

SH KUMAR MISRA
ADVOCATE

CH. NO-463, CIVIL COURT
RAJ NAGAR, GHAZIABAD
M-9810440890
Dt-17.01.2022

SPECIAL REPORT ON TITLE

ANNEXURE - IV

Reg: Property situated at Kasana Tower Sector-Alpha, GREATER NOIDA
Belonging to Mr. R.K Sharma (PROPERTY ALREADY MORTGAGED WITH THE SECTOR-PI
BRANCH GREATER NOIDA).

ASPECTS TO BE CONSIDERED

PARTICULARS

COUNSEL'S STATEMENT

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. R.K SHARMA ✓
(MORTGAGOR/GAURANTOR)

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

SHOP/OFFICE NO.3 ON 5TH FLOOR IN
KASANA TOWER ON PLOT NO.B-1
POCKET-ACB SECTOR-ALPHA GREATER
NOIDA, DISTT-G.B NAGAR, Admeasuring-
128.39 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. Balram Singh Kasana S/o Late Sh.
Khadak Singh R/o Village-Chithera Distt-
G.B Nagar and the same was registered
with Sub-Registrar, Sadar, G.B.Nagar at
Bahi No-1, Jilad-424 on Pages-533/568 at
Sl.No.783 on dated-06.02.2002.

General Power of Attorney was executed by
Mr. Balram Singh Kasana S/o Late Sh.
Khadak Singh R/o Village-Chithera Distt-
G.B Nagar in favour of his son Mr. Harish
Kasana S/o Mr. Balram Singh Kasana R/o
Village Chithera Distt-G.B Nagar and the
same was registered with Sub-Registrar G.B
Nagar vide entry Bahi-4 Jilad-160 on Pages-
323/332 at S.no-1326 on dated-
03.12.2009.

Sub-Lease-Deed of the shop/office was
executed by Greater Noida Development

✓



Authority through its Authorised Officer along with Mr. Harish Kasana S/o Mr. Balram Singh Kasana being the GPA holder of Mr. Balram Singh Kasana S/o Mr. Khadak Singh R/o village-Chithera Distt-G.B Nagar in favour of Mr. R.K Sharma S/o Mr. H.S Sharma 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-9660 on Pages-214/293 at Sl.No.20636 on dated-25.10.2011.

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

Certified copy obtained & enclosed.

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

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

4. Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?

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

5. Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?

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

6. Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?

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

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

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

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

Sub-Lease-Deed executed & registered in favour mortgagor i.e. Mr. R.K Sharma.

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

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

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1. 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).	Permission to mortgage be kept on record in continuation of mortgage as per terms of Lease-Deed of the property.
2. 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).	Permission to mortgage be kept on record as per terms of Lease-Deed of the property.
3. 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?	Sale/Transfer can take the place on issuing of Transfer of Memorandum by the Greater Noida Authority.
4. Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Leasehold property, Lease-Deed executed by Greater Noida Authority in favour of mortgagor
5. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	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.
6. Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Not applicable Lease-Deed executed by Greater Noida Authority.
7. 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?	Permission to mortgage required as per lease-deed & PTM continue to be kept on record.
8. What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	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).
9. Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Land leased out by the Greater Noida Authority.
10. Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Completion/Occupancy certificate be kept on record.
11. Whether any permission of Income Tax	Property is already mortgaged with the bank with permission to mortgage by

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ties/Assessing Officer is required under provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to bank to show that no dues are outstanding Income Tax Department?

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.

in respect of agriculture land, whether land declared surplus or under consolidation of agricultural lands?

Property mortgaged with the bank is not agricultural land.

Whether certified copies of Revenue Records have been obtained and examined to confirm that no dues are outstanding toward the mortgagor? If yes, copies of revenue record be submitted to the bank while submitting the Certificate of Title (Investigation)

Not applicable as Transfer-deed executed & registered in favour of Mr. R.K Sharma.

Whether the mortgaged property is chargeable under SARFAESI Act - 2002.

Yes.

A.K MISHRA
ADVOCATE

CERTIFICATE REFERENCE NO. 13/21-22

ANNEXURE - V

COUNSEL'S NAME & ADDRESS AKHILEH KUMAR MISHRA
ENTRY SERIAL NO. 13/REGISTER NO. 5 OF YEAR 2021-22

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

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

DATE: 17.01.2022

Opinion on investigation of title and obtaining of search report in respect of property
SHOP/OFFICE NO.3 ON 5TH FLOOR IN KASANA TOWER ON PLOT NO.B-1 POCKET-
ACB SECTOR-ALPHA, GREATER NOIDA belonging to MR. R.K SHARMA.

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. Nill

2. Nill

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.



the search report of which is annexed hereto, conducted by me, for the period from 09 to 2022 does not disclose any encumbrances/disclose encumbrances as stated in the 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:

- a) Name of lender-
- b) Date of opinion & reference no. (If any)
- c) Remarks -

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

hereby certify as per searched made out in the office of S. R. Greater Noida that Mr. R.K Sharma 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 of the Shop/Office in favour of Mr. R.K Sharma.
2. Original Possession Letter of the Shop/Office Dt-28.10.2011.
3. Original Sub-Lease-Deed dt-25.10.2011.
4. Certified Copy of GPA Dt-03.12.2009..
5. Occupancy Certificate from Greater Noida Authority.
6. Permission to mortgage dt-26.03.2019 from Greater Noida Authority in favour of bank be kept on record.
7. Stamp Duty 0.5 % subject to a maximum of Rs.10,000=00.
8. The Bank should verify the actual physical possession of the property.


A.K MISHRA
ADVOCATE

भाग 2
प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला
क्रम संख्या 2022145002812
निबन्धक सदर ग्रेटर नोएडा
गोतम बुद्ध नगर
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 17/01/2022
प्रस्तुतकर्ता या प्रार्थी का नाम ए के मिश्रा एड
लेख का प्रकार: मुआयना 2009 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुकदमा के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

शुल्क वसूल करने का दिनांक

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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17/01/2022

17/01/2022

REPORT

Annexure V-B

IDA

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

allowed for inspection.

ty. (DDA/HUDA/and the like)

ipal Taxes etc. not applicable at preset in
pt be kept.

Office

ice of Sub-Registrar, Greater NOIDA for the
e 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:-

