

SANDEEP KUMAR GOEL
ADVOCATE & NOTARY
CHAMBER NO. 667,
DISTRICT COURT,
GHAZIABAD (U.P.).

OFFICE CUM RESIDENCE
114, OLD PANCHWATI COLONY
G.T. ROAD, GHAZIABAD (U.P.).
M- 09818886282, 0120-2862483

The A.G.M.
Bank of India
Ghaziabad Branch
Ghaziabad.

[Signature]
10.03.2017
[Stamp]

Dear Sir,

REG: OPINION ON INVESTIGATION OF TITLE & OBTAINING OF SEARCH REPORT IN RESPECT OF PROPERTY- LEASE HOLD INDUSTRIAL PLOT NO. G-361, M.G. ROAD (MUSSORIE GULAOTHI ROAD), AREA- 450 SQ. METER, TEHSIL- DHAULANA, DISTT. HAPUR (U.P.). BELONGING TO MR. MUKESH KUMAR S/O MR. NAUBAT SINGH R/O- 129, KHAZOR WALI GALI, GHOOKNA, GHAZIABAD.

With reference to your letter, I on the basis of the documents forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under :-

1. Name(s) and Address(es) of the Mortgagor(s)/Title Holder(s) /Buyers/ Owners:

Sh. Mukesh Kumar s/o Mr. Naubat Singh r/o- 129, Khazoor Wali Gali, Ghookna, Ghaziabad.

2. Title Deed Seen by me :

1. Original Lease-Deed dt. 16.01.2014 of the property in question was executed by UPSIDC in favour of above lessee Mr. Mukesh Kumar s/o Mr. Naubat Singh r/o- 129, Khazoor Wali, Gali, Ghookna, Ghaziabad, which was registered in the Office of Sub-Registrar-Dhaulana, Distt. Hapur, vide entry in Bahi No.1, Jild No. 543, Page No. 191/240 No. 622 dt. 20.01.2014. I have seen this original lease-deed in the branch.

3. Description of Immovable Property :

Free hold Industrial Plot No. G-361, Area- 450 Sq. Meter, M.G. Road (Mussorie Gulaothi Road), Tehsil- Dhaulana, Distt. Hapur, bounded as under:

East	18 Meter Wide Road No. 8.
West	Plot No. G-350.
North	Plot No. G-360.
South	Plot No. G-362.

[Signature]
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Regn. No. UP/4953/08@

4. Search in Sub-Registrar-Office :

- v. I visited the Office of Sub-Registrar-Dhaulana, Distt. Hapur for search and verification of the title-deed described above. Inspection fee of Rs 50/- (Receipt No. 1892 dt. 10.03.2017) was deposited by me and made search of the available record for the Intervening Period from 2014 to 2017. Original Receipt is enclosed herewith for your record.

vi. Search and Investigation:

That the Uttar Pradesh State Industrial Development Corporation Ltd. (UPSIDC) executed a registered lease-deed of the property in question on 16.01.2014 in favour of above present lessee Mr. Mukesh Kumar s/o Sh. Naubat Singh r/o- 129, Khazoor Wali Gali, Ghookna, Ghaziabad, which was registered in the Office of Sub-Registrar-Dhaulana, Distt. Hapur, vide entry in Bahi No. I, Jild No. 543, Page No. 191/240 No. 622 dt. 20.01.2014.

- vii. Confirm and State that the Original Title-Deed(s) submitted are the originals registered before the Registrar of Assurance :

That the certified copy of the said lease-deed of the above said property has already been obtained by the earlier advocate Mr. Dheeraj Singh & he has also issued the genuineness certificate of the said lease-deed. The said title-deed is genuine.

- viii. Whether the property is ancestral and/ or under joint ownership :

N.A.

- v. Minor's Interest :

N.A.

- vi. Documents Pending for Registration:


No

5. Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable :

No

6. Whether the property is Acquired Under Land Acquisition Act, 1895
Applicability of other State Legislations :

No


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7. Lease Hold Immovable Property (where land and any permission/ NOC from the Lessors/ competent authority is required for creation of mortgage :

Sgnl Yes. The permission of mortgage from the lessor UPSIDC has already been taken by the bank.

8. Investigation under Income Tax Act, 1961 :

N.A.

9. Investigation in regard to the property :

As mentioned above.

10. The details of the certified copy of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor :

N.A.

11. Any other Special Enactment is applicable to the property proposed to be mortgaged and affects the title :-

No

12. If it is a property owned by the Company the additional safeguards like search before the Registrar of Companies to be obtained be stated :

No

Sgnl
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Certificate :

I hereby certify that I have search and verified the information furnished in this report by making search with the office of Sub-Registrar-Dhaulana, Distt. Hapur. Mr. Mukesh Kumar is having quite, clear, perfect, marketable/ mortgagable title over the said property. The statement and other information given in the report are based upon the documents provided to me. This legal opinion is based upon the documents mentioned here under submitted to me by the bank. The property in question is already mortgaged with the above bank/branch.

1. Original Lease-Deed dt. 16.01.2014 executed by UPSIDC in favour of above lessee Mr. Mukesh Kumar s/o Mr. Naubat Singh r/o- 129, Khazoor Wali, Gali, Ghookna, Ghaziabad, which was registered in the Office of Sub-Registrar-Dhaulana, Distt. Hapur, vide entry in Bahi No.1, Jild No. 543, Page No. 191/240 No. 622 dt. 20.01.2014. I seen this original title-deed at the bank.



(Sandeep Kumar Goel)

Advocate

SANDEEP KUMAR GOEL
ADVOCATE
Chamber No. 127,
District Court Ghaziabad
Regn. No. UP/4953/08®

Encl:

1. Original Fee Deposit Receipt.

भाग 2

| प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला |

उपनिबन्धक धौलाना कम सं० 1892

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 10-Mar-2017

प्रस्तुतकर्ता या प्रार्थी का नाम सन्दीप गोयल एड०

लेख का प्रकार तलाश/मुआयना 2014 वर्ष से 2017 वर्ष तक

प्रतिफल की धनराशि

भाग 2 की प्रतिलिपि

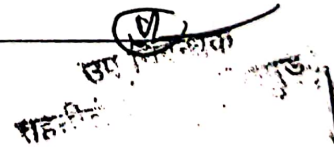
1. रजिस्ट्रीकरण शुल्क 50
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क 50
4. मुख्तारनामा के अधिप्रमाणी करण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि / स्टाम्प 0.00
7. यात्रिक भत्ता
- 1 से 6 तक का योग

शुल्क वसूल करने का दिनांक 10-Mar-2017

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया 10-Mar-2017

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


रजिस्ट्रार