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विक्रय-पत्र

फोटो प्रमाणितकर्ता:- रविन्द कुमार शर्मा एकोकेल

१. विक्रय-पत्र

२. जरे बदल मुबलिंग 13, 26,000/- रुपये ।

३. सरकारी रेट से कानूनी मालियत मुबलिंग 13, 26,000/- रुपये ।

४. स्टाम्प शुल्क मुबलिंग 1, 32,600/- रुपये ।

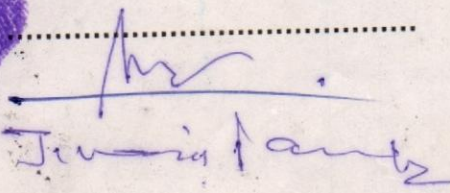
५. आवास विकास शुल्क के अन्दर है ।

6- रकबई 2040 वर्ग गज यानि 1705.68 वर्ग मीटर ।

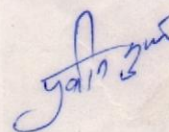
7- जायदाद मुबइया वाके ग्राम ईस्माईलपुर परगना व तहसील व जिला सहारनपुर सड़क पुरता से पोछे की ओर स्थित है जिसका सरकारी निर्धारित रेट 600/- रुपये प्रति वर्ग मीटर है ।

8- आराजी निम्न लिखित आवासीय रिक्त प्लॉट है जिस पर कोई निर्माण नहीं है और विकास हेतु विक्रेय की गई है । जो राजबाहे के किनारे स्थित है और जिसमें लगभग 3 फिट गहरे गड्ढे हैं जिनका भाराव क्रेता स्वयं करायेगा ।

हो


J. S. Pant


Jyoti


Jyoti

1326000/ 1326,000/

नि.शु.क्र. 5000/ प्र.शु.क्र. 10/ कुलशु.क्र. 5010/ श.ल. 900

श्री/श्रीमती श्री उषा न अरोड़ा

पति/पतिज श्री उषा न अरोड़ा

पेशा गृहणी

कैला, ने यह लेखपत्र कार्यालय उप-निबंधक, प्र.शु.क्र. 5010/ तकीज शुद्ध

सहारनपुर में आज दिनांक 07/5/63 को समय मध्य पड़ बजे

निम्नलिखित विक्रेता के साथ निबंधन हेतु प्रस्तुत किया गया है

और इस लेखपत्र का निष्पादन सुन व समझकर स्वीकार किया।

उप-निबंधक, प्रथम/द्वितीय/तृतीय

सहारनपुर

बाल किशन अरोड़ा नि.

उपनिवेशाध्यापक

Kyati

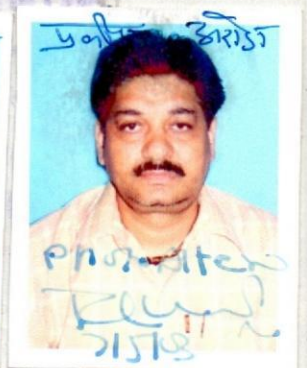




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मैं कि जीवन प्रकाश बंसल पुत्र स्वर्गीय श्री क्लायतो राम

निवासी कस्बा नाभा जिला पटियाला १ पंजाब १ का हूँ ।

जो कि जायदाद मुफस्सला जैल ममलूका मकबूजा मुहल मुक़िर
के है जो हर तरह से पाक व साफ है उसके उपर कोई बारे करजा
सरकारो या गैर सरकारो नही है नोज हर किसम के इन्तकालात व
महायदे जात से मुक्त है नोज जायदाद जैल को बाबत कोई वाद

किसी किसम का किसी अदालत में विचाराधोन नही है और म को



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पुनीत



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नाम श्री ...
पता ...
दिनांक 24/4/07

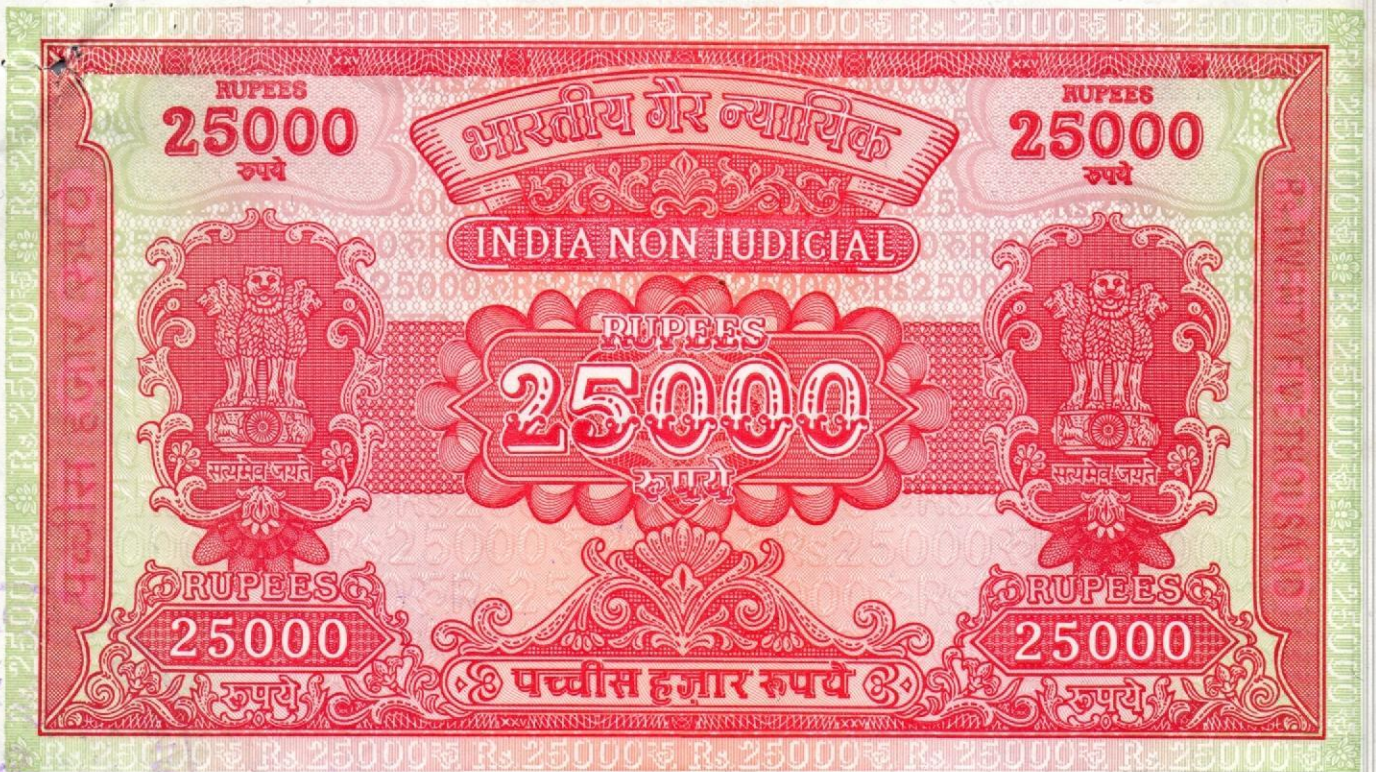
120,000/- = 25000 x 4 + 20000 = 120,000/-

