

Sohan Prasad

Advocate
Chamber No.6
Civil Court, Bagaha
En.No-303/1976

Residence:

Tara Niwash

Dumawalia, W.Champaran,
Bagaha (Bihar)

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To,

The Chief Manager,
Large Corporate Branch
Punjab National Bank,
C-13, Sector-I, Noida

Ref. No.-PNB01/2023

Date-08.11.2023

Sir,

In persuance to your letter dated 25.09.2023, 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 of Thana no. 146 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>			<u>COUNSEL'S STATEMENT</u>		
A. PARTICULARS			Sri Deepak Yadav, S/o Shri J.S. Yadav		
1. Name of the Borrower with address:-			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 (B-K-D)	J.B.	Boundary
Naraipur Thana No. 146	64	365	0-18-5	Bhag-18 Page-57	N - TSL S- TSL E- TSL W- TSL

Sohan Prasad
8/11/2023
Sohan Prasad
ADVOCATE
Civil Court, Bagaha

Village	Khata	Plot	Area (B-K-D)	J.B.	Boundary
Naraipur Thana No. 146	76	365	0-5-0	Bhag-18 Page-64	N - TSL S- TSL E- TSL W- TSL
	76	365	0-5-0	Bhag-18 Page-96	N - TSL S- TSL E- TSL W- TSL
	197 388	367 366	0-9-10 0-4-18	Bhag-18 Page-32	N - TSL S- TSL E- TSL W- Canal
	256	368	0-6-18	Bhag-18 Page-63	N - TSL S- TSL E- TSL W- TSL
	256 256 256 97 178	368 368 368 429 424	0-1-10 0-3-0 0-4-0 0-6-14 0-3-0-10	Bhag-19 Page-52	N - TSL S- TSL E- TSL W- TSL
	250	371	0-2-5-10	Bhag-19 Page-72	N - TSL S- TSL E- TSL W- Canal
	250	371	0-2-5-0	Bhag-19 Page-73	N - TSL S- TSL E- TSL W- Canal


 8/11/23
Sohan, Prasad
 ADVOCATE
 Civil Court, Bagaha

Village	Khata	Plot	Area (B-K-D)	J.B.	Boundary
Naraipur Thana No. 146	395	373	0-9-10	Bhag-19 Page-09	N - TSL S- TSL E- TSL W- Canal
	237	375	0-1-15	Bhag-18,19 Page-29,60	N - TSL S- TSL E- TSL W- TSL
	237	375	0-5-07	Bhag-18 Page-10	N - TSL S- TSL E- TSL W- TSL
	394	377	0-5-2-10	Bhag-18 Page-05	N - TSL S- TSL E- TSL W- TSL
	394 394 394	377 377 377	0-3-0 0-2-0 0-5-9	Bhag-18,19 Page-18,31, 16	N - TSL S- TSL E- TSL W- TSL
	44 44	414 390	0-4-6-10 0-2-9-0	Bhag-19 Page-62	N - TSL S- TSL E- TSL W- TSL
	78	471	0-1-15-10	Bhag-18 Page-13	N - TSL S- TSL E- TSL W- TSL

Sohan Prasad
8/11/23
ADVOCATE
Civil Court, Bagaha

(4)

Village	Khata	Plot	Area (B-K-D)	J.B.	Boundary
Naraipur Thana No. 146	387	907	0-6-05	Bhag-18 Page-04	N - TSL S- TSL E- TSL W- Canal
	73	443	0-5-02	Bhag-19 Page-08	N - TSL S- TSL E- TSL W- Canal
	311	442	0-4-0	Bhag-18 Page-24	N - TSL S- TSL E- TSL W- Canal
	207	909	0-8-15	Bhag-19 Page-51	N - TSL S- TSL E- TSL W- Canal
	221	937	0-5-18	Under Process	N - TSL S- TSL E- TSL W- TSL
	78	431	0-4-5-10	Bhag-17 Page-95	N - TSL S- TSL E- TSL W- TSL
	02	441	0-8-14	Under Process	N - TSL S- TSL E- TSL W- TSL

