



Office Address

A) Chamber No. 65
Tehsil Campus Roorkee (Haridwar)
B) Chamer No. 11
Civil Court Laksar (Haridwar)

Dated
15.10.2022

Legal Search Report

To,
The Branch Head
Bank Of Baroda
B.O. C.C. Chowk Haridwar, District Haridwar.

Reg:- Title opinion Report certifying non encumbrance of the property detailed in registered Sale Deed dated 12.04.2006:- A non agricultural land, having land total area of 0.1755 hectare i.e. 1755 square meter, bounded in East- Way 20 feet wide, West- Land of Saini Ji & others, North- Land of Ashok Kumar & others & South- Land of Shri Krishan Kumar, belonging to khasra no. 148, situated in village Bahadarpur Saini Ahatmal, Pargana & Tehsil Roorkee District Haridwar, presently belongs to M/s Miracle Life Sciences through Prop. Shri Alpesh Patel S/o Shri Mansukh Lal Govind Bhai Pedhadiya R/o 17B, Shankheshwar Nagar, Ratanpur, District Surendra Nagar, Gujarat/village Bahadarpur Saini Atmalpur Bongla Pargana & Tehsil Roorkee District Haridwar present R/o Shri Alpesh Patel C/o Shri R.K. Verma, 35, Yogi Vihar, near Classic Residency, Jwalapur, Tehsil & District- Haridwar.

Refer to your instructions requesting me to furnish non encumbrances and certify and submit the title cum opinion report about the clear and encumbrance title the above property to be mortgaged for securing the credit facility granted/proposal to be granted to M/s Miracle Life Sciences through Prop. Shri Alpesh Patel S/o Shri Mansukh Lal Govind Bhai Pedhadiya R/o 17B, Shankheshwar Nagar, Ratanpur, District Surendra Nagar, Gujarat/village Bahadarpur Saini Atmalpur Bongla Pargana & Tehsil Roorkee District Haridwar present R/o Shri Alpesh Patel C/o Shri R.K. Verma, 35, Yogi Vihar, near Classic Residency, Jwalapur, Tehsil & District- Haridwar.

1- Description & area of property proposed to be mortgaged. Specific number & address of the along with boundaries and measurement.	A non agricultural land, having land total area of 0.1755 hectare i.e. 1755 square meter, bounded in East- Way 20 feet wide, West- Land of Saini Ji & others, North- Land of Ashok Kumar & others & South- Land of Shri Krishan Kumar, belonging to khasra no. 148, situated in village Bahadarpur Saini Ahatmal, Pargana & Tehsil Roorkee District Haridwar.
2. Nature of property (whether Agricultural Non-Agricultural Commercial, Residential or Industrial) If non-agricultural, the reference & date of conversion order from the competent authority should also mentioned.	As the property in question is a non agricultural property on spot, situated in village Bahadarpur Saini Ahatmal, Pargana & Tehsil Roorkee District Haridwar & land of khasra number 148kh is already declared a non agricultural land, by the order dated 10.10.2006, in case no. 129/2005-06, M/s Miracle Life Sciences versus Uttaranchal Government, passed by the Court Upziladhikari / Assistant Collector



