

**DEEPAK VAISH****Advocate****Authorised Panel Lawyer :**SBI, HDFC, BOI, PNB, IOB,  
Central Bank of India,

Zila Sahkari Bank Ltd. Haridwar



Regn. No. UP-666/92 UA 2222/04

Ph.: 01332-272443 (R)

Mob.: 9837160576, 8077053633, 9412999379

**Office :**

Chamber No. 6,

Tehsil Compound, Roorkee (Haridwar)

E-mail : deepakvaishadv@gmail.com

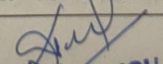
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04-04-2025

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Dated **ANNEXURE-B****REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVALE PROPERTY (TIR)**

1.	(a) Name of the Branch / BU seeking opinion.	State Bank of India, SME Branch, Civil Lines Roorkee (Haridwar).
	(b) Reference No. and dated of the letter under the cover of which the documents tendered for scrutiny are forwarded.	As per Bank's instruction.
	(c) Name of the Borrower	<b>M/s SG Traders</b> , Situated at House No. 1316/1, Jadugar Road, 44-Civil Line Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar through its Proprietor Shri Sachin Gupta S/o Late Shri Ram Bihari Gupta R/o House No. 1316/1, Jadugar Road, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar.
2.	a) Type of Loan	Cash Credit Limit / Term Loan
	b) Type of Property	Commercial Banquet Hall
3.	(a) Name of the unit / concern / company / person offering the property as security.	<b>Shri Sachin Gupta S/o Late Shri Ram Bihari Gupta</b> R/o House No. 1316/1, Jadugar Road, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar is the present owner of this property by way of registered Sale Deed Dt. 04-06-2024, Document No. 6150 & who will mortgage it in favour of Bank in capacity of guarantor's.
	(b) Constitution of the unit / concern / person / body / authority offering the property for creation of charge.	Individual
	(c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	As a Guarantor.
4.	Value of Loan (Rs. in crores)	As per Valuer Report.
5.	Complete or full description of the immovable property offered as security including the following details.	One Residential Open Plot (now in the shape of Commercial Banquet Hall), area measuring in East- 119 feet 7 inch, West- 119 feet 3.5 inch, North- 37 feet 6 inch, South- 43 feet 9 inch <b>having total area measuring 4870.665 Square feet i.e. 452.71 Square meter</b> , which is bounded in East- Property of Yashpal & others and thereafter National Highway Roorkee-Dehradun Road more than 18 meter wide, West- Property of other person, North- Property of other person, South- Property & the middle way 9 feet wide, <b>bearing Part of Khasra No. 797ज मि०</b> , Situated at Town-Roorkee (Out Side

  
**DEEPAK VAISH**

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 SI, HDFC, BOI, PNB, IOB,  
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		Limits presently Within Limits of Nagar Nigam Roorkee), Pargana & Tehsil-Roorkee, Distt.-Haridwar.
	(a) Survey No.	Part of Khasra No. 797ज मि०
	(b) Door / House no. (In case of house property)	To be ascertained from the report of Valuer.
	(c) Extent / area including plinth / built-up area in case of house property.	Total area measuring 4870.665 Square feet i.e. 452.71 Square meter.
	(d) Locations like name of the place, village, City, registration, sub-district etc., boundaries	Situated at Town-Roorkee (Out Side Limits presently Within Limits of Nagar Nigam Roorkee), Pargana & Tehsil-Roorkee, Distt.-Haridwar.
6.	<p>(a) Particulars of the documents scrutinized serially and chronologically.</p> <p>(b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.</p> <p><b>Note:-</b> Only originals or certified extracts from the registering / land / revenue / other authorities be examined.</p>	<p>(1) Certified Copy of Jot Chakbandi Akar Patra-23 (Part-1) for Chak No. 549, Old Khasra No. 933/1m of Mauza-Roorkee (Out Side Limits), Pargana &amp; Tehsil-Roorkee, Distt.-Haridwar in the names of Shri Satpal &amp; Jitendra Ss/o Late Shri Moolraj &amp; Smt. Asha W/o Late Shri Subhash Chand.</p> <p>(2) Certified Copy of Jot Chakbandi Akar Patra-41 for Old Khasra No. 933/1m &amp; New Khasra Nos 797ज of 1416 fasli of Mauza-Roorkee (Out Side Limits), Pargana &amp; Tehsil-Roorkee, Distt.-Haridwar.</p> <p>(3) Certified Copy of Khatoni for Khata No. 539, New Khasra No. 797ज of 1418 to 1423 fasli of Mauza-Roorkee (Out Side Limits), Pargana &amp; Tehsil-Roorkee, Distt.-Haridwar in the names of Shri Satpal &amp; Jitendra Ss/o Late Shri Moolraj &amp; Smt. Asha W/o Late Shri Subhash Chand.</p> <p>(4) Copy of Will Dt. 24-12-2014 executed by Shri Satpal urf Satpal Chaddha S/o Late Shri Moolraj in favour of Smt. Prem Chaddha W/o Late Shri Satyapal Chaddha which was registered vide Bahi No. 3, Jild No. 3, Pages 335 to 342 at Sl. No. 136 on Dt. 24-12-2014 in the office of Sub-Registrar-3<sup>rd</sup> Roorkee.</p> <p>(5) Original &amp; Certified Copy of Sale Deed Dt. 22-12-2017 executed by Shri Jitendra Nath Chaddha S/o Late Shri Moolraj &amp; Smt. Prem Chaddha W/o Late Shri Satyapal Chaddha in favour of Shri Balaji Tiles &amp; Granite, through its Partners Shri Vijendra Kumar Goyal S/o Shri Banarsi Das Goyal &amp; Smt. Ruby Goyal W/o Shri Adesh Goyal which was registered vide Bahi No. 1, Jild No. 3941,</p>