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प्रमाणित / सही

— जी. कर्ना नामा फिला पालपाल पंजाब —

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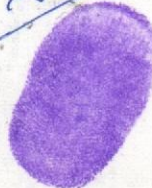
जायदाद जैल किसी डिगरी या जमानत के तहत पाबन्द है गरजे कि
जायदाद जैल हर तरह से पाक व साफ है जिसके पाक साफ होने का
मैं मुक्ति पूर्ण रूप से जिम्मेदार हूँ। और मुझ मुक्ति को जायदाद जैल
को बाबत जमला अछात्यारात इन्तकालात कौरा हर किसम के हास्ति
है। अतः मैंने अपनी इच्छानुसार प्रसन्नता पूर्वक स्वस्था दशा में

बिला किसी जबर या दबाव या बहकाव के जायदाद मुफ्तला जैल



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24/4/03 9
 120,000/-
 July
 2003

अंत की पहचान श्री जगदीश लाल श्री श्रीमान लाल
 बेधा लाल निवासी गा. शाखा नगर लखनऊ
 एवं श्री शविन्द्र कुमार शर्मा एस. सिविल कोर्ट
 अहमद नगर की है।

उद्-निबन्धक, प्रथम/द्वितीय/तृतीय
 कार्यालय

07/5/03

Fyoti
 मुनीन गुप्त
 J. S. S. S. S.
 R. S. S. S. S.
 2003

अत्यंत: भद्र साकी गणों के अंगरत चिन्ह
 नियमानुसार लिखे गए हैं। ॥ ॥ ॥

7/5/03



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बिल एवज मुलिंग 13, 26,000/- तेरह लाख छब्बीस हजार रुपये

कि आधे जिसके 6,63,000/- छः लाख त्रेसठ हजार रुपये होते

हैं बदस्त श्रीमती ज्योति अरोड़ा पत्नी श्री प्रवीन अरोड़ा व

प्रवीन अरोड़ा पुत्र श्री बालकृष्ण अरोड़ा निवासोगंगा गोला कालौनी,

विजय टाकिज, सहरनपुर के बैय कतई फरोखत कामिल कर दो और

कब्जा व दखाल मुझ मुक्ति ने अपना हर किस्म का जायदाद जैल से



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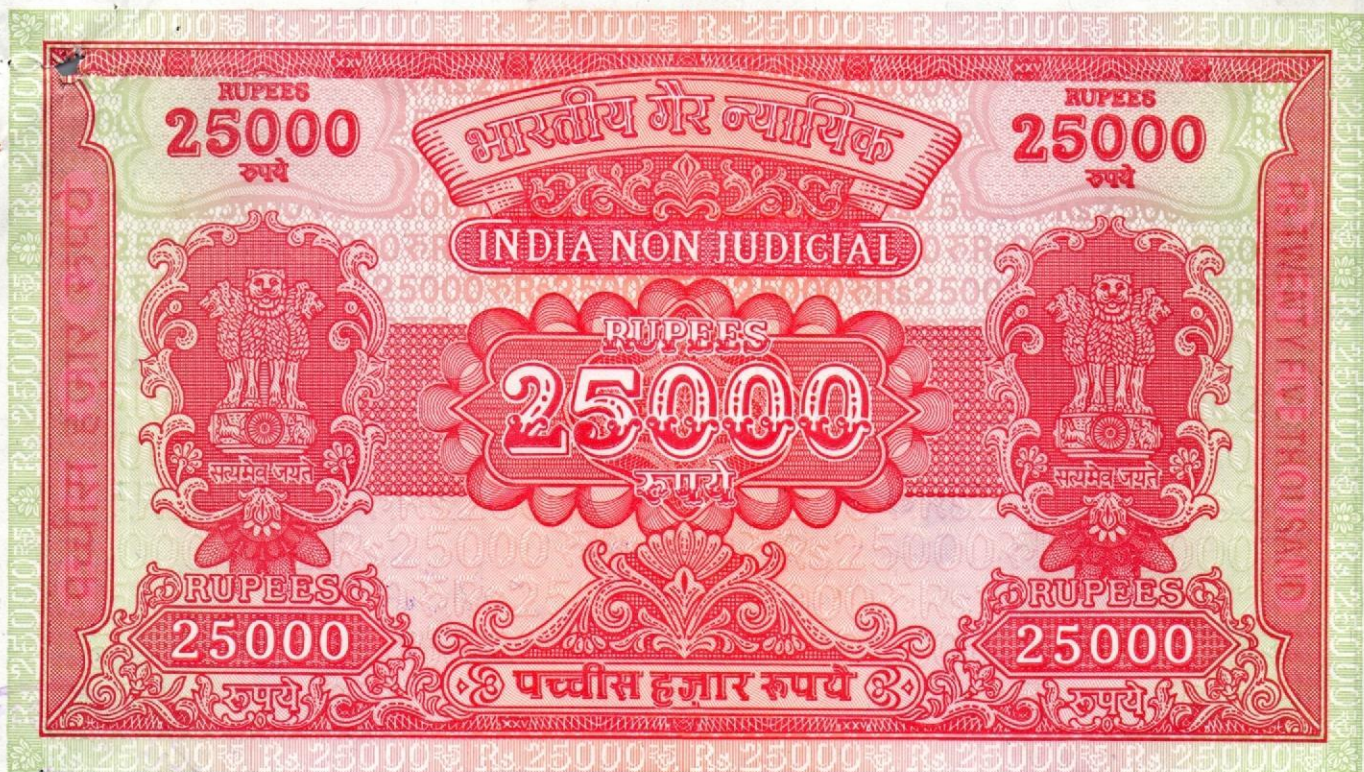
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Jyoti 3m

श्री श्री गणेशाय नमः १
दिनांक 29/4/03
रकम 120,000/-
अक्षय





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उठाकर उपर उसके कब्जा व दखाल छारोदारान मजकूरान का