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	Roorkee under Section 143 of U.P.Z.A. & L.R. Act.
3. Name of the Mortgager/Owner and status in the Account i.e. borrower(s) or guarantor and whether individual, sole proprietor, partner Director, Karta or Trustee. In case the mortgager is partner/Director/Trustee who is mortgaging the property on behalf of partnership/Company/Trust, Whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association /Trust deed etc whether examined and verified.	M/s Miracle Life Sciences through Prop. Shri Alpesh Patel, is the owner of this property by way of registered Sale Deed dated 12.04.2006, it has already mortgaged it in favour of Bank of Baroda, by way of Equitable Mortgage.
4. Whether any minor lunatic or un- charged insolvent is contacting precautionary steps to be taken.	There is no minor, lunatic or undercharged or insolvent person is involved in respect of property detailed herein.
5. Whether the property is freehold or lease hold. If lease hold then period of lease and if free hold whether Urban Land ceiling Act applies and permission to be obtained.	Free hold rights, situated in village Bahadarpur Saini Ahatmal, Pargana & Tehsil Roorkee District Haridwar. Provisions of Urban Land Ceiling are not applicable. Moreover the said Act has since been repealed.
6. Source of property i.e. self acquired or Ancestral. If ancestral then mode of succession and whether original Will probate is available.	Present owner self acquired this property, by way of registered Sale Deed dated 12.04.2006.
7. Whether the Mortgager is Co-owner/Joint owner and/or any partition of the Property is made between the members of the family through partition deed. If yes, whether Original Registered Partition Deeds is available or it is only a family settlement.	M/s Miracle Life Sciences named above is the single owner of this property. No.
8. Whether the Mortgager is in exclusive possession of the property. Or it is leased/rented out to third party.	Yes, on the basis of available records, present owner has exclusive possession and free hold right on the above said property.
9. Whether the property is mutated in municipal/Revenue records and Mortgager's name is reflecting and if not the reason thereof.	Yes, name of the present owner M/s Miracle Life Sciences named above is mutated in land records on the basis of registered Sale Deed.
10. Whether any restriction for creation of mortgage is imposed under Central/State Local laws. If yes then specify whose consent or	No.



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permission would be required for creation of mortgage.	
II. Whether all the original title deeds including antecedent title deed and other relevant documents are available. Please give detailed list.	<p>1- Certified extract of Jot Chakbandi Akar Patra-23, belonging to old khasra number 56/2M, 57/4M, 57/5M, 57/6M, 58/4M & 58/6M, village Bahadarpur Saini Ahtmal, Pargana & Tehsil Roorkee, District- Haridwar.</p> <p>2- Certified extract of Jot Chakbandi Akar Patra-41, belonging old khasra number 56/2M, 57/4M, 57/5M 57/6M, 58/4M & 58/6M to convert new khasra number 148, village Bahadarpur Saini Ahtmal, Pargana & Tehsil Roorkee, District- Haridwar.</p> <p>3- Certified extract of Jot Chakbandi Akar Patra-45, belonging new khasra number 148, village Bahadarpur Saini Ahtmal, Pargana & Tehsil Roorkee, District- Haridwar (Khata No. 90 in the name of Shri Lakkhi Chand S/o Shri Kripa Ram).</p> <p>4- Certified extract of khatauni (1407 to 1412 fasli), belonging to new khasra number 148, village Bahadarpur Saini Ahtmal, Pargana & Tehsil Roorkee, District- Haridwar (Khata No. 90 in the name of Shri Lakkhi Chand S/o Shri Kripa Ram).</p> <p>6- Certified extract of khatauni, belonging to khasra no. 148kh, village Bahadarpur Saini Ahtmal, Pargana & Tehsil Roorkee District Haridwar (Khata No. 00119).</p> <p>7- Certified copy of registered Sale Deed dated 04.01.2005 registered in the office of SRO Roorkee, executed by Shri Lakkhi Chand S/o Shri Kripa Ram R/o village Bahadarpur Saini Tehsil Roorkee, District- Haridwar in favour of Shri Sukhbeer Singh S/o Lahore Singh R/o village Atmalpur Bongla, Tehsil-Roorkee, District- Haridwar.</p> <p>8- Certified copy of registered sale deed dated 15.01.2005 registered in bahi no. 1 zild 195/373 Pages: 195/173 to 176 serial no. 197 dated 15.01.2005 in the office of SRO Roorkee executed by Shri Sukhbeer Singh S/o Lahore Singh R/o village Atmalpur Bongla, Tehsil-Roorkee, District- Haridwar.</p>