*Deepak Vaish*  
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Pages 369 to 410 at Sl. No. 11961 on Dt. 22-12-2017 in the office of Sub-Registrar-2<sup>nd</sup> Roorkee.

**(6)** Certified Copy of Khatoni for Khata No. 139, New Khasra No. 797 of 1430 to 1435 fasli of Mauza-Roorkee (Out Side Limits), Pargana & Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Balaji Tiles & Granite, through its Partners Shri Vijendra Kumar Goyal S/o Shri Banarsi Das Goyal & Smt. Ruby Goyal W/o Shri Adesh Goyal.

**(7)** Original & Certified Copy of Sale Deed Dt. 03-06-2024 executed by Shri Balaji Tiles & Granite, through its Partners Shri Vijendra Kumar Goyal S/o Shri Banarsi Das Goyal in favour of **Shri Sachin Gupta S/o Late Shri Ram Bihari Gupta** which was registered vide Bahi No. 1, Jild No. 8021, Pages 213 to 254 at Sl. No. 6150 on Dt. 04-06-2024 in the office of Sub-Registrar-1<sup>st</sup> Roorkee.

Sl. No.	Date	Name / Nature of the document	Original / Certified Copy/ Certified Extract / Photo Copy etc.	In case of copies, whether the original was scrutinized by the Advocate
1.	24-12-2014	Will	Photo Copy	No
2.	22-12-2017	Sale Deed	Original & Certified Copy	Yes
3.	04-06-2024	Sale Deed	Original & Certified Copy	Yes

7. Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgager? (Please also enclose all such certified copies and relevant fee receipts along with the TIR) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)

Yes

b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more

Yes

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	diligently & cautiously)	
8.	<p>a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?</p> <p>b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard</p> <p>c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?</p> <p>d) Whether proper registration of documents completed. Details thereof to be provided.</p>	<p>Yes, records of revenue authorities is available on online portal <a href="http://www.bhulekh.uk.gov.in">www.bhulekh.uk.gov.in</a></p> <p>Yes, record of revenue authorities available on online portal is cross checked &amp; found in order.</p> <p>N.A.</p> <p>Yes</p>
9.	<p>a) Property offered as security falls within the jurisdiction of which sub-registrar office?</p> <p>b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?</p> <p>c) Whether search has been made at all the offices named at (b) above?</p> <p>d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?</p>	<p>Sub-Registrar office Roorkee</p> <p>No</p> <p>N.A.</p> <p>No</p>
10.	a) Chain of titles tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title / interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title.	On the perusal of documents it is found that the land bearing Old Khasra No. 933/1m area 0.160 hectare of Mauza-Roorkee (Out Side Limits), Pargana & Tehsil-Roorkee, Distt.-Haridwar was the personal ancestral property of Shri Satpal urf Satyapal Chaddha & Jitendra urf Jitendra Nath Chaddha Ss/o Late Shri Moolraj & Smt. Asha W/o Late Shri Subhash Chand R/o Ram Nagar Colony Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar and their names were recorded in revenue records with transferable rights

**DEEPAK VAISH**  
Advocate

Reg. No. UP-666/92 UA-2222/04  
Distt. Haridwar (U.K.)