Sohan Prasad
8/11/22
Sohan Prasad
ADVOCATE
Civil Court, Bagaha

Village	Khata	Plot	Area (B-K-D)	J.B.	Boundary
Naraipur Thana No. 146	11	440	0-6-01	Bhag-19 Page-59	N - TSL S- TSL E- TSL W- Canal
	123	927	0-4-0	Bhag-18 Page-34	N - TSL S- TSL E- TSL W- Canal
	320	941	0-2-0	Bhag-18 Page-89	N - TSL S- TSL E- TSL W- Canal
	320	941	0-2-0	Bhag-17 Page-93	N - TSL S- TSL E- TSL W- Canal
	60/12	929	0-3-0	Bhag-17 Page-86	N - TSL S- TSL E- TSL W- TSL
	76	432	0-4-14	Under Process	N - TSL S- TSL E- TSL W- TSL
	382 324	428 426	0-8-14 0-10-12	Bhag-19 Page-71	N - TSL S- TSL E- TSL W- TSL

Sohan Prasad
8/11/23

Sohan Prasad
ADVOCATE
Civil Court, Bagaha

Village	Khata	Plot	Area (B-K-D)	J.B.	Boundary
Naraipur Thana No. 146	156	941	0-10-17	Under Process	N - TSL S- TSL E- Kachi Rasta W- TSL
	2	932	0-7-17	Under Process	N - TSL S- TSL E- Kachi Rasta W- Canal
	265	934	0-8-3	Bhag-19 Page-53	N - TSL S- TSL E- TSL W- Canal
	194	945	0-3-12	Bhag-17 Page-96	N - TSL S- TSL E- TSL W- Canal
	6	926	0-5-0	Bhag-18 Page-35	N - TSL S- TSL E- TSL W- TSL
	311	442	0-2-06	Bhag-18 Page-11	N - TSL S- TSL E- TSL W- TSL
	185	935	0-6-0	Bhag-18 Page-36	N - TSL S- TSL E- TSL W- TSL

Sohan Prasad
8/11/23

Sohan Prasad
ADVOCATE
Civil Court, Bagaha

Village	Khata	Plot	Area (B-K-D)	J.B.	Boundary
Naraipur Thana No. 146	320	941	0-2-0	Bhag-18 Page-8	N - TSL S- TSL E- Kachi Rasta W- TSL
	295	427	1-0-5	Bhag-18 Page-52	N - TSL S- TSL E- TSL W- Canal
	289	942	0-6-19	Bhag-18 Page-21	N - TSL S- TSL E- TSL W- Canal
		Total	13-8-0 (Equivalent to 20 Acre)		

Sohan Prasad
8/11/23

Sohan Prasad
ADVOCATE
Civil Court, Bagaha

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. 7901 Dated 06.11.2017 executed by Brijeshwar Lahera, Mukesh Kumar and Ramesh Kumar in favour of Triupati Sugars Ltd.

Original/C.C.

2. Sale Deed no. 1384 Dated 16.03.2017 executed by Satynarayan Chaudhary, Ramu Chaudhary and Raju Chaudhary in favour of Triupati Sugars Ltd.

Original/C.C.

3. Sale Deed no. 6689 Dated 08.09.2017 executed by Chuman Chaudhary in favour of Triupati Sugars Ltd.

Original/C.C.

4. Sale Deed no. 6930 Dated 06.09.2018 executed by Umesh Prasad, Vikash Kumar Gupta and Marakshi Devi in favour of Triupati Sugars Ltd.

Original/C.C.

5. Sale Deed no. 2425 Dated 13.04.2016 executed by Sawaru Yadav, Akshay Yadav, Mukesh Yadav and Girija Devi in favour of Triupati Sugars Ltd.

Original/C.C.

6. Sale Deed no. 2689 Dated 17.05.2020 executed by Arvind Kumar Rao in favour of Triupati Sugars Ltd.

Original/C.C.