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	<p>Singh R/o village Atmalpur Bongla Tehsil & District Haridwar in favour of Shri Manoj Chauhan S/o Shri Inder Singh R/o village Ferupur Ramkhera Tehsil & District Haridwar.</p> <p>9- Certified copy of registered Sale Deed dated 10.04.2006 registered in bahi no. 1 zild 195/447 Pages: 200/91 to 96 serial no. 1914 dated 10.04.2006 in the office of SRO Roorkee, executed by Shri Manoj Chauhan S/o Shri Inder Singh R/o village Ferupur Ramkhera Tehsil & District Haridwar in favour of Shri Kishan Kumar S/o Shri Sukhbeer Singh & Smt. Simla Devi W/o Shri Sukhbeer Singh both R/o village Atmalpur Bongla.</p> <p>10- Original registered Sale Deed dated 12.04.2006 registered in bahi no. 1 zild 195/447 Pages 200/151 to 156 serial no. 1925 dated 12.04.2006 in the office of SRO Roorkee, executed by Smt. Simla Devi W/o Shri Sukhbeer Singh R/o village Atmalpur Bongla in favour of present owner M/s Miracle Life Sciences through Prop. Shri Alpesh Patel named above.</p>
12. Whether the Advocate has personally visited the Sub-registrar/ Revenue/Municipal office and examined the records.	Yes, I have inspected the relevant records Index 2 nd in the office of Sub-Registrar Roorkee for a period of 30 years i.e. 01.01.1992 to 2022 up to date and found the said property is clear, marketable and free from encumbrance, <u>except the earlier charge by way of Equitable Mortgage in favour of Bank of Baroda.</u>
13. Whether the search is being made for the period of 30 years. If no reason thereof.	Yes, I have inspected the relevant records Index 2 nd in the office of sub-registrar Roorkee for a period of 30 years i.e. 01.01.1992 to 2022 up to date and found the said property is clear, marketable and free from encumbrance, <u>except the earlier charge by way of Equitable Mortgage in favour of Bank of Baroda.</u>
14. Details of documents examined/ scrutinized (which are in chronological order with serial numbers, type/nature of documents date of execution, parties, date of registration detailed	1- Certified extract of Jot Chakbandi Akar Patra-23, belonging to old khasra number 56/2M, 57/4M, 57/5M, 57/6M, 58/4M & 58/6M, village Bahadarpur Saini, Atmalpur Bongla, Tehsil Roorkee, District Haridwar.

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including the detailed of revenue/society records etc.).

- Pargana & Tehsil Roorkee, District- Haridwar.
- 2- Certified extract of Jot Chakbandi Akar Patra-41, belonging old khasra number 56/2M, 57/4M, 57/5M, 57/6M, 58/4M & 58/6M to convert new khasra number 148, village Bahadarpur Saini Ahtmal, Pargana & Tehsil Roorkee, District- Haridwar.
- 3- Certified extract of Jot Chakbandi Akar Patra-45, belonging new khasra number 148, village Bahadarpur Saini Ahtmal, Pargana & Tehsil Roorkee, District- Haridwar (Khata No. 90 in the name of Shri Lakkhi Chand S/o Shri Kripa Ram).
- 4- Certified extract of khatauni (1407 to 1412 fasli), belonging to new khasra number 148, village Bahadarpur Saini Ahtmal, Pargana & Tehsil Roorkee, District- Haridwar (Khata No. 90 in the name of Shri Lakkhi Chand S/o Shri Kripa Ram).
- 6- Certified extract of khatauni, belonging to khasra no. 148kh, village Bahadarpur Saini Ahtmal, Pargana & Tehsil Roorkee District Haridwar (Khata No. 00119).
- 7- Certified copy of registered Sale Deed dated 04.01.2005 registered in the office of SRO Roorkee, executed by Shri Lakkhi Chand S/o Shri Kripa Ram R/o village Bahadarpur Saini Tehsil Roorkee, District- Haridwar in favour of Shri Sukhbeer Singh S/o Lahore Singh R/o village Atmalpur Bongla, Tehsil-Roorkee, District- Haridwar.
- 8- Certified copy of registered sale deed dated 15.01.2005 registered in bahi no. 1 zild 195/373 Pages: 195/173 to 176 serial no. 197 dated 15.01.2005 in the office of SRO Roorkee, executed by Shri Sukhbeer Singh S/o Shri Lahore Singh R/o village Atmalpur Bongla Tehsil & District Haridwar in favour of Shri Manoj Chauhan S/o Shri Inder Singh R/o village Ferupur Ramkhera Tehsil & District Haridwar.
- 9- Certified copy of registered Sale Deed dated 10.04.2006 registered in bahi no. 1 zild no. 147