Residence : 15, Civil Lines, New Haridwar Road, Roorkee - 247 667 Distt. Haridwar (U.K.)

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In case of property offered as security for loans of Rs. 1.00 crore and above, search or title / encumbrance for a period of not less than 30 years is mandatory. (Separate Sheets may be used).

since 1375 fasli i.e. Calendar Year 1967 <sup>Dated</sup> i.e. more than 57 years.

2- And after consolidation proceeding was allotted New Khasra No. 797७ area 0.160 hectare in place of Old Khasra No. 933/1m (as shown in certified copy of Jot Chakbandi Akar Patra-41) of Mauza-Roorkee (Out Side Limits), Pargana & Tehsil-Roorkee, Distt.-Haridwar.

3- Later on Smt. Asha W/o Late Shri Subhash Chand expired. And after her death her legal heirs Shri Satpal urf Satyapal Chaddha & Jitendra urf Jitendra Nath Chaddha Ss/o Late Shri Moolraj (brothers of deceased's husband) R/o Ram Nagar Colony Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar became the owners of her shared property through inheritance and their names are also mutated in revenue records vide Order Dt. 27-03-2012 at Sl. No. 22 passed by Revenue Inspector, Roorkee.

4- Later on Shri Satpal urf Satpal Chaddha S/o Late Shri Moolraj executed a Will Dt. 24-12-2014 for his 1/4 shared land area 0.04975 hectare i.e. 497.5 Square meter, bearing Part of Khasra No. 797७ area 0.1600 hectare & Khasra No. 797७ area 0.0390 hectare having total area 0.1990 hectare (property in question exists) in favour of Smt. Prem Chaddha W/o Late Shri Satyapal Chaddha R/o House Old No. 20A & New No. 668, Ram Nagar Colony Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar which was registered vide Bahi No. 3, Jild No. 3, Pages 335 to 342 at Sl. No. 136 on Dt. 24-12-2014 in the office of Sub-Registrar-3<sup>rd</sup> Roorkee.

5- Later on Shri Satpal urf Satpal Chaddha S/o Late Shri Moolraj expired. And after his death, Smt. Prem Chaddha W/o Late Shri Satyapal Chaddha R/o House Old No. 20A & New No. 668, Ram Nagar Colony Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar became the owner of his shared property on the basis of registered will dated 24-12-2014 and her name is also mutated / recorded in revenue records.

6- Later on Shri Jitendra Nath Chaddha S/o Late Shri Moolraj (1/2 Share) & Smt. Prem Chaddha W/o Late Shri Satyapal Chaddha (1/2 Share) transferred the plot area 4870.665 Square feet i.e. 452.71 Square

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meter, bearing Part of Khasra No. 797ज मी० (the property in question) in favour of Shri Balaji Tiles & Granite, Dehradun Road Roorkee, Distt.-Haridwar through its Partners Shri Vijendra Kumar Goyal S/o Shri Banarsi Das Goyal R/o Ram Nagar Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar & Smt. Ruby Goyal W/o Shri Adesh Goyal R/o Village-Khedi Kalan, Tehsil-Laksar, Distt.-Haridwar through registered Sale Deed Dt. 22-12-2017 which was registered vide Bahi No. 1, Jild No. 3941, Pages 369 to 410 at Sl. No. 11961 on Dt. 22-12-2017 in the office of Sub-Registrar-2<sup>nd</sup> Roorkee and the name of above firm is also mutated in revenue records vide Order Dt. 03-02-2024 in Case No. 408/2023-24 passed by Nayab Tehsildar, Roorkee.

7- And lastly Shri Balaji Tiles & Granite, through its Partners Shri Vijendra Kumar Goyal S/o Shri Banarsi Das Goyal transferred the plot area 4870.665 Square feet i.e. 452.71 Square meter, bearing Part of Khasra No. 797ज मी० (the property in question) in favour of **Shri Sachin Gupta S/o Late Shri Ram Bihari Gupta** R/o House No. 1316/1, Jadugar Road, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar through registered Sale Deed Dt. 03-06-2024 which was registered vide Bahi No. 1, Jild No. 8021, Pages 213 to 254 at Sl. No. 6150 on Dt. 04-06-2024 in the office of Sub-Registrar-1<sup>st</sup> Roorkee.

