

SPECIAL REPORT ON TITLE

Reg. Property situated at Block-C in Sector-37, GREATER NOIDA
Belonging to Mr. Harish Kumar Sharma & Mr. Satish Chand Rawat (PROPERTY ALREADY
MORTGAGED WITH THE SECTOR-PI BRANCH GREATER NOIDA).

ASPECTS TO BE CONSIDERED

COUNSEL'S STATEMENT

PARTICULARS

i. Name of the Borrower with address :

M/S JAI SHIVA INFRA JV.

ii. Name of the person offering Mortgage
with parentage/constitution and address :

MR. HARISH KUMAR HARMA & MR.
SATISH CHAND RAWAT
(MORTGAGOR/GAURANTOR)

Details of the property to be
mortgaged: As per title deed ---
As per present- --

PLOT NO.59 IN BLOCK-C AT SECTOR-37,
GREATER NOIDA, DISTT-G.B NAGAR,
Admeasuring-118.50 Sq Mtrs. Boundaries
are as below:-
North-AS,
South-PER,
East-SITE;
West-PLAN.

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

Lease-Deed of the plot was executed by
Greater Noida Authority at Greater Noida
through its Authorised officer in favour of
Mr. Ravi Duggal s/o Mr. D.R Duggal R/o
5/15 Gali No-7 Geeta Colony Delhi and the
same was registered with Sub-Registrar,
Sadar, G.B.Nagar at Bahi No-1, Jilad-364
on Pages-271/292 at Sl.No.7047 on dated-
22.10.2001.

Transfer-Deed of the plot was executed by
Mr. Ravi Duggal s/o Mr. D.R Duggal R/o
5/15 Gali No-7 Geeta Colony Delhi in
favour of Mr. Harish Kumar Sharma S/o
Mr. Satish Chand Rawat & Mr. Satish
Chand Rawat S/o Mr. Roshan Lal Rawat
both R/o A-195 Sector-Alpha-I Greater
Noida and the same was registered with
Sub-Registrar, Sadar, G.B.Nagar at Bahi
No-1, Jilad-9122 on Pages-205/222 at
Sl.No.14971 on dated-03.08.2011.

✓

Whether certified copies have been obtained from the Registrar's office.

Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?

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?

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?

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?

Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?

Whether the property has been mutated in the name of the person offering the mortgage?

Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?

Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non- agricultural purposes).

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).

Certified copy obtained & enclosed.

Yes compared, as per certified copy issued by S. R. G.B Nagar both are tallied as such no doubt with certified copy.

Yes, certified copy on record narrated the facts with each other as per record of Sub-Registrar, G.B Nagar.

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Yes as per certified copy on record narrated the facts with each other as per record of Sub-Registrar, G.B Nagar.

✓ Transfer-Deed executed & registered in favour mortgagor i.e. Mr. Harish Kumar Sharma & Mr. Satish Chand Rawat.

✓ Mortgaged already created by the bank, Permission to mortgage be kept on record.

✓ Permission to mortgage be kept on record in continuation of mortgage as per terms of Lease-Deed of the property.

Permission to mortgage be kept on record as per terms of Lease-Deed of the property.

12

Whether all the approvals, clearance/cons required for creation of the mortgage have been obtained? If not obtained, what are the pending approvals and clearances yet to be obtained?

Whether the property is ancestral/ or joint ownership or the minor is having interest in the property? If so, its effect thereof.

Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1954?

Whether Urban Land Ceiling Act is applicable in the State where the property is situated?

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?

7. What is the rate of sharing of unearned income with lessor, in the event of sale of the property?

18. Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?

19. Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.

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?

21. In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?

Sale/Transfer can take the place on issuing of Transfer of Memorandum by the Greater Noida Authority.

Leasehold property, Lease-Deed executed by Greater Noida Authority in favour of mortgagor

Land was acquired by the Govt for Greater Noida Authority & in lieu of acquired land in developed area plot was allotted by Authority as per development policy.

Not applicable Lease-Deed executed by Greater Noida Authority.

Permission to mortgage required as per lease-deed & PTM continue to be kept on record.

Transfer charges to be paid as per norms of the Authority (Transfer charges enhanced time to time, hence prevailing rate at the time of transfer shall be effective).

Land leased out by the Greater Noida Authority.

Completion/Occupancy certificate be kept on record.