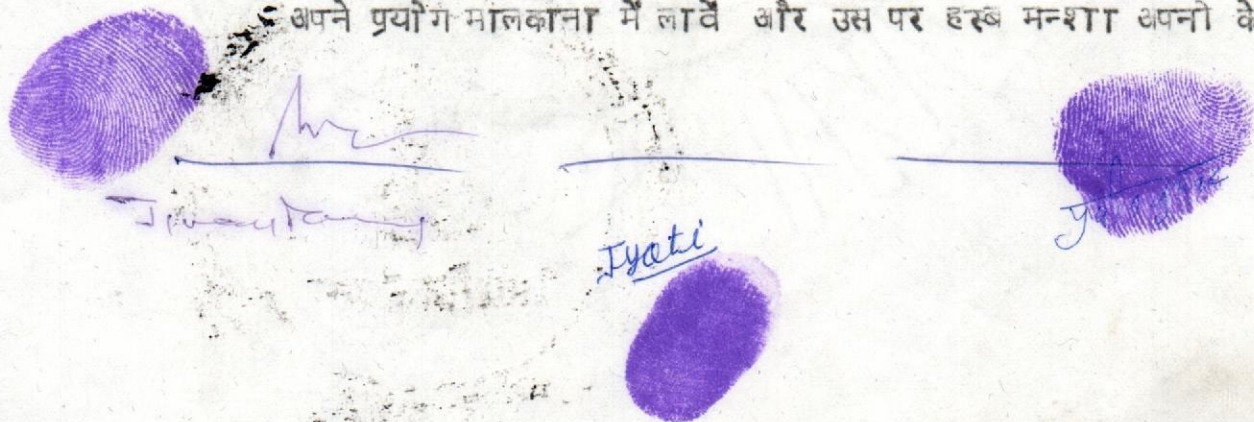
बखूबो और वाकई तौर से करा दिया है अब मेरा व कायम

मुकामान व वारसान मेरे का कोई वास्ता या ताल्लुक किसी किसी

का जायदाद जैल से बाकी नहीं रहा और न आयन्दा को होगा ।

छारोदारान मजकूरान को हक हास्ति है कि वह जायदाद जैल को

अपने प्रयोग मालकाना में लावे और उस पर हरब मन्शा अपनी के



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24/4/23
120.000/-
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तामीरात तमीर करावे या जो चाहे सो करे कुछ उजर न होगा

अगर बक्जह दावेदारों किसी शाखस शरीक सहोम या किफालतदार

मेरे के जुज या कुल जायदाद जैल कब्जे छारोदारान मजकूरान से

निकल जावे या उसके जरे समन मजकूराला में कोई हरज या

ढालल किसी किसम का आयद होवे तो उस सूरत में छारोदारान

मजकूरान को मजबूज होगा कि जरे समन मजकूराला में कुछ न जाता



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मय हरजा व छारचा मेरो जायदाद मनकूला व गैर मनकूला हाल व

पैदा करदा आयन्दा से व कायम मुकामान व वारसान मेरे से जिस

तौर चाहे कसूल कर ले कुछ उजर न होग । जरे तम्म मजबूरा बाला

मुबलिग 13,26,000/- तेरह लाख छब्बीस हजार रुपये मुझ मुक्ति

ने छारोदारान मजबूरान से इस तौर कसूल पाये कि दिनांक 26-3-

2003 ई० को पेशगी नकद कसूल पा चुका हूं मुबलिग 3,26,000/- रुपये



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જ્યોતી કોરોડા અને ઉવિજા કોરોડા
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और बाद अजा द्वारा दो किते बैंक ड्राफ्ट यके बैंक ड्राफ्ट नम्बरो

एस0ओ0यू0 63909। दिनांक 21-4-2003 ई0 मुखलिग 9,00,000/-

रुपये व दोयमो बैंक ड्राफ्ट नम्बरो एस0ओ0यू0 639093 दिनांक -

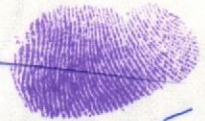
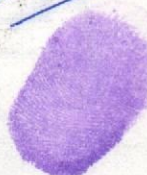
21-4-2003 ई0 मुखलिग 1,01,000/-रुपये दोनो बैंक ड्राफ्ट -

पंजाब नेशनल बैंक ब्रान्च कोर्टरोड सारनपुर छारोदारान मजकूरान से



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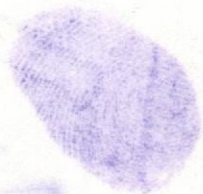
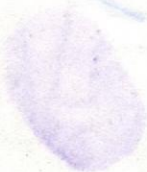
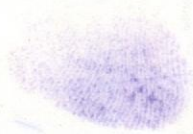
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वसूल पा चुका हूं। अतः यह दस्तावेज बेनामा लिखा दिया कि

प्रमाण रहे। इति।

तफ्सील जायदाद मुहय्या

एक कित्ता आराजी पलाट नम्बर डी० तादादी २०४० दो हजार

चालिस वर्गज यानि १७०५.६८ वर्ग मीटर बयमायशो - पूरब -

१४९ फिट डेढ़ इंच पश्चिम- १५१ फिट उत्तर - १३२ फिट ९ इंच



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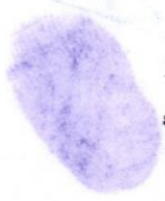
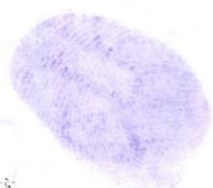
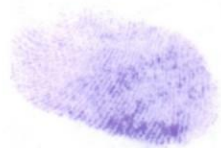
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दक्षिण- 112 फिट 8 इन्च मुतालिक नम्बर खास्ता 81 मिनजुमला

वाके ग्राम ईस्मार्ईपुर परगना व तहसील व जिला सारनपुर मय

जुमला एक एकू हर किसम मुतालिका उसके । महदूदा - पूरब- बाराजो



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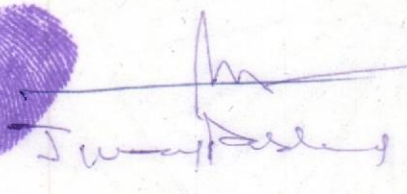


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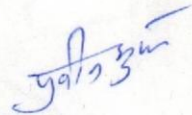
विक्रेता । पश्चिम- पट्टरी राज्जाहा । उत्तर - पलाट नम्बर सी० ।

जिसका बैनामा बहक जगदीश कुमार धीगड़ा व विजय कुमार सेठी ।

दक्षिण- चकमार्ग ।

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24-4-03

500/-

8.00/-





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नोट-परत 7 को सत्र 5 में शब्द मजकूरान म्हाकू टाईप है ।



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Adv
Civil Court
Saharampur.