**Thus the Chain of title is complete in all respect.**

**I further certify that the provisions of the SARFAESI Act 2002 are applicable to this property.**

b) Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.

No.

c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities / procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.

No, minor's interest.

DEEPAK VAISH  
Advocate

Reg. No. UP-666/92, UA-2222/04  
Civil Court Roorkee

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11.	Nature of title of the intended Mortgage over the property (whether full ownership right, leasehold Rights, Occupancy, possessory Rights of Inam Holder of Govt. Grantee / Allottee etc.)	Full ownership rights.
	If Ownership Rights,	Yes
	a) Details of the Conveyance Documents	Sale Deed Dt. 03-06-2024 executed by Shri Balaji Tiles & Granite, through its Partners Shri Vijendra Kumar Goyal S/o Shri Banarsi Das Goyal in favour of <b>Shri Sachin Gupta S/o Late Shri Ram Bihari Gupta</b> which was registered vide Bahi No. 1, Jild No. 8021, Pages 213 to 254 at Sl. No. 6150 on Dt. 04-06-2024 in the office of Sub-Registrar-1 <sup>st</sup> Roorkee.
	b) Whether the document is properly stamped.	Yes
	c) Whether the document is properly registered.	Yes
	If Ownership Rights	N.A.
	a) The Lease Deed is duly stamped and registered	N.A.
	b) The lessee is permitted to mortgage the Leasehold right,	N.A.
	c) Duration of the Lease/unexpired period of lease,	N.A.
	d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also	N.A.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)	N.A.
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	N.A.
	a) Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N.A.
	b) The mortgagor is competent to create charge on such property?	N.A.

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	c) Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N.A.
	If occupancy right, whether;	Yes
	Such right is heritable and transferable.	Yes
	Mortgage can be created.	Yes
12.	Has the property has been transferred by way of Gift/Settlement Deed, whether:	No
	(a) The Gift / Settlement Deed is duly stamped and registered.	N.A.
	(b) The Gift / Settlement Deed has been attested by two witnesses.	N.A.
	(c) The Gift / Settlement Deed transfers the property to Donne.	N.A.
	(d) Whether the Donne has accepted the gift by signing the Gift / Settlement Deed or by a separated writing or by implication or by actions.	N.A.
	(e) Whether there is any restriction on the Donor in executing the gift / settlement deed in question.	N.A.
	(f) Whether the Donne is in possession of the gifted property.	N.A.
	(g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	N.A.
	(h) Any other aspect affecting the validity of the title passed through the gift / settlement deed.	N.A.
13.	Has the property been transferred by way of partition / family settlement deed	No
	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N.A.
	Whether mutation has been effected	N.A.
	Whether the mortgagor is in possession and enjoyment of his share.	N.A.

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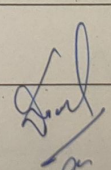
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	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	N.A.
	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.
	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.
14.	Whether the title documents include any testamentary documents / wills?	Yes, the property in question with other property is transferred by way of registered will.
	(a) In case of wills, whether the will is registered will or unregistered will?	Yes, registered
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	No
	(c) Whether the property is mutated on the basis of will?	Yes
	(d) Whether the original will is available?	No
	(e) Whether the original death certificate of the testator is available?	N.A.
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A.
	(g) (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness / validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother / Original title deeds are to be explained.)	N.A.
15.	Whether the property is subject to any wakf rights/ belongs to church / temple or any religious / other institutions	No
	Any restriction in creation of charges on such properties?	N.A.


  
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	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N.A.
16.	a) Where the property is a HUF/joint family property?	No
	b) Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	N.A.
	c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
17.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A.
	(c) If so additional precautions / permissions to be obtained for creation of valid mortgage?	N.A.
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
18.	Is the property an Agricultural land.	N.A., as the property in question is a commercial banquet hall on the spot, situated at Town-Roorkee (Out Side Limits presently Within Limits of Nagar Nigam Roorkee).
	a) Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	N.A., as above.
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A., as above.
	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained?	N.A., as above.

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19.	a) Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No
	b) Additional aspects relevant for investigation of title as per local laws.	No
20.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N.A.
21.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, litigation is pending in any court could be ascertained available records.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	(c) Whether the title documents have any court seal / marking which points out any litigation / attachment/security to court in respect of the property in question? In such case please comment on such seal / marking.	N.A.
22.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
	(c) Whether the person(s) creating mortgage has / have authority to create mortgage for and on behalf of the firm.	N.A.