7. Sale Deed no. 8016 Dated 19.07.2021 executed by Prashuram Yadav in favour of Triupati Sugars Ltd.

Original/C.C.

8. Sale Deed no. 8017 Dated 02.08.2021 executed by Basudev Yadav in favour of Triupati Sugars Ltd.

Original/C.C.

9. Sale Deed no. 2694 Dated 28.05.2020 executed by Yogendra Pandey in favour of Triupati Sugars Ltd.

Original/C.C.

Sohan Prasad
8/11/23
Sohan Prasad
ADVOCATE
Civil Court, Bagaha

Ltd.

Original/C.C.

11. Sale Deed no. 6848 Dated 15.09.2017 executed by Santu Ram, Sita Ram, Dhebar Ram, Vikram Ram, Sukhal Ram, Naresh Ram, Mahesh Ram, Sita Ram and, Vishwanath Harijan in favour of Triupati Sugars Ltd.

Original/C.C.

12. Sale Deed no. 8823 Dated 11.12.2018 executed by Avinsh Kumar Singh and Ashutosh Kumar Singh in favour of Triupati Sugars Ltd.

Original/C.C.

13. Sale Deed no. 5730 Dated 16.07.2015 executed by Chandra Kevat @ Chanar Kevat in favour of Triupati Sugars Ltd.

Original/C.C.

14. Sale Deed no. 4212 Dated 08.09.2016 executed by Radhika Devi, Brajesh Kevat, Rakesh Kevat, Sunil Kevat, Jitendra Kevat in favour of Triupati Sugars Ltd.

Original/C.C.

15. Sale Deed no. 2295 Dated 31.03.2014 executed by Govind Mishra, Keshav Mishra and Madhav Mishra in favour of Triupati Sugars Ltd.

Original/C.C.

16. Sale Deed no. 7606 Dated 15.09.2021 executed by Dinanath Yadav and Dudhnath Yadav in favour of Triupati Sugars Ltd.

Original/C.C.

17. Sale Deed no. 7336 Dated 26.10.2016 executed by Mundrika Chaudhary in favour of Triupati Sugars Ltd.

Original/C.C.

18. Sale Deed no. 8266 Dated 01.12.2017 executed by Shivshankar Sharma in favour

Sohan Prasad
8/11/23

Sohan Prasad
ADVOCATE
Civil Court, Bagaha

of Triupati Sugars Ltd.

Original/C.C.

19. Sale Deed no. 8396 Dated 07.12.2017
executed by Lalita Devi in favour of Triupati
Sugars Ltd.

Original/C.C.

20. Sale Deed no. 8612 Dated 15.12.2017
executed by Musmat Basanti in favour of
Triupati Sugars Ltd.

Original/C.C.

21. Sale Deed no. 7477 Dated 28.09.2018
executed by Ramdhayn Thakur in favour of
Triupati Sugars Ltd.

Original/C.C.

22. Sale Deed no. 7478 Dated 28.09.2018
executed by Shankar Kurmi in favour of
Triupati Sugars Ltd.

Original/C.C.

23. Sale Deed no. 7573 Dated 04.10.2018
executed by Kishori Gond, Musmat
Prabhawati Devi, Bhushan Goand, and
Jatadhari Goand in favour of Triupati
Sugars Ltd.

Original/C.C.

24. Sale Deed no. 7677 Dated 09.10.2018
executed by Vijay Chaudhary and Krishna
Kumar in favour of Triupati Sugars Ltd

Original/C.C.

25. Sale Deed no. 7797 Dated 23.10.2018
executed by Brajeshwar Lahera and Mukesh
Kumar in favour of Triupati Sugars Ltd.

Original/C.C.

26. Sale Deed no. 7865 Dated 25.10.2018
executed by Ramesh Yadav in favour of
Triupati Sugars Ltd.

Original/C.C.

27. Sale Deed no. 8050 Dated 02.11.2018

Sohan Prasad
8/11/23
Sohan Prasad
ADVOCATE
Civil Court, Bagaha

executed by Suresh Yadav in favour of
Triupati Sugars Ltd.