लेखातिथि- 24 चौबीस अप्रेल स् 2003 ई0

टाईपकर्ता- सुनील कुमार - *[Signature]*

रचयिता :-

लगावज लेखक का नाम बितेंद्र कुमार गुप्त
वसुधैव कुटुम्बकम् सं० 1715 दि० 31-3-2003 तक विधिमान
की गई कीस 25000 दि० 31-3-2003 तक विधिमान
अन्य लेखक के हस्ताक्षर *[Signature]*

48

24-4-05

100/-

8.10

4270

501

बही नं० / जिल्हा
पर आज दि 7/5/03

के पृष्ठ 524 मे नं० 2359
ई-को रजिस्ट्री की गई।



सं० 2
सहारनपुर I

सर्वेक्षणकर्ता का नाम
सहायक सर्वेक्षणकर्ता का नाम
सर्वेक्षण दिनांक
सर्वेक्षण स्थल का नाम

N.K. NAGWAN

ADVOCATE

CHAMBER NO. 276, Near Bar Room Gate

Civil Court, SAHARANPUR

Resi & Office, Samrat Vikram Colony

Opp. New Subzi Mandi Gate

Chilkana Road, SAHARANPUR—247 001

PH. (R) 0132-2658930, 9837336653

E-mail : nagwan.nk@gmail.com

Ref.....

ANNEXURE -G

Dated 21.11.2014

To,

The Branch Manager

STATE BANK OF PATIALA

Pul Jogiyan,

SAHARANPUR

CERTIFICATE OF TITLE

I have examined the Original title deeds intended to be deposited relating to the schedule of property (ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certified that :-

- 1 I have examined the documents in detail, taking into account all the guidelines in the Check List vide Annexure 'C' and the other relevant factors.
1. A. I confirm having made a search in the land/revenue records. I do not find any thing adverse which would prevent the title holders from creating a valid mortgage. I am liable/ responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
1. B. Following scrutiny of Land records/Revenue Records and relative title deeds, I hereby certified the genuineness of the Title Deeds, Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
2. A. There are no prior mortgage/ charges/encumbrances, whatsoever, as could be seen from the Encumbrance Certificate for the period from 1.1.1985 to 31.10.2014 pertaining to the immovable property (ies) covered by above said title deeds. The property is free from all encumbrances.
2. B. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges, other then already stated in the Loan documents and agreed to by the mortgagor and the Bank.
3. Minor(s) and his/their interest in the property (ies) is to the extent of (specify the share of the minor with the name).NIL
4. The mortgage is created, will be available to the Bank for the liability of the intending Borrower Sri/Smt./Ms. SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA , RESIDENTS OF, GEETA COLONY VIJAY TALKIES, SAHARANPUR

I certify that Sri/Smt/Ms. SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA , RESIDENTS OF, GEETA COLONY VIJAY TALKIES, SAHARANPUR

N.K. NAGWAN
ADVOCATE
Reg. No. 1544/1982
276, Civil Courts, Saharanpur

Has/have an absolute, clear, marketable title over the Schedule of Property (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable. In case of creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

1. SALE DEED DATED 25.10.1991 DULY REGISTERED IN BOOK NO.1, VOL. 3073/3717 PAGES 300/461-468 AT NO. 10564 ON 11.11.1991 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR, **EXECUTED BY BRIJBHUSHAN GOYAL SON OF KANWAR SEN GUPTA IN FAVOUR OF JEEWAN PRAKASH BANSAL SON OF VILAYATI RAM (ORIGINAL)**
 2. SALE DEED DATED 29.9.1992 DULY REGISTERED IN BOOK NO.1, VOL. 3084/3778 PAGES 89/541-554 AT NO. 4717 ON 21.12.1992 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR, **EXECUTED BY PREMKAUR BAGGA WIFE OF S. RANBEER SINGH IN FAVOUR OF JEEWAN PRAKASH BANSAL SON OF VILAYATI RAM (ORIGINAL)**
 3. SALE DEED DATED 24.4.2003 DULY REGISTERED IN BOOK NO.1, VOL. 4270 PAGES 501-524 AT NO. 2359 ON 7.5.2003 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR, **EXECUTED BY JEEWAN PRAKASH BANSAL SON OF VILAYATI RAM IN FAVOUR OF SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA (ORIGINAL)**
- There are no legal impediments for creation of mortgage under any applicable Law/Rules in force.

THE PROVISIONS OF SARFAESI ACT ARE DULY APPLICABLE

SCHEDULE OF PROPERTY /IES

(AS PER SALE DEED NO. 2359)

ONE PLOT OF LAND (LAND USE CONVERTED AS RESIDENTIAL), BEARING NO. **(D)**, MEASURING 2040 SQ.YDS., EQUIVALENT TO 1705.68 SQ.MTRS., OF WHICH DIMENSIONS ARE **EAST** 149-1 ½ FT., **WEST** 151FT., **NORTH** 132.9FT., **SOUTH** 112.8FT., COMPRISED IN KHASRA NO. 81M, SITUATED AT VILLAGE ISMAILPUR, PARGANA, TEHSIL & DISTT. SAHARANPUR, BOUNDED BY :-

EAST. PROPERTY OF SELLER

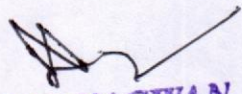
WEST. PATRI RAJBAHA

NORTH. PLOT NO. 'C' OF JAGDISH KUMAR DHINGRA & VIJAY KUMAR SETHI

SOUTH . CHAK ROAD

Place. Saharanpur

Date 21.11.2014


N.K. NAGWAN
ADVOCATE
Reg. No. 1544/1982
276, Civil Courts, Saharanpur

Signature of Advocate

N.K. NAGWAN

ADVOCATE

CHAMBER NO. 276, Near Bar Room Gate

Civil Court, **SAHARANPUR**

Resi & Office, Samrat Vikram Colony

Opp. New Subzi Mandi Gate

Chilkana Road, **SAHARANPUR**—247 001

PH. (R) 0132-2658930, 9837336653

E-mail : nagwan.nk@gmail.com

Ref.....

Dated 21.11.2014

To,
The Branch Manager,
STATE BANK OF PATIALA.
Pul Jogiyan,
SAHARANPUR.