**DEEPAK VAISH**

Advocate

Reg. No.: UP-666/92, UA-2222/04

**DEEPAK VAISH****Advocate**

Ph.: 01332-272443 (R)

Mob.: 9837160576, 8077053633, 9412999379

**Office :**

Chamber No. 6,

Tehsil Compound, Roorkee (Haridwar)

E-mail : deepakvaishadv@gmail.com

Authorised Panel Lawyer :

BI, HDFC, BOI, PNB, IOB,

Central Bank of India,

Zila Sahkari Bank Ltd. Haridwar

Regn. No. UP-666/92 UA 2222/04

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23.	(a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc.	No
	b/1 Whether the property (to be mortgaged) is purchased by the above Company from any other company or limited liability partnership (LLP) firm? Yes/No	N.A.
	b/2) If yes whether of charges of the property to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/LLP and the vendee company (purchasers)?	N.A.
	b/3 whether the above search of charges reveals any prior charges / encumbrance, on the property (proposed to be mortgaged) created by the vendor company(Seller)?	N.A.
	b/4 If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	N.A.
24.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.
25.	(a) Whether any POA is involved in the chain of title during the period of search?	No
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	N.A.

**DEEPAK VAISH**

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Advocate

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SBI, HDFC, BOI, PNB, IOB,  
Central Bank of India,  
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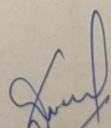
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<p>(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies / Firms / Individual or Proprietary Concerns in favour of their Partners / Employees / Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats / units (Builder's POA) or (ii) other type of POA (Common POA).</p>	N.A.
<p>(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified / compared with the original POA.</p>	N.A.
<p>(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.</p> <p>i) Whether the original POA is verified and the title investigation is done on the basis of original POA?</p> <p>ii) Whether the POA is a registered one?</p> <p>iii) Whether the POA is a special or general one?</p> <p>iv) Whether the POA contains a specific authority for execution of title document in question?</p>	<p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p>
<p>(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)</p>	N.A.
<p>(g) Please comment on the genuineness of POA?</p>	N.A.
<p>(h) The unequivocal opinion on the enforceability and validity of the POA?</p>	N.A.
<p>26. Whether mortgage is being created by a 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 /</p>	<p>No</p> 

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	authenticated in terms of the Law of the place, where it is executed.	
27.	I. If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	No
	(a) Promoter's/Land owner's title to the land/ building;	N.A.
	(b). Development Agreement/Power of Attorney;	N.A.
	(c) Extent of authority of the Developer/builder;	N.A.
	(d) Independent title verification of the Land and/or building in question;	N.A.
	(e) Agreement for sale (duly registered);	N.A.
	(f) Payment of proper stamp duty;	N.A.
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	N.A.
	(h) Approval of building plan, permission of appropriate/local authority, etc.;	N.A.
	(i) Conveyance in favor of Society/ Condominium concerned;	N.A.
	(j) Occupancy Certificate/allotment letter / letter of possession;	N.A.
	(k) Membership details in the Society etc.;	N.A.
	(l) Share Certificates;	N.A.
	(m) No Objection Letter from the Society;	N.A.
	(n) All legal requirements under the local / Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	N.A.
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N.A.
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	N.A.



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	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	N.A.
	II. A. Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?	N.A.
	II. B. Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	N.A.
	II. C. Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	II. D. Whether the details of the apartment / plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.
28.	Encumbrances, Attachments, and/or claims whether of Government, Central or state or other local authorities or third party claims lines etc, and details thereof if was give the details thereof.	I have inspected the available records Index-2 <sup>nd</sup> in the office of Sub-Registrar Roorkee for a period of 32 years i.e. 01-01-1994 to 04-04-2025 up to date vide inspection Receipt No. 64/95 Dt. 04-04-2025 and found the property is clear, marketable and free from all recorded encumbrances.
29.	The period covered under the encumbrance certificate and the name of the person in whose favor the encumbrance in created and if so, satisfaction of charge if any.	As above.
30.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	N.A.
31.	(a) Urban land ceiling clearance, whether required and if so, details thereon.	N.A., as the provision of Urban Land Ceiling Act, area not applicable in the State of Uttarakhand.
	(b) Whether No Objection Certificate under the Income Tax Act is required / obtained.	No, an affidavit from the mortgagor in required format to be obtained.
32.	a) Details of RTC extracts / mutation extracts / Khata extracts pertaining to the property in question.	N.A.