Original/C.C.

28. Sale Deed no. 8086 Dated 03.11.2018
executed by Raghunath Yadav in favour of
Triupati Sugars Ltd.

Original/C.C.

29. Sale Deed no. 8306 Dated 20.11.2018
executed by Chandrabhushan Pandey,
Jitendra Kumar Pandey and Akhileshwar
Pandey in favour of Triupati Sugars Ltd.

Original/C.C.

30. Sale Deed no. 8496 Dated 20.11.2018
executed by Musmat Maya Mishra in
favour of Triupati Sugars Ltd.

Original/C.C.

31. Sale Deed no. 8825 Dated 11.12.2018
executed by Firoj Khan and Md. Juman in
favour of Triupati Sugars Ltd.

Original/C.C.

32. Sale Deed no. 9018 Dated 18.12.2018
executed by Manoj Kumar Yadav, Lalji
Prasad Yadav, Gopalji Prasad Yadav,
Suresh Prasad Yadav, Surendra Kumar
Yadav and Kamlesh Kumar Yadav in
favour of Triupati Sugars Ltd.

Original/C.C.

33. Sale Deed no. 9019 Dated 18.12.2018
executed by Manoj Kumar Yadav, Lalji
Prasad Yadav, Gopalji Prasad Yadav,
Suresh Prasad Yadav, Surendra Prasad
Yadav and Kamlesh Prasad Yadav in
favour of Triupati Sugars Ltd.

Original/C.C.

34. Sale Deed no. 1225 Dated 14.02.2019
executed by Lalbabu Pandey, Vivek Kumar
Pande in favour of Triupati Sugars Ltd.

Original/C.C.

Sohan Prasad
8/11/23

Sohan Prasad
ADVOCATE
Civil Court, Bagaha

35. Sale Deed no. 9068 Dated 13.12.2019 executed by Girish Chandra Mishra in favour of Triupati Sugars Ltd.

Original/C.C.

36. Sale Deed no. 2691 Dated 06.05.2020 executed by Suresh Kumar and Mukesh Kumar in favour of Triupati Sugars Ltd.

Original/C.C.

37. Sale Deed no. 2690 Dated 08.05.2020 executed by Rajeshwar Yadav in favour of Triupati Sugars Ltd.

Original/C.C.

38. Sale Deed no. 2695 Dated 11.05.2020 executed by Awdhesh Yadav in favour of Triupati Sugars Ltd.

Original/C.C.

39. Sale Deed no. 2696 Dated 14.05.2020 executed by Chandrika Singh in favour of Triupati Sugars Ltd.

Original/C.C.

40. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 57 for year 2023-24.

Web Copy

41. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 64 for year 2023-24.

Web Copy

42. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 96 for year 2023-24.

Web Copy

43. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 32 for year 2023-24.

Web Copy

44. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 63 for year 2023-24.

Web Copy

Sohan Prasad
Sohan Prasad 8/11/23
 ADVOCATE
 Civil Court, Bagaha

45. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 52 for year 2023-24.

Web Copy

46. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 72 for year 2023-24.

Web Copy

47. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 73 for year 2023-24.

Web Copy

48. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 73 for year 2023-24.

Web Copy

49. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 09 for year 2023-24.

Web Copy

50. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 29 for year 2023-24.

Web Copy

51. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 10 for year 2023-24.

Web Copy

52. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 05 for year 2023-24.

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53. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 18 for year 2023-24.