NON ENCUMBRANCE CERTIFICATE

I, N.K.Nagwan , Advocate, Civil Courts, Saharanpur , have searched and inspected the Index, ready and available, for thirty years preceeding, relating to the property mentioned below, vide Search Receipt No. 19584 & 19591 dated 19.11.2014 In the office of Sub Registrar , Saharanpur, belonging to

SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF
BALKISHAN ARORA , RESIDENTS OF, GEETA COLONY VIJAY TALKIES, SAHARANPUR

and found the same is free from all encumbrances, charges and liens

SCHEDULE OF PROPERTY

(AS PER SALE DEED NO. 2359)

ONE PLOT OF LAND (LAND USE CONVERTED AS RESIDENTIAL), BEARING NO. **(D)**, MEASURING 2040 SQ.YDS., EQUIVALENT TO 1705.68 SQ.MTRS., OF WHICH DIMENSIONS ARE **EAST** 149-1 ½ FT., **WEST** 151FT., **NORTH** 132.9FT., **SOUTH** 112.8FT., COMPRISED IN KHASRA NO. 81M, SITUATED AT VILLAGE ISMAILPUR, PARGANA, TEHSIL & DISTT. SAHARANPUR, BOUNDED BY :-

EAST. PROPERTY OF SELLER

WEST. PATRI RAJBAHA

NORTH. PLOT NO. 'C' OF JAGDISH KUMAR DHINGRA & VIJAY KUMAR SETHI

SOUTH . CHAK ROAD

N.K.Nagwan
Advocate

N.K. NAGWAN
ADVOCATE
Reg. No. 1544/1982
276, Civil Courts, Saharanpur

STATE BANK OF PATIALA
PUL JOGIYAN,
SAHARANPUR

ANNEXURE 'A'

TITLE INVESTIGATION REPORT—TO BE FILLED BY THE BRANCH

A	Name of the Branch		PUL JOGIYAN, SAHARANPUR
B	Branch/BU letter reference & date		19.11.2014
C	Name of the title holder of the property (ies)		SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA , RESIDENTS OF, GEETA COLONY VIJAY TALKIES, SAHARANPUR
D	Whether Borrower(s) or Guarantor(s)		AS BORROWERS
E	Constitution of the Borrowers/Guarantors		INDIVIDUAL
F	Description of documents scrutinized		Whether Original/Certified copy
Sr. No.	Documents Date	I Name	ORIGINAL DEEDS
1	25.10.1991	SALE DEED	DULY REGISTERED IN BOOK NO.1, VOL. 3073/3717 PAGES 300/461-468 AT NO. 10564 ON 11.11.1991 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR , EXECUTED BY BRIJBHUSHAN GOYAL SON OF KANWAR SEN GUPTA IN FAVOUR OF JEEWAN PRAKASH BANSAL SON OF VILAYATI RAM (ORIGINAL)
2	29.9.1992	SALE DEED	DULY REGISTERED IN BOOK NO.1, VOL. 3084/3778 PAGES 89/541-554 AT NO. 4717 ON 21.12.1992 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR , EXECUTED BY PREMKAUR BAGGA WIFE OF S. RANBEER SINGH IN FAVOUR OF JEEWAN PRAKASH BANSAL SON OF VILAYATI RAM (ORIGINAL)
3	24.4.2003	SALE DEED	DULY REGISTERED IN BOOK NO.1, VOL. 4270 PAGES 501-524 AT NO. 2359 ON 7.5.2003 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR , EXECUTED BY JEEWAN PRAKASH BANSAL SON OF VILAYATI RAM IN FAVOUR OF SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA (ORIGINAL)
2	Description of Property/ies		(AS PER SALE DEED NO. 2359) ONE PLOT OF LAND (<u>LAND USE CONVERTED AS RESIDENTIAL</u>), BEARING NO. (D) , MEASURING 2040 SQ.YDS., EQUIVALENT TO 1705.68 SQ.MTRS., OF WHICH DIMENSIONS ARE EAST 149-1 ½ FT., WEST 151FT., NORTH

		132.9FT., SOUTH 112.8FT., COMPRISED IN KHASRA NO. 81M, SITUATED AT VILLAGE ISMAILPUR, PARGANA, TEHSIL & DISTT. SAHARANPUR, BOUNDED BY :- EAST. PROPERTY OF SELLER WEST. PATRI RAJBAHA NORTH. PLOT NO. 'C' OF JAGDISH KUMAR DHINGRA & VIJAY KUMAR SETHI SOUTH . CHAK ROAD
	Survey/Door No.	ONE PLOT OF LAND (LAND USE CONVERTED AS RESIDENTIAL), BEARING NO. (D) , MEASURING 2040 SQ.YDS., EQUIVALENT TO 1705.68 SQ.MTRS., OF WHICH DIMENSIONS ARE EAST 149-1 ½ FT., WEST 151FT., NORTH 132.9FT., SOUTH 112.8FT., COMPRISED IN KHASRA NO. 81M
	Extent	ONE PLOT OF LAND (LAND USE CONVERTED AS RESIDENTIAL), BEARING NO. (D) , MEASURING 2040 SQ.YDS., EQUIVALENT TO 1705.68 SQ.MTRS., OF WHICH DIMENSIONS ARE EAST 149-1 ½ FT., WEST 151FT., NORTH 132.9FT., SOUTH 112.8FT., COMPRISED IN KHASRA NO. 81M
	Location	SITUATED AT VILLAGE ISMAILPUR, PARGANA, TEHSIL & DISTT. SAHARANPUR
	Boundaries East West North South	EAST. PROPERTY OF SELLER WEST. PATRI RAJBAHA NORTH. PLOT NO. 'C' OF JAGDISH KUMAR DHINGRA & VIJAY KUMAR SETHI SOUTH . CHAK ROAD
3	List of documents delivered to Advocate for verification (specify originals/certified/extracts/copies etc)	
		1. SALE DEED DATED 25.10.1991 DULY REGISTERED IN BOOK NO.1, VOL. 3073/3717 PAGES 300/461-468 AT NO. 10564 ON 11.11.1991 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR , EXECUTED BY BRIJBHUSHAN GOYAL SON OF KANWAR SEN GUPTA IN FAVOUR OF JEEWAN PRAKASH BANSAL SON OF VILAYATI RAM (ORIGINAL) 2. SALE DEED DATED 29.9.1992 DULY REGISTERED IN BOOK NO.1, VOL. 3084/3778 PAGES 89/541-554 AT NO. 4717 ON 21.12.1992 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR

		<p>, EXECUTED BY PREMKAUR BAGGA WIFE OF S. RANBEER SINGH IN FAVOUR OF JEEWAN PRAKASH BANSAL SON OF VILAYATI RAM (ORIGINAL)</p> <p>3. SALE DEED DATED 24.4.2003 DULY REGISTERED IN BOOK NO.1, VOL. 4270 PAGES 501-524 AT NO. 2359 ON 7.5.2003 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR, EXECUTED BY JEEWAN PRAKASH BANSAL SON OF VILAYATI RAM IN FAVOUR OF SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA (ORIGINAL)</p>
4	Location Details	SITUATED AT VILLAGE ISMAILPUR, PARGANA, TEHSIL & DISTT. SAHARANPUR
I	Name of the applicant/borrower	SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA , RESIDENTS OF, GEETA COLONY VIJAY TALKIES, SAHARANPUR
II	Prominent land mark	
III	Bus Route	
IV	Bus Stop	
V	Complete Address	
	Rough Location Sketch	<p>Approach sketch of the Location</p> <p>AS PER VALUER REPORT</p>
II	Exact Location of Construction/purchase and working plan	N.A
III	Please mention the details about the builder (if applicable)	N.A
a	Name of the Firm	N.A
b	Address of the Firm	N.A
c	Telephone No.	N.A
d	Contact person	N.A
e	Is the builder/project in the bank's latest approved list. .Mention the date of approval of the builder and validity of the current approval	N.A