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	<p>Pages: 200/91 to 96 serial no. 1914 dated 10.04.2006 in the office of SRO Roorkee, executed by Shri Manoj Chauhan S/o Shri Inder Singh R/o village Ferupur Ramkhera Tehsil & District Haridwar in favour of Shri Kishan Kumar S/o Shri Sukhbeer Singh & Smt. Simla Devi W/o Shri Sukhbeer Singh both R/o village Atmalpur Bongla.</p> <p>10- Original registered Sale Deed dated 12.04.2006 registered in bahi no. 1 zild 195/447 Pages 200/151 to 156 serial no. 1925 dated 12.04.2006 in the office of SRO Roorkee, executed by Smt. Simla Devi W/o Shri Sukhbeer Singh R/o village Atmalpur Bongla in favour of present owner M/s Miracle Life Sciences through Prop. Shri Alpesh Patel named above.</p>
15. Tracing of title & chain of title in favor of mortgager / owner starting from the earliest document available. The nature of document/deed conveying the title should be mentioned with description of parties along with the type of right it creates.	<p>I have searched the revenue records to the property in question for the last 30 years & found the property in question with other property was the personal ancestral property of Shri Lakkhi Chand S/o Shri Kripa Ram R/o village Bahadarpur Saini Tehsil Roorkee, District-Haridwar & his name was recorded in land records more then 30 years on old khasra numbers 56/2M, 57/4M, 57/5M, 57/6M, 58/4M & 58/6M.</p> <p>2- Later on under the proceedings of Consolidation Holdings the old khasra numbers 56/2M, 57/4M, 57/5M, 57/6M, 58/4M & 58/6M has been convert with new khasra number 148.</p> <p>3- Later on Shri Lakkhi Chand S/o Shri Kripa Ram R/o village Bahadarpur Saini Tehsil Roorkee, District- Haridwar, transferred the property having an area of 0.3510 hectare, belonging to new khasra number 148, in the shape of an agricultural land, by way of registered sale deed dated 04.01.2005 in favour of Shri Sukhbeer Singh S/o Lahore Singh R/o village Atmalpur Bongla, Tehsil-Roorkee (Haridwar).</p>



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4- Later on Shri Sukhbeer Singh named above transferred the property having an area of 0.3510 hectare, belonging to khasra number 148, in the shape of an agricultural land, by way of registered Sale Deed dated 15.01.2005 registered in bahi no. 1 zild 195/373 Pages: 195/173 to 176 serial no. 197 dated 15.01.2005 in the office of SRO Roorkee in favour of Shri Manoj Chauhan S/o Shri Inder Singh R/o village Ferupur Ramkhera Tehsil & District Haridwar.

5- Later on Shri Manoj Chauhan named above transferred the property having an area of 0.3510 hectare, in the shape of an agricultural land, belonging to khasra number 148, by way of registered Sale Deed dated 10.04.2006 registered in bahi no. 1 zild 195/447 Pages: 200/91 to 96 serial no. 1914 dated 10.04.2006 in the office of SRO Roorkee in favour of Shri Kishan Kumar S/o Shri Sukhbeer Singh & Smt. Simla Devi W/o Shri Sukhbeer Singh both R/o village Atmalpur Bongla.

6- Later on Smt. Simla Devi named above transferred her shared property having an area of 0.1755 hectare, in the shape of an agricultural land, by way of registered Sale Deed dated 12.04.2006 registered in bahi no. 1 zild 195/447 Pages: 200/151 to 156 serial no. 1925 dated 12.04.2006 in the office of SRO Roorkee in favour of present owner M/s Miracle Life Sciences through Prop. Shri Alpesh Patel named above.

7- Lastly the land having an area of 0.1755 hectare has been declared non agricultural land for the Industrial use, by the order dated 10.10.2006, in case no. 129/2005-06, M/s Miracle Life Sciences through Prop. Shri Alpesh Patel versus Uttaranchal Government, passed by the Court of Upziladhikari / Assistant Collector 1st Class Roorkee under Section 148 of U.P.Z.A. & L.R. Act.