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	b) Whether the name of mortgagor is reflected as owner in the revenue / Municipal / Village records?	N.A., as the property in question is a commercial banquet hall on the spot, situated at Town-Roorkee (Out Side Limits presently Within Limits of Nagar Nigam Roorkee) and property is tax free till the assessment.
33.	(a) Whether the property offered as security is clearly demarcated?	Yes
	(b) Whether the demarcation / partition of the property is legally valid?	Yes
	(c) Whether the property has clear access as per documents?  The property should be legally accessible through normal carriers to transport goods factories/houses, as the case may be.	Yes
34.	Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny?	Yes
	(a) Document in relation to electricity connection.	Yes
	(b) Document in relation to water connection.	N.A.
	(c) Document in relation to Sales Tax Registration, if any applicable.	N.A.
	(d) Other utility bills, if any.	N.A.
35.	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	The approved map and the valuation report is not available at the time of preparation of TIR.
36.	a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b) Property is SARFAESI compliant (Y/N)	Yes

**DEEPAK VAISH**  
Advocate



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Central Bank of India,  
Zila Sahkari Bank Ltd. Haridwar

Regn. No. UP-666/92 UA 2222/04

Office :  
Chamber No. 6,  
Tehsil Compound, Roorkee (Haridwar)  
E-mail : deepakvaishadv@gmail.com

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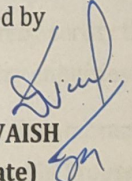
Ref. No. ....

Dated .....

37.	a) Whether original title deeds are available for creation of equitable mortgage	Original title deed is to be deposited in Bank.
	b) In case of absence of original title deeds, details of legal and 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 the Bank in this regard.	N.A.
38.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Spot inspection & Identity of persons executing document in favour of Bank is recommended to be verified.
39.	The specific persons who required to create mortgage/to deposit documents creating mortgage.	<b>Shri Sachin Gupta S/o Late Shri Ram Bihari Gupta</b> R/o House No. 1316/1, Jadugar Road, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar.

Date: 04-04-2025  
Place: Roorkee

Submitted by

  
**DEEPAK VAISH**  
(Advocate)

**DEEPAK VAISH**  
Advocate  
Reg. No.: UP-666/92, UA-2222/04  
Civil Court Roorkee

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**ANNEXURE-C**

**CERTIFICATE OF TITLE ON THE BASIS OF ORIGINAL TITLE DEEDS**

I have examined the Original title deeds intended to be deposited relating to the schedule property to be offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that the said Equitable Mortgage to be created on production of original title deeds will satisfy the requirements of creation of Equitable Mortgage and I further certify that:-

2. I have examined the documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors and undertake to re-examine the original title deeds as and when produced and.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Sub-Registrar Office. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on production of the original title deeds. 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.

4. Following scrutiny of Land Records/ Revenue Records and relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01-01-1994 to 04-04-2025 up to date pertaining to the Immovable Property covered by above said Original Title Deeds. The property is free from all Encumbrances.

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.

7. Minor/(s) and his/ their interest in the property is to the extent of \_\_\_\_\_ NIL.

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower **M/s SG Traders**, Situated at House No. 1316/1, Jadugar Road, 44-Civil Line Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar through its Proprietor **Shri Sachin Gupta S/o Late Shri Ram Bihari Gupta R/o House No. 1316/1, Jadugar Road, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar.**

9. I certify that **Shri Sachin Gupta S/o Late Shri Ram Bihari Gupta R/o House No. 1316/1, Jadugar Road, Civil Lines Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar**, has got an absolute, clear and Marketable title over the Schedule property. I further certify that the above registered title deeds are genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable.

In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of original title deeds/ documents the certified copies of which have been examined would create a valid and enforceable mortgage:-

*Deepak Vaish*  
DEEPAK VAISH

**DEEPAK VAISH**  
Advocate



Ph.: 01332-272443 (R)  
Mob.: 9837160576, 8077053633, 9412999379

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Zila Sahkari Bank Ltd. Haridwar

Regn. No. UP-666/92 UA 2222/04

Office :  
Chamber No. 6,  
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E-mail : deepakvaishadv@gmail.com

04-04-2025

(23)

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**Documents Required for creation of a valid Equitable Mortgage in favour of Bank.**