Web Copy

Sohan Prasad

8/11/23

Sohan Prasad

ADVOCATE

Civil Court, Bagaha

	<p>54. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 34 for year 2023-24. Web Copy</p> <p>55. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 89 for year 2023-24. Web Copy</p> <p>56. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-17, Page No. 93 for year 2023-24. Web Copy</p> <p>57. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-17, Page No. 86 for year 2023-24. Web Copy</p> <p>58. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 71 for year 2023-24. Web Copy</p> <p>59. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 53 for year 2023-24. Web Copy</p> <p>60. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-17, Page No. 96 for year 2023-24. Web Copy</p> <p>61. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 35 for year 2023-24. Web Copy</p> <p>62. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 11 for year 2023-24. Web Copy</p> <p>63. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 36 for year 2023-24. Web Copy</p>
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Sohan Prasad
Sohan Prasad 8/11/23
 ADVOCATE
 Civil Court, Bagaha

64. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 08 for year 2023-24.

Web Copy

65. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 52 for year 2023-24.

Web Copy

66. Non-Encumbrance Certificate bearing no. 1602 dated 10.10.2023 in the name of Tirupati Sugars Limited for the period from 01.01.2005 up to 09.10.2023.

Original.

Sohan Prasad

Sohan Prasad

ADVOCATE

Civil Court, Bagaha

8/11/23

	2. Whether certified copies have been obtained from the Registrar's office.	Yes, The mortgagor has obtained the certified copies of sale deeds.
	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?	Yes, all the deeds got photographs and tally the photographs seen in the certified copy as obtained from the registrar's office.
	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?	<p>Yes, The lands have been duly mutated and Jamabandis with respect to offered lands are running in the name of mortgagor the details of which have already been discussed above.</p> <p>I have also gone through the Jamabandi Panji on website and found that all the above jamabandies are available on the government portal.</p>
	8. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated ?	<p>The offered lands are coming under the absolute ownership of Morgagor. Hence the mortgagor is competent and shall create EQUITABLE MORTGAGE in favour of Bank with respect to the offered property.</p>

Sohan Prasad
8/11/13
Sohan Prasad
ADVOCATE
Civil Court, Bagaha


	<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 Property 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 mortgage 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>

Sohan Prasad
Sohan Prasad 8/11/23
 ADVOCATE
 Civil Court, Bagaha

	<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>

Sohan Prasad
Sohan Prasad
 ADVOCATE
 Civil Court, Bagaha

<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 situated in Nagar Parishad, Bagaha.</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 ear-lier 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 several local residents of Naraipur who for their bonafide need seperately approched to the mortgagor and offered to sale their respective lands which offers were duly</p>


 8/11/93
Sohan Prasad
 ADVOCATE
 Civil Court, Bagaha

accepted by the mortgagor (Managing Director of Tripuati Sugar Limited) as He was also in need for these lands for the expansion of his factory. After good offer and acceptance the the land owners sold and executed registered sale deeds in favour of the mortgagor with respect to their respective lands and handed over possession to the mortgagor. After the above sale the Mortgagor came in possession over his purchased lands as a bonafide purchaser on the basis of several sale deeds detailed above.

This is relevant to state here that considering the bonafide title and peaceful possession of the mortgagor over the proposed land his name has been duly mutated in the name of his Concern Tripuati Sugar Limited and Several Jamabandies have been created in its name and rents are being paid by mortgagor to State of Bihar which is evident from the several rent receipt of year 2023-24.

Now the updated Non Encumbrance Certificates from registry office from 01.01.2005 upto 09.10.2023 has been obtained and are being filed for this loan which shows that the offered lands have got no earlier encumbrances.

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.

Sohan Prasad
8/11/23
Sohan Prasad
 ADVOCATE
 Civil Court, Bagaha

Sohan Prasad, Advocate

Civil Court, Bagaha

West Champaran

(En. no.303/1976)

CERTIFICATE

To,

**The Chief Manager,
Large Corporate Branch
Punjab National Bank,
C-13, Sector-I, Noida**

Ref. No.-PNB01/2023

Date-08.11.2023

Opinion on investigation of title and obtaining of search report of Property Situated at Village-Naraipur of Thana no. 146 of Anchal-Bagaha-2, Dist-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 several local residents of Naraipur who for their bonafide need seperately approched to the mortgagor and offered to sale their respective lands which offers were duly accepted by the mortgagor (Managing Director of Tripuati Sugar Limited) as He was also in need for these lands for the expansion of his factory. After good offer and acceptance the the land owners sold and executed registerd sale deeds in favour of the mortgagor with respect to their respective lands and handed over possession to the mortgagor. After the above sale the Mortgagor came in possession over his purchased lands as a bonafide purchaser on the basis of several sale deeds detailed above.

