Bettiah/Bagaha for the period from 01.01.2007 to 26.03.2021 and the same disclosed following encumbrances (certificate enclosed):

- (a) NOTE :- The Non-Encumbrance certificate issued from registry office Bettiah/ Bagaha certify that the proposed land has got no encumbrances
- (b)
- (c)

(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 for the period from 01.01.2007 to 26.03.2021 at the following Sub registrar / offices:-

- (a) Sub Registry, Bettiah
- (b) Sub Registry, Bagaha

The search report disclosed no encumbrances.

Soham Buzad
5/4/2021

1. The Ownership of the property being of a company, search was Conducted in the following offices of the register of companies:-

The offered lands does't belongs to any company

2. Inspection of Court records disclosed :-

During the court inspection it was found that no lis is pending with respect to offered land and house. The land owner has also sworn affidavit that no lis/case/ suit is pending with respect to land and house in any court.

3. Searches made / Inspection carried out in the following offices

Disclosed :

- (a) Sub-Registry, Bettiah
- (b) Sub-Registry, Bagaha
- (c) Anchal-Bagaha-2
- (d) Civil Court, Bagaha

All the documents submitted by the land owner are found genuine and True having no defects.

4. Details of document perused.

- | | |
|--|----------|
| 1. Sale Deed no. 3952 Dated 14.09.1950. | Original |
| 2. Sale Deed no. 4886 Dated 20.11.1954. | Original |
| 3. Sale Deed no. 3860 Dated 22.12.1956. | Original |
| 4. Sale Deed no. 3883 Dated 26.12.1956. | Original |
| 5. Sale Deed no. 3884 Dated 26.12.1956. | Original |
| 6. Sale Deed no. 5427 Dated 03.09.1959. | Original |
| 7. Sale Deed no. 5645 Dated 30.10.1962. | Original |
| 8. Sale Deed no. 5646 Dated 30.10.1962. | Original |
| 9. Sale Deed no. 5647 Dated 30.10.1962. | Original |
| 10. Sale Deed no. 5648 Dated 30.10.1962. | Original |
| 11. Sale Deed no. 647 Dated 02.02.2011. | Original |
| 12. Sale Deed no. 928 Dated 14.02.2011. | Original |

Sohan Pussar
5/4/2021

13. Sale Deed no. 1001 Dated 21.01.2011.

Original

14. Sale Deed no. 1519 Dated 11.03.2011.

Original

15. Sale Deed no. 1610 Dated 15.03.2011.

Original

16. Sale Deed no. 2336 Dated 10.02.2011.

Original

17. Sale Deed no. 2339 Dated 10.02.2011.

Original

18. Sale Deed no. 2765 Dated 17.02.2011.

Original

(This is relevent to state here that all the above sale deeds have been deposited and under custody of Bank in earlier Advance)

19. Rent Receipt bearing no. 00091667 of year 2012-13 with respect to J.B. No. 6.

Photocopy.

20. Rent Receipt bearing no. 00091666 of year 2012-13 with respect to J.B. No. 5.

Photocopy.

21. Rent Receipt bearing no. 00091665 of year 2012-13 with respect to J.B. No. 1559.

Photocopy.

22. Rent Receipt bearing no. 00091668 of year 2012-13 with respect to J.B. No. 926.

Photocopy.

23. Rent Receipt bearing no. 00091686 of year 2012-13 with respect to J.B. No. 389.

Photocopy.

24. Rent Receipt bearing no. 00091671 of year 2012-13 with respect to J.B. No. 1245.

Photocopy.

25. Rent Receipt bearing no. 00091668 of year 2012-13 with respect to J.B. No. 926.

Photocopy.

26. Rent Receipt bearing no. 00091670 of year 2012-13 with respect to J.B. No. 707.

Photocopy.

27. Rent Receipt bearing no. 00091669 of year 2012-13 with respect to J.B. No. 933.

Photocopy.

28. Rent Receipt bearing no. 00091672 of year 2012-13 with respect to J.B. No. 1558.

Photocopy.

29. Rent Receipt bearing no. 00091685 of year 2012-13 with respect to J.B. No. 160.

Photocopy.

30. Non Encumbrance Certificate Bearing No. 479 dated 25.03.2021 issued from Registry office, Bettiah from 1.1.2007 upto 31.12.2012.

Original.

31. Non Encumbrance Certificate Bearing No. 22 dated 31.03.2021 issued from Registry office, Bagaha from 1.1.2013 upto 26.03.2021.

Original.

32. Affidavit.

Original.

Sohan Prasad
5/4/2021

Sohan Prasad

Advocate

Civil Court, Bagaha

Date : 05.04.2021

Place : BAGAHA

Sohan Prasad
ADVOCATE
Civil Court, Bagaha