Date

Signatures

Name

Designation

Branch Pul Jogiyan
Saharanpur

ANNEXURE 'E'

**CHECKLIST FOR THE GUIDANCE OF THE ADVOCATE
VERIFYING THE TITLE TO THE PROPERTY (IES) OFFERED AS SECURITY**

1	Nature of the title (ownership/Leasehold/Occupancy/Govt Grant/Allotments etc.)	FULL OWNERSHIP
2	If leasehold, whether a) Lease Deed is duly stamped and registered b) Lessee is permitted to mortgage the leasehold rights c) Duration of the lease/unexpired period of the lease d) If a sub lease, check the lease deed in favour of the lessee as to whether lease deed permits sub leasing and mortgage by sub lessee also	THE PROPERTY IS NOT LEASEHOLD PROPERTY
3	If Govt grant/allotment/Lease-cum/Sale Agreement, whether a) grant/agreement etc, provides for alienable rights to the mortgagor with or without conditions b) the mortgagor is competent to create/charge on such property	NOT APPLICABLE
4	If occupancy rights. Whether a) such right is heritable and transferable b) mortgage can be created	NOT APPLICABLE
5	a. Urban Land Ceiling clearance, whether required and if so, details thereon b. Whether No Objection Certificate under the Income Tax Act is required/obtained	NOT APPLICABLE AS ACT REPEALED
6	Nature of minor's interest, if any and if so, whether creation of mortgage could be possible-the modalities/procedure to be followed and reasons for coming to such conclusion	NOT APPLICABLE
7	If the property is agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for enforcing, thereon	THE PROPERTY IS DECLARED AS RESIDENTIAL
8	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained	REQUIRED PROCEDURE FOLLOWED
9	Whether the property is affected by any local laws (viz. Agricultural Laws, weaker sections, minorities land laws etc.	NOT AFFECTED BY ANY LOCAL LAWS
10.a)	In case of partition/settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage	NOT APPLICABLE
b)	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	NOT APPLICABLE
c)	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon	NOT APPLICABLE
11. a	In case of partnership firm, whether the property belonged to the firm and the deed is properly registered	NOT APPLICABLE
11. b	Whether the person(s) creating mortgage has/ have authority to create mortgage for and on behalf of the	NOT APPLICABLE

N.K. NAGWAN
ADVOCATE

Reg. No. 1544/1982
276, Civil Courts, Saharanpur

	firm	
12. a	Whether the property belongs to a Limited Company, check the borrowing powers, BOD resolutions, Authorization to create mortgage/execution of documents, registration of any prior charge with the Company Registrar, Articles of Association/ provision for common seal etc.	NO
12. b	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions, bye laws	NOT APPLICABLE
13	Whether the mortgage is created by POA holder, check genuineness of the power of attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the laws of the place, where it is executed	NO
14	If the property is flat/apartment or residential/commercial complex, check	THE PROPERTY IS DECLARED AS RESIDENTIAL
A	Promoter's/land owner's title to the land/building	NOT APPLICABLE
B	Development agreement/Power of Attorney	NOT APPLICABLE
C	Extent of authority of the Developer/builder	NOT APPLICABLE
D	Independent title verification of the land/or building in question	NOT APPLICABLE
E	Agreement for sale (duly registered)	NOT APPLICABLE
F	Payment of proper stamp duty	NOT APPLICABLE
G	Conveyance in favour of Society/Condominium concerned	NOT APPLICABLE
H	Occupancy certificate/allotment letter/letter of possession	NOT APPLICABLE
I	Membership details in the Society etc.	NOT APPLICABLE
J	Share certificate	NOT APPLICABLE
K	No objection letter from the society	NOT APPLICABLE
L	All legal requirements under the local/Municipal Laws, regarding ownership of flats/Apartments/building Regulations/Development Control Regulations/ Cooperative Societies Laws etc.	NOT APPLICABLE
15	Where the property is joint family property, mortgage is created for family benefits/legal necessity. Whether the major coparceners have no objection/join in execution, minor's share, if any, rights of female members etc.	NO
16	Pending litigation/Court attachments/injunctions/stay orders/acquisition by the Govt./Local Authority etc, that could be ascertained	AS PER INFORMATION NO LITIGATION IS PENDING
17	Any other details required for the purpose.	LOCAL INSPECTION TO CONFIRM POSSESSION OF THE TITLE HOLDERS OVER THE PROPERTY SUBJECT TO MORTGAGE

Date 21.11.2014

Plcae. SAHARANPUR


N.K. NAGWAN
 Advocate
 Signature of Advocate
 Reg. No. 1544/1982
 276, Civil Courts, Saharanpur

ANNEXURE 'F'

(TO BE COMPLETED BY THE PANEL ADVOCATE)

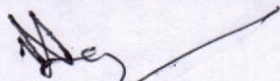
1	Name of the Branch/BU seeking opinion	STATE BANK OF PATIALA, PUL JOGIYAN, SAHARANPUR
2	Reference no. and date of letter under the cover of which the documents tendered for security are forwarded.	19.11.2014
3	Name of the unit/concern/company/person, offering the property(ies) as security	SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA , RESIDENTS OF, GEETA COLONY VIJAY TALKIES, SAHARANPUR
4.	Constitution of the unit/concern/person/body/authority offering the property for creation of charge	INDIVIDUAL
5	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.	SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA , RESIDENTS OF, GEETA COLONY VIJAY TALKIES, SAHARANPUR
6 a)	Particulars of the documents scrutinized serially and chronologically	<p>1. SALE DEED DATED 25.10.1991 DULY REGISTERED IN BOOK NO.1, VOL. 3073/3717 PAGES 300/461-468 AT NO. 10564 ON 11.11.1991 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR , EXECUTED BY BRIJBHUSHAN GOYAL SON OF KANWAR SEN GUPTA IN FAVOUR OF JEEWAN PRAKASH BANSAL SON OF VILAYATI RAM (ORIGINAL)</p> <p>2. SALE DEED DATED 29.9.1992 DULY REGISTERED IN BOOK NO.1, VOL. 3084/3778 PAGES 89/541-554 AT NO. 4717 ON 21.12.1992 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR , EXECUTED BY PREMKAUR BAGGA WIFE OF S. RANBEER SINGH IN FAVOUR OF JEEWAN PRAKASH BANSAL SON OF VILAYATI RAM (ORIGINAL)</p> <p>3. SALE DEED DATED 24.4.2003 DULY REGISTERED IN BOOK NO.1, VOL. 4270 PAGES 501-524 AT NO. 2359 ON 7.5.2003 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR , EXECUTED BY JEEWAN PRAKASH BANSAL SON</p>