This is relevent to state here that considering the bonafide title and peaceful possession of the mortgagor over the proposed land his name has been dully muteted in the name of his Concern Tripuati Sugar Limited and Several Jamabandies have been created in its name and rents are being paid by mortgagor to State of Bihar which is evident from the several rent receipt of year 2023-24.

Now the updated Non Encumbrance Certificates from registry office from 01.01.2005 upto 09.10.2023 has been obtained and are being filed for this loan which shows

Sohan Prasad
8/11/2023
Sohan Prasad
ADVOCATE
Civil Court, Bagaha

that the offered lands have got no earlier encumbrances.

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.

The lands are coming in peaceful possession of the Land Owner. The Non Encumbrance Certificate 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.

Sohan Prasad
 8/11/23
Sohan Prasad
 ADVOCATE
 Civil Court, Bagaha

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 hereto, conducted by me, for the period From 06.10.2023 to 10.10.2023 which does not disclose any encumbrances/disclose Encumbrances as stated there in.

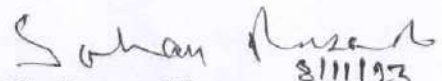
I have not given / have given opinion earlier on investigation of title relating to the same property of

**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
Champaran (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
Champaran (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 : 08.11.2023
Place : BAGAHA**


Sohan Prasad
Advocate

Sohan Prasad
ADVOCATE
Civil Court, Bagaha

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 for the period from 01.01.2005 to 09.10.2023 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 01.01.2005 to 09.10.2023 at the following Sub registrar / offices:-

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

The search report disclosed no encumbrances.

Sohan Prasad
8/11/23
Sohan Prasad
ADVOCATE
Civil Court, Bagaha

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. 7901 Dated 06.11.2017 executed by Brijeshwar Lahera, Mukesh Kumar and Ramesh Kumar in favour of Triupati Sugars Ltd.
Original/C.C.
2. Sale Deed no. 1384 Dated 16.03.2017 executed by Satynarayan Chaudhary, Ramu Chaudhary and Raju Chaudhary in favour of Triupati Sugars Ltd.
Original/C.C.
3. Sale Deed no. 6689 Dated 08.09.2017 executed by Chuman Chaudhary in favour of Triupati Sugars Ltd.
Original/C.C.
4. Sale Deed no. 6930 Dated 06.09.2018 executed by Umesh Prasad, Vikash Kumar Gupta and Musmat Markashi Devi. -
Original/C.C.
5. Sale Deed no. 2425 Dated 13.04.2016 executed by Sawaru Yadav, Akshay Yadav, Mukesh Yadav and Girija Devi in favour of Triupati Sugars Ltd.

Sohan Prasad
8/11/23

Sohan Prasad
ADVOCATE
Civil Court, Bagaha

6. Sale Deed no. 2689 Dated 17.05.2020 executed by Arvind Kumar Rao in favour of Triupati Sugars Ltd.

Original/C.C.

7. Sale Deed no. 8016 Dated 19.07.2021 executed by Prashuram Yadav in favour of Triupati Sugars Ltd.

Original/C.C.

8. Sale Deed no. 8017 Dated 02.08.2021 executed by Basudev Yadav in favour of Triupati Sugars Ltd.

Original/C.C.

9. Sale Deed no. 2694 Dated 28.05.2020 executed by Yogendra Pandey in favour of Triupati Sugars Ltd.

Original/C.C.

10. Sale Deed no. 2757 Dated 22.06.2020 executed by Vinod Ram, Pramod Ram, Chhotelal Ram in favour of Triupati Sugars Ltd.

Original/C.C.