- (1) Certified Copy of Jot Chakbandi Akar Patra-23 (Part-1) for Chak No. 549, Old Khasra No. 933/1m of Mauza-Roorkee (Out Side Limits), Pargana & Tehsil-Roorkee, Distt.-Haridwar in the names of Shri Satpal & Jitendra Ss/o Late Shri Moolraj & Smt. Asha W/o Late Shri Subhash Chand.
- (2) Certified Copy of Jot Chakbandi Akar Patra-41 for Old Khasra No. 933/1m & New Khasra Nos 797 of 1416 fasli of Mauza-Roorkee (Out Side Limits), Pargana & Tehsil-Roorkee, Distt.-Haridwar.
- (3) Certified Copy of Khatoni for Khata No. 539, New Khasra No. 797 of 1418 to 1423 fasli of Mauza-Roorkee (Out Side Limits), Pargana & Tehsil-Roorkee, Distt.-Haridwar in the names of Shri Satpal & Jitendra Ss/o Late Shri Moolraj & Smt. Asha W/o Late Shri Subhash Chand.
- (4) Copy of Will Dt. 24-12-2014 executed by Shri Satpal urf Satpal Chaddha S/o Late Shri Moolraj in favour of Smt. Prem Chaddha W/o Late Shri Satyapal Chaddha which was registered vide Bahi No. 3, Jild No. 3, Pages 335 to 342 at Sl. No. 136 on Dt. 24-12-2014 in the office of Sub-Registrar-3<sup>rd</sup> Roorkee.
- (5) Original & Certified Copy of Sale Deed Dt. 22-12-2017 executed by Shri Jitendra Nath Chaddha S/o Late Shri Moolraj & Smt. Prem Chaddha W/o Late Shri Satyapal Chaddha in favour of Shri Balaji Tiles & Granite, through its Partners Shri Vijendra Kumar Goyal S/o Shri Banarsi Das Goyal & Smt. Ruby Goyal W/o Shri Adesh Goyal which was registered vide Bahi No. 1, Jild No. 3941, Pages 369 to 410 at Sl. No. 11961 on Dt. 22-12-2017 in the office of Sub-Registrar-2<sup>nd</sup> Roorkee.
- (6) Certified Copy of Khatoni for Khata No. 139, New Khasra No. 797 of 1430 to 1435 fasli of Mauza-Roorkee (Out Side Limits), Pargana & Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Balaji Tiles & Granite, through its Partners Shri Vijendra Kumar Goyal S/o Shri Banarsi Das Goyal & Smt. Ruby Goyal W/o Shri Adesh Goyal.
- (7) Original & Certified Copy of Sale Deed Dt. 03-06-2024 executed by Shri Balaji Tiles & Granite, through its Partners Shri Vijendra Kumar Goyal S/o Shri Banarsi Das Goyal in favour of **Shri Sachin Gupta S/o Late Shri Ram Bihari Gupta** which was registered vide Bahi No. 1, Jild No. 8021, Pages 213 to 254 at Sl. No. 6150 on Dt. 04-06-2024 in the office of Sub-Registrar-1<sup>st</sup> Roorkee.
- (8) Copy of Letter in the name of Shri Sachin Gupta S/o Late Shri Ram Bihari Gupta issued by Nagar Nigam Roorkee.
- (9) Copy of Approved Map which is approved by Competent Authority (in case of construction).
- (10) Affidavit of Borrower / Mortgagor named above.
- (11) Stamp duty @ 0.5% on loan amount with a maximum of Rs. 10,000/- only.

There are no legal impediments for creation of the Mortgage on production of original of title deeds the certified copies of which I have examined under any applicable Law/ Rules in force.

I further certify that the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) are applicable to this property.

**DEEPAK VAISH**

Advocate

Authorised Panel Lawyer :  
SBI, HDFC, BOI, PNB, IOB,  
Central Bank of India,  
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Regn. No. UP-666/92 UA 2222/04

Ph.: 01332-272443 (R)

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04-04-2025

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### SCHEDULE OF THE PROPERTY

One Residential Open Plot (now in the shape of Commercial Banquet Hall), area measuring in East- 119 feet 7 inch, West- 119 feet 3.5 inch, North- 37 feet 6 inch, South- 43 feet 9 inch **having total area measuring 4870.665 Square feet i.e. 452.71 Square meter**, which is bounded in East- Property of Yashpal & others and thereafter National Highway Roorkee-Dehradun Road more than 18 meter wide, West- Property of other person, North- Property of other person, South- Property & the middle way 9 feet wide, **bearing Part of Khasra No. 797ज मि०, Situated at Town-Roorkee (Out Side Limits presently Within Limits of Nagar Nigam Roorkee)**, Pargana & Tehsil-Roorkee, Distt.-Haridwar.