Property is already mortgaged with the bank with permission to mortgage by Greater Noida Authority, affidavit of mortgagor be kept on record that there is no charge with Income Tax or with any office or in the court against any security or for any surety.

Property mortgaged with the bank is not agricultural land.

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Whether certified copies of Revenue Records
have been obtained and examined to confirm that
no revenue record be submitted to the
mortgagor while submitting the Certificate of Title
(Investigation)

Whether the mortgaged property is Yes
exemptible under SARFAESI Act - 2002.

Not applicable as Transfer-deed executed &
registered in favour of Mr. Harish Kumar
Sharma & Mr. Satish Chand Rawat.

A.K. MISHRA
ADVOCATE

CERTIFICATE REFERENCE NO. 12/21-22

ANNEXURE - V

COUNSEL'S NAME & ADDRESS AKHILEH KUMAR MISHRA
COUNTRY SERIAL NO. 12/REGISTER NO. 5 OF YEAR 2021-22

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

DATE: 17.01.2022

THE ASSTT GENERAL MANAGER
PUNJAB NATIONAL BANK
MID CORPORATE CENTER
SECTOR-3, NOIDA

Opinion on investigation of title and obtaining of search report in respect of property
PLOT NO.59 IN BLOCK-C AT SECTOR-37, GREATER NOIDA belonging to MR. HARISH
KUMAR RAWAT & MR. SATISH CHAND RAWAT.

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

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

I further certify that the photograph of previous owner and of intending mortgagor
affixed /seen in the title deed tally with the records of registration office as per
certified copy of the title deed issued by them.

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

I have verified, tallied and compared the Lease-Deed documents with the certified
copy issued by the office of Sub-Registrar, Greater Noida. No other appropriate
authorities to maintain the record of registration.

1. Nil
2. Nil

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. Property already mortgaged with the Sector-Pi Branch
Distt-G.B Nagar.



search report of which is annexed hereto, conducted by me, for the period from 9 to 2022 does not disclose any encumbrances/disclose encumbrances as stated in Certificate of Search issued by the office of Sub-Registrar, Greater Noida.

have given /have given opinion earlier on investigation of title relating to the same property as detailed hereunder:

Name of lender-

Date of opinion & reference no. (If any)

Remarks -

find following defects/no defects in the title of the person offering mortgage:-

I hereby certify as per searched made out in the office of S. R. Greater Noida that Mr. Harish Kumar Sharma & Mr. Satish Chand Rawat have got a clear, valid and marketable title over the above said property and they/she have already create mortgage in favour of bank.

The valid mortgaged already created by deposit of the following original title deed as per search conducted in the office of S.R. Greater Noida. The said title deeds are Original and genuine as per certified copy issued and enclosed 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)

1. Original Allotment Letter by Greater Noida Authority dt-15.04.1996 & 07.11.1998.
2. Original Possession Letter by Greater Noida Authority dt-28.10.2001.
3. Original Lease-Deed dt-22.10.2001.
4. Original Transfer of Memorandum Dt-02.08.2011.
5. Original Transfer-Deed Dt-03.08.2011.
6. Occupancy Certificate from Greater Noida Authority DT-028.11.2006.
7. Permission to mortgage from Greater Noida Authority in favour of bank be kept on record.
8. Stamp Duty 0.5 % subject to a maximum of Rs.10,000=00.
9. The Bank should verify the actual physical possession of the property.

A.K MISHRA
ADVOCATE

CH REPORT

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ducted in the office of Sub-Registrar, G.N Nagar,

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unicipal Taxes etc. not applicable at preset in
receipt be kept.

nce Office

e office of Sub-Registrar, Greater NOIDA for the
ame disclosed following encumbrances (Certificate

(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, search was
carried out by office for the purpose. Search was made on 17.01.2022 for the period
from 2009 to 2022 by the office of sub registrar, Greater Noida:-

- a)
- b)
- c)

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: -
Not applicable.

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

ROC	INFORMATION

Inspection of Court records disclosed:

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

Not permissible for inspection.

Name of Court	Date of Order	Nature of Order

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

Office	Date of search / Inspection	Information
Sub-Registrar, G.B Nagar	17.01.2022	

A study of the following documents disclosed:

Details of documents perused	Information
Lease-Deed & Transfer-Deed	

Defects noticed are indicated in the Certificate given by me.

A.K MISHRA
ADVOCATE
17/1/22