11. Sale Deed no. 6848 Dated 15.09.2017 executed by Santu Ram, Sita Ram, Dhebar Ram, Vikram Ram, Sukhal Ram, Naresh Ram, Mahesh Ram, Sita Ram and, Vishwanath Harijan in favour of Triupati Sugars Ltd.

Original/C.C.

12. Sale Deed no. 8823 Dated 11.12.2018 executed by Avinsh Kumar Singh and Ashutosh Kumar Singh in favour of Triupati Sugars Ltd.

Original/C.C.

13. Sale Deed no. 5730 Dated 16.07.2015 executed by Chandra Kevat @ Chanar Kevat in favour of Triupati Sugars Ltd.

Original/C.C.

14. Sale Deed no. 4212 Dated 08.09.2016 executed by Radhika Devi, Brajesh Kevat, Rakesh Kevat, Sunil Kevat, Jitendra Kevat in favour of Triupati Sugars Ltd.

Original/C.C.

15. Sale Deed no. 2295 Dated 31.03.2014 executed by Govind Mishra, Keshav Mishra and Madhav Mishra in favour of Triupati Sugars Ltd.

Original/C.C.

16. Sale Deed no. 7606 Dated 15.09.2021 executed by Dinanath Yadav and Dudhnath Yadav in favour of Triupati Sugars Ltd.

Original/C.C.

17. Sale Deed no. 7336 Dated 26.10.2016 executed by Mundrika Chaudhary in favour of Triupati Sugars Ltd.

Original/C.C.

18. Sale Deed no. 8266 Dated 01.12.2017 executed by Shivshankar Sharma in favour of Triupati Sugars Ltd.

Original/C.C.

Sohan Prasad

8/11/23

Sohan Prasad

ADVOCATE

Civil Court, Bagaha

19. Sale Deed no. 8396 Dated 07.12.2017 executed by Lalita Devi in favour of Triupati Sugars Ltd.
Original/C.C.
20. Sale Deed no. 8612 Dated 15.12.2017 executed by Musmat Basanti in favour of Triupati Sugars Ltd.
Original/C.C.
21. Sale Deed no. 7477 Dated 28.09.2018 executed by Ramdhayn Thakur in favour of Triupati Sugars Ltd.
Original/C.C.
22. Sale Deed no. 7478 Dated 28.09.2018 executed by Shankar Kurmi in favour of Triupati Sugars Ltd.
Original/C.C.
23. Sale Deed no. 7573 Dated 04.10.2018 executed by Kishori Gond, Musmat Prabhawati Devi, Bhushan Goand, and Jatadhari Goand in favour of Triupati Sugars Ltd.
Original/C.C.
24. Sale Deed no. 7677 Dated 09.10.2018 executed by Vijay Chaudhary and Krishna Kumar in favour of Triupati Sugars Ltd
Original/C.C.
25. Sale Deed no. 7797 Dated 23.10.2018 executed by Brajeshwar Lahera and Mukesh Kumar in favour of Triupati Sugars Ltd.
Original/C.C.
26. Sale Deed no. 7865 Dated 25.10.2018 executed by Ramesh Yadav in favour of Triupati Sugars Ltd.
Original/C.C.
27. Sale Deed no. 8050 Dated 02.11.2018 executed by Suresh Yadav in favour of Triupati Sugars Ltd.
Original/C.C.
28. Sale Deed no. 8086 Dated 03.11.2018 executed by Raghunath Yadav in favour of Triupati Sugars Ltd.
Original/C.C.
29. Sale Deed no. 8306 Dated 20.11.2018 executed by Chandrabhushan Pandey, Jitendra Kumar Pandey and Akhileshwar Pandey in favour of Triupati Sugars Ltd.
Original/C.C.
30. Sale Deed no. 8496 Dated 29.11.2018 executed by Musmat Maya Mishra in favour of Triupati Sugars Ltd.
Original/C.C.
31. Sale Deed no. 8825 Dated 11.12.2018 executed by Firoj Khan and Md. Juman in favour of Triupati Sugars Ltd.
Original/C.C.