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	<p>Thus the chain of title for 30 years is complete.</p> <p><u>I further certify that the provisions of the SARFAESI Act 2002 are applicable to this property.</u></p>
16. Whether there is any doubt /suspicious about the genuineness of the Original documents. If yes, then Specify.	No.
17. Final Certificate of the advocate confirming the title of the property to be mortgaged is examined by him and the same is/are clear and marketable.	<p>I, Mrs. Ritu Sharma Advocate, do hereby certify to you in my capacity of your bank's approved panel lawyer that I have examined all the above aspects and find that the following documents are the genuine document of title to the property in question. The chain of title to the said property is complete. The mortgager has an valid, clear, marketable title over the property in question, <u>except the earlier charge by way of Equitable Mortgage in favour of Bank of Baroda</u> and that by deposit of the aforesaid title deed/sale deed by the mortgager with the bank, a valid mortgage would be created.</p>
18. List of document to be deposited for creating of Mortgage by the Mortgagor including any additional document required in addition to the document available.	<p>1- Certified extract of Jot Chakbandi Akar Patra-23, belonging to old khasra number 56/2M, 57/4M, 57/5M, 57/6M, 58/4M & 58/6M, village Bahadarpur Saini Ahtmal, Pargana & Tehsil Roorkee, District- Haridwar.</p> <p>2- Certified extract of Jot Chakbandi Akar Patra-41, belonging old khasra number 56/2M, 57/4M, 57/5M, 57/6M, 58/4M & 58/6M to convert new khasra number 148, village Bahadarpur Saini Ahtmal, Pargana & Tehsil Roorkee, District- Haridwar.</p> <p>3- Certified extract of Jot Chakbandi Akar Patra-45, belonging new khasra number 148, village Bahadarpur Saini Ahtmal, Pargana & Tehsil Roorkee, District- Haridwar (Khata No. 90 in the name of Shri Lakkhi Chand S/o Shri Kripa Ram).</p> <p>4- Certified extract of khatauni (1407 to 1412 fasli), belonging to new khasra number 148, village Bahadarpur Saini Ahtmal, Pargana,</p>

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Tehsil Roorkee, District- Haridwar (Khata No. 90 in the name of Shri Lakkhi Chand S/o Shri Kripa Ram).

6- Certified extract of khatauni, belonging to khasra no. 148kh, village Bahadarpur Saini Ahatmal, Pargana & Tehsil Roorkee District Haridwar (Khata No. 00119).

7- Certified copy of registered Sale Deed dated 04.01.2005 registered in the office of SRO Roorkee, executed by Shri Lakkhi Chand S/o Shri Kripa Ram R/o village Bahadarpur Saini Tehsil Roorkee, District- Haridwar in favour of Shri Sukhbeer Singh S/o Lahore Singh R/o village Atmalpur Bongla, Tehsil-Roorkee, District- Haridwar.

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10- Original registered Sale Deed dated 12.04.2006 registered in bahi no. 1 zild 195/447 Pages 200/151 to 156 serial no. 1925 dated 12.04.2006 in the office of SRO Roorkee, executed by Smt. Simla Devi W/o Shri Sukhbeer Singh R/o village Atmalpur Bongla in favour of present owner M/s Miracle Life Sciences through Prop. Shri Alpesh Patel named above.

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	12- 0.5% stamp duty on loan amount with a maximum of Rs. 10,000/- only.
19. Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specially in case of Flat(s) property(s) in Co-op Societies whether allotment letter, possession letter share, certificate, affidavit, power of attorney etc. is required.	Spot inspection & Identity of persons executing documents in favor of Bank is recommended to be verified.
20. Comments on enforceability of property under SARFAESI Act, 2002 over the proposed security.	Yes, SARFAESI Act, 2002 is applicable on the property in question.

Encl:- Inspection receipt issued by Sub-registrar Haridwar District Haridwar.

Date:- 15.10.2022

Place:-Roorkee / Haridwar

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Signature of the Advocate