N.R. NAGWAN
ADVOCATE
Reg. No. 1544/1982
276, Civil Courts, Saharanpur

		OFFICE OF SUB REGISTRAR, SAHARANPUR, EXECUTED BY JEEWAN PRAKASH BANSAL SON OF VILAYATI RAM IN FAVOUR OF SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA (ORIGINAL)
b)	Nature of documents verified and as to whether they are originals or certified. Note. Only originals or certified extracts from the registering/land/revenue/other authorities be examined	DOCUMENT NO. 1 TO 3 ARE ORIGINAL
7	Complete or full description of the immovable property (ies) offered as security for creation of mortgage. Whether equitable/registered mortgage	(AS PER SALE DEED NO. 2359) ONE PLOT OF LAND (<u>LAND USE CONVERTED AS RESIDENTIAL</u>), BEARING NO. (D) , MEASURING 2040 SQ.YDS., EQUIVALENT TO 1705.68 SQ.MTRS., OF WHICH DIMENSIONS ARE EAST 149-1 ½ FT., WEST 151FT., NORTH 132.9FT., SOUTH 112.8FT., COMPRISED IN KHASRA NO. 81M, SITUATED AT VILLAGE ISMAILPUR, PARGANA, TEHSIL & DISTT. SAHARANPUR, BOUNDED BY :- EAST. PROPERTY OF SELLER WEST. PATRI RAJBAHA NORTH. PLOT NO. 'C' OF JAGDISH KUMAR DHINGRA & VIJAY KUMAR SETHI SOUTH . CHAK ROAD
i)	Survey No.	ONE PLOT OF LAND (<u>LAND USE CONVERTED AS RESIDENTIAL</u>), BEARING NO. (D) , MEASURING 2040 SQ.YDS., EQUIVALENT TO 1705.68 SQ.MTRS., OF WHICH DIMENSIONS ARE EAST 149-1 ½ FT., WEST 151FT., NORTH 132.9FT., SOUTH 112.8FT., COMPRISED IN KHASRA NO. 81M
ii)	Door No. (in case of house property)	ONE PLOT OF LAND (<u>LAND USE CONVERTED AS RESIDENTIAL</u>), BEARING NO. (D) , MEASURING 2040 SQ.YDS., EQUIVALENT TO 1705.68 SQ.MTRS., OF WHICH DIMENSIONS ARE EAST 149-1 ½ FT., WEST 151FT., NORTH 132.9FT., SOUTH 112.8FT., COMPRISED IN KHASRA NO. 81M
iii)	Extent/area including plinth/built up area in case of house property	ONE PLOT OF LAND (<u>LAND USE CONVERTED AS RESIDENTIAL</u>), BEARING NO. (D) , MEASURING 2040 SQ.YDS., EQUIVALENT TO 1705.68


N.K. NAGWAN
 ADVOCATE
 Reg. No. 1544/1982
 276, Civil Courts, Saharanpur

		SQ.MTRS., OF WHICH DIMENSIONS ARE EAST 149-1 ½ FT., WEST 151FT., NORTH 132.9FT., SOUTH 112.8FT., COMPRISED IN KHASRA NO. 81M
iv)	Location like name of the place, Village, City, Registration, sub district etc.	SITUATED AT VILLAGE ISMAILPUR, PARGANA, TEHSIL & DISTT. SAHARANPUR
v)	Boundaries	EAST. PROPERTY OF SELLER WEST. PATRI RAJBAHA NORTH. PLOT NO. 'C' OF JAGDISH KUMAR DHINGRA & VIJAY KUMAR SETHI SOUTH . CHAK ROAD
8.	Flow of titles tracing out of the title, of the intending mortgagor and his/its predecessors in interest from the Mother Deed to the latest Title Deed. And wherever minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on title	<p>SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA, PURCHASED THE PROPERTY ABOVE SAID FROM JEWAN PRAKASH BANSAL SON OF VILAYATI RAM, VIDE SALE DEED DATED 24.4.2003.</p> <p>THE VENDOR JEEWAN PRAKASH BANSAL, PURCHASED THE AGRICULTURE LAND MEASURING 1 BIGHA3-1/3 BISWA LAND OF KHASRA NO. 81 FROM SMT. PREM KAUR BAGGA WIFE OF SARDAR RANBEER SINGH, VIDE SALE DEED DATED 29.9.1992 & THIS VENDOR ALSO PURCHASED THE PROPERTY MEASURING 1 BIGHA 10 BISWA 18 BISWANSI 15 KACHWANSI LAND OF KHASRA NO. 81 FROM BRIJ BHUSHAN GOYAL SON OF KANWAR SEN GUPTA, VIDE SALE DEED DATED 25.10.1991.</p> <p>AFTER EXECUTION OF EVERY SALE DEED THE NAMES OF OWNER DULY MUTATED IN REVENUE RECORDS. <u>AT PRESENT NAMES OF SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA DULY MUTATED IN REVENUE RECORDS .</u></p> <p>THE LAND USE OF THE PROPERTY CONVERTED FROM 'AGRICULTURE' TO 'ABADI' VIDE ORDER, DATED 16.10.2013, PASSED BY UPZILADHIKARI, SAHARANPUR, IN CASE NO. OF 12-14, UNDER SECTION 143 U.P.Z.A & L.R. ACT.</p> <p>AFTER CARE FUL PERUSAL OF SALE DEEDS AND INSPECTION OF INDEX I AM OF THE OPINION THAT THE PRESENT OWNERS SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA, ARE JOINTLY HAVING CLEAR, NEGOTIABLE AND MARKETABLE TITLE THEREIN AND ALL OF THEM CAN JOINTLY MORTGAGE THE PROPERTY BY WAY OF EQUITABLE MORTGAGE BY DEPOSIT OF ORIGINAL TITLE DEEDS AS</p>
	Separate sheet may be used	