Sohan Prasad

8/11/23

Sohan Prasad

ADVOCATE

Civil Court, Bagaha

32. Sale Deed no. 9018 Dated 18.12.2018 executed by Manoj Kumar Yadav, Lalji Prasad Yadav, Gopalji Prasad Yadav, Suresh Prasad Yadav, Surendra Kumar Yadav and Kamlesh Kumar Yadav in favour of Triupati Sugars Ltd.

Original/C.C.

33. Sale Deed no. 9019 Dated 18.12.2018 executed by Manoj Kumar Yadav, Lalji Prasad Yadav, Gopalji Prasad Yadav, Suresh Prasad Yadav, Surendra Prasad Yadav and Kamlesh Prasad Yadav in favour of Triupati Sugars Ltd.

Original/C.C.

34. Sale Deed no. 1225 Dated 14.02.2019 executed by Lalbabu Pandey, Vivek Kumar Pande in favour of Triupati Sugars Ltd.

Original/C.C.

35. Sale Deed no. 9068 Dated 13.12.2019 executed by Girish Chandra Mishra in favour of Triupati Sugars Ltd.

Original/C.C.

36. Sale Deed no. 2691 Dated 06.05.2020 executed by Suresh Kumar and Mukesh Kumar in favour of Triupati Sugars Ltd.

Original/C.C.

37. Sale Deed no. 2690 Dated 08.05.2020 executed by Rajeshwar Yadav in favour of Triupati Sugars Ltd.

Original/C.C.

38. Sale Deed no. 2695 Dated 11.05.2020 executed by Awdhesh Yadav in favour of Triupati Sugars Ltd.

Original/C.C.

39. Sale Deed no. 2696 Dated 14.05.2020 executed by Chandrika Singh in favour of Triupati Sugars Ltd.

Original/C.C.

40. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 57 for year 2023-24.

Web Copy

41. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 64 for year 2023-24.

Web Copy

42. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 96 for year 2023-24.

Web Copy

43. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 32 for year 2023-24.

Web Copy

Sohan Prasad
8/11/23

Sohan Prasad
ADVOCATE
Civil Court, Bagaha

44. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 63 for year 2023-24.

Web Copy

45. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 52 for year 2023-24.

Web Copy

46. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 72 for year 2023-24.

Web Copy

47. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 73 for year 2023-24.

Web Copy

48. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 73 for year 2023-24.

Web Copy

49. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 09 for year 2023-24.

Web Copy

50. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 29 for year 2023-24.

Web Copy

51. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 10 for year 2023-24.

Web Copy

52. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 05 for year 2023-24.

Web Copy

53. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 18 for year 2023-24.

Web Copy

54. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 34 for year 2023-24.

Web Copy

55. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 89 for year 2023-24.

Web Copy

Sohan Prasad

8/11/23

Sohan Prasad
ADVOCATE
Civil Court, Bagaha

56. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-17, Page No. 93 for year 2023-24.

Web Copy

57. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-17, Page No. 86 for year 2023-24.

Web Copy

58. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 71 for year 2023-24.

Web Copy

59. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-19, Page No. 53 for year 2023-24.

Web Copy

60. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-17, Page No. 96 for year 2023-24.

Web Copy

61. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 35 for year 2023-24.

Web Copy

62. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 11 for year 2023-24.

Web Copy

63. Rent Receipt in the name Tirupati Sugars Limited bearing Bhag-18, Page No. 36 for year 2023-24.

Web Copy

Date : 08.11.2023

Place : BAGAHA

Sohan Prasad
Sohan Prasad 8/11/23

Advocate

Civil Court, Bagaha

Sohan Prasad
ADVOCATE
Civil Court, Bagaha

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 there on 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.O.- 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 law as or any other Center/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 have 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 INDIA BANK'S ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Bank/Financial Institutions.

Date: 08-11-2023

Place: Bagaha

Sohan Prasad

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Advocate

Civil Court Bagaha

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Civil Court, Bagaha