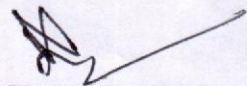

N.K. NAGWAN
ADVOCATE

Reg. No. 1544/1982
276, Civil Courts, Saharanpur

		MENTIONED ABOVE.
9	Nature of title of the intending mortgagor over the property (whether full ownership rights or Inam holder or Govt. Grantee/ Allottee etc.)	FULL OWNERSHIP
10 (a)	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local Authorities or Third Party claims Liens etc. and details thereof If yes, give the details thereof	FREE FROM ALL ENCUMBRANCES, CHARGES AND LIENS
(b)	The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and if so satisfaction of charge, if any ?	THE SEARCH OF INDEX, READY AND AVAILABLE, RELATING TO THE PROPERTY DETAILED ABOVE, FOR THIRTY YEARS PRECEDING, VIDE SEARCH RECEIPT NO. 19584 & 19591 DATED 19.11.2014 IN THE OFFICE OF SUB REGISTRAR, SAHARANPUR AND AS PER THE CERTIFICATE OF 12 YEARS PRECEDING FROM THE OFFICE OF SUB REGISTRAR, SAHARANPUR, THE PROPERTY IS FOUND FREE FROM ALL ENCUMBRANCES, CHARGES AND LIENS
11	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid what remedy ?	PAID UPTO DATE
12	Details of RTC extracts/mutation extracts/khata extracts pertaining to the property in question	DULY MUTATED IN REVENUE RECORDS AS OWNERS
13	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	THERE IS NO BAR OR RESTRICTION UNDER ANY LOCAL OR SPECIAL ENACTMENT ONLY THE PROPOSED CONSTRUCTION MAP SHOULD BE APPROVED BY S.D.A. SAHARANPUR
14	In case of absence of original title deeds, details of legal or other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by bank in this regard	ORIGINAL DEEDS AVAILABLE
15	The specific persons who are required to create mortgage/to deposit documents creating mortgage	SMT. JYOTI ARORA WIFE OF PRAVEEN ARORA & PRAVEEN ARORA SON OF BALKISHAN ARORA , RESIDENTS OF, GEETA COLONY VIJAY TALKIES, SAHARANPUR

Date 21.11.2014

Place.SAHARANPUR


N.K. NAGWAN
 ADVOCATE
 Reg. No. 1044/1962
 276, Civil Courts, Saharanpur

2359

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप-निर्देशक प्रथम सहारनपुर कम सं० 19584

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 19-Nov-2014

प्रस्तुतकर्ता या प्रार्थी का नाम एनके०नागवान एड०

लेख का प्रकार तलाश/मुआयना 1985 वर्ष से 2001 वर्ष तक

प्रतिफल की धनराशि

भाग 2 की प्रतिलिपि पर फिर से लगाया जाने वाला

1. रजिस्ट्रीकरण शुल्क 90
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क 90
4. मुख्तारनामा के अधिपमाणी करण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि / स्टाम्प 0.00
7. यात्रिक भत्ता
- 1 से 6 तक का योग

शुल्क वसूल करने का दिनांक 19-Nov-2014

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया 19-Nov-2014

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रजिस्ट्रार (प्रथम)

सहारनपुर

19587

19536

1953

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप निम्नधक प्रथम सहारनपुर कम सं० 19591

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 19-Nov-2014

प्रस्तुतकर्ता या प्रार्थी का नाम एनके० नागवान एड०

लेख का प्रकार तलाश/मुआयना 2002 वर्ष से 2014 वर्ष तक

भाग 2 की प्रतिलिपि पर फिर से लगाया जाने वाला

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क 70
 2. प्रतिलिपिकरण शुल्क
 3. निरीक्षण या तलाश शुल्क 70
 4. मुख्तारनामा के अधिप्रमाणी करण के लिए शुल्क
 5. कमीशन शुल्क
 6. विविधि / स्टाम्प 0.00
 7. यात्रिक भत्ता
- 1 से 6 तक का योग

शुल्क वसूल करने का दिनांक 19-Nov-2014

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया 19-Nov-2014

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रजिस्ट्रार (प्रथम)

STATE BANK OF PATIALA
PUL JOGIYAN, SAHARANPUR

To,
Sri N.K.Nagwan,
Advocate,
Civil Courts, Saharanpur.

Dear Sir,

1. You are requested to make an investigation of title to the properties, more fully described in the schedule below, to enable is to obtain valid and enforceable mortgage of the property (ies), more fully described in Annexure 'A', Annexure 'B' enclosed herein is required to be filled by you with full details. To enable you to make a proper search report, a cheque list in the form of guidelines vide Annexure 'C' is enclosed.
2. Please know that the responsibility of making search of the records required for the purpose at various Govt./revenue offices/ Company Registrar, etc is entirely on you and you shall be liable for any loss caused to the bank due to negligent search on your part or on the part of the agent/servant engaged by you for this purpose.
3. Please do not hesitate to demand any document/record/material required by you for the purpose of making proper investigation into the title to the property of the mortgagor.
4. The search for title/encumbrance is normally required to be made for a period of 30 years. If this is not possible for unavoidable reasons, please note that the search should be at least for 13 years, provided you are entirely satisfied that the 13 years search would be sufficient in the particular facts and circumstances of the matter in hand. If you are not fully satisfied regarding the title to the property by making an investigation/ search for a period of 13 years only, you should invariably ask for further period as you feel necessary, for records and should verify them also.
5. Please note that you are required to verify the original title deeds only, particularly title deeds which are the subject matter of the mortgage. If the original title deeds/documents are not available and certified extracts are produced, kindly examine whether that should be sufficient for creation of a valid and enforceable mortgage and state what precautions are to be taken for the purpose.
6. In case of agricultural land offered as security, please specify as to whether there are any restrictions under the local laws for creation and enforceability of the mortgage of agricultural land.
7. In case of lending by consortium members/multiple lenders and/or extension of mortgages, priority of charges existing in favour of other charge holders, intervening charges created if any will have to be verified in detail, and please advice the Bank as to the restrictions/limitations/impediments, and remedial measures if any.
8. Please ensure that all legal formalities/procedures required under laws are complied with for valid creation of mortgage in favour of the bank. If there are any legal impediments/restrictions, kindly advise as to whether such impediments can be cured and if so, what procedure is to be followed.
9. Please sign the duplicate of this letter acknowledging the receipt of this letter and also confirming the terms and conditions under which you will be providing the required search report and certificate. The format of the certificate to be provided in terms of Annexure 'D'
10. Please acknowledge receipt.

SCHEDULE OF PROPERTY
(AS PER SALE DEED NO. 2359)

ONE PLOT OF LAND (LAND USE CONVERTED AS RESIDENTIAL), BEARING NO. **(D)**, MEASURING 2040 SQ.YDS., EQUIVALENT TO 1705.68 SQ.MTRS., OF WHICH DIMENSIONS ARE **EAST** 149-1 ½ FT., **WEST** 151FT., **NORTH** 132.9FT., **SOUTH** 112.8FT., COMPRISED IN KHASRA NO. 81M, SITUATED AT VILLAGE ISMAILPUR, PARGANA, TEHSIL & DISTT. SAHARANPUR, BOUNDED BY :-
EAST. PROPERTY OF SELLER
WEST. PATRI RAJBAHA
NORTH. PLOT NO. 'C' OF JAGDISH KUMAR DHINGRA & VIJAY KUMAR SETHI
SOUTH . CHAK ROAD

Yours faithfully