Date: 04-04-2025

Place: Roorkee

Submitted by

DEEPAK VAISH

(Advocate)

Reg. No.: UP-666/92, UA-2222/04  
Civil Court Roorkee



सत्यमेव जयते



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INDIA NON JUDICIAL

Government of Uttarakhand

मनोज कुमार जैन  
स्टाम्प व ई-स्टाम्प विक्रेता  
तहसील कम्पाउंड रुड़की  
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₹13,07,000

e-Stamp

Certificate No.	: IN-UK24312108440561W
Certificate Issued Date	: 03-Jun-2024 12:26 PM
Account Reference	: NONACC (SV)/ uk1269704/ ROORKEE/ UK-HD
Unique Doc. Reference	: SUBIN-UKUK126970455338752182218W
Purchased by	: SACHIN GUPTA
Description of Document	: Article 23 Conveyance
Property Description	: KASBA ROORKEE BAHAR HADOOD VARATMAN ANDAR HADOOD NAGAR NIGAM ROORKEE PARGANA AND TEHSIL ROORKEE
Consideration Price (Rs.)	: 2,61,29,000 (Two Crore Sixty One Lakh Twenty Nine Thousand only)
First Party	: SHRI BALA JI TILES AND GRANITE ROORKEE
Second Party	: SACHIN GUPTA
Stamp Duty Paid By	: SACHIN GUPTA
Stamp Duty Amount(Rs.)	: 13,07,000 (Thirteen Lakh Seven Thousand only)

VERIFIED  
LOCKED



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विदित हो कि प्रतिज्ञ (विक्रेता) निम्नलिखित सम्पत्ति के स्वामी व अधिकारी है जो इस समय तक हर प्रकार के भार तथा प्रतिबन्ध आदि से मुक्त है किसी प्रकार के हस्तांतरण तथा बन्धक आदि नहीं है और कोई ऋण आदि महकमें, बैंक

*Signature*

*Rudh Goyal*

*Signature*

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सोसायटी आदि से या व्यक्तिगत रूप से निम्नलिखित सम्पत्ति को बंधक करके लिया हुआ नहीं है और निम्नलिखित सम्पत्ति को विक्रय व हस्तांतरित करने में प्रतिज्ञा पूर्ण रूप सक्षम है। अतः प्रतिज्ञा अपनी मन बुद्धि तथा इन्द्रियो की स्वस्थ दशा में बिना किसी जोर व दबाव के निम्नलिखित सम्पत्ति को बदले मुबलिग 2,38,00,000/-दो करोड अडतीस लाख रुपये में हाथ श्री सचिन गुप्ता पुत्र स्व० श्री रामबिहारी गुप्ता निवासी मकान नं० 1316/1 जादूगर रोड सिविल लाईन्स रुडकी परगना व तहसील रुडकी जिला हरिद्वार उत्तराखण्ड आ०क० 3096 0642 8982 व पैनकार्ड सं० ए ए आर पी जी 5727 बी न० 9997000100, को विक्रय व हस्तांतरित कर दी है तथा क्रेता को मूल्यराशि की प्राप्ति का ब्यौरा निम्नलिखित है तत्पश्चात इसके कोई भी अंश क्रेता के जिम्मे शेष नहीं रही और न भविष्य में होगी। कब्जा तब तक क्रेता महोदय का बखूबी वाकई मौके पर करा दिया है और अगले आने वाले हर प्रकार से हटा लिया है अब प्रतिज्ञा वचन देते और प्रतिज्ञा करते हैं कि क्रेता महोदय सदैव निम्नलिखित सम्पत्ति पर अपना समस्त अधिकार व स्वामित्व सहित कब्जा करके लाभ हर प्रकार का प्राप्त करें हर प्रकार से अपने भोग व प्रयोग में लावें और जो चाहे सो करें अब प्रतिज्ञा तथा उसके उत्तराधिकारी को, विक्रय की हुई निम्नलिखित सम्पत्ति तथा उसकी मूल्यराशि से कोई सम्बन्ध किसी प्रकार का नहीं रहा और न ही भविष्य में होगा। यदि बाद में किसी नुक्स कानूनी के कारण या किसी वाद-विवाद करने पर निम्न सम्पत्ति का कुल या अंश कब्जा या दखल क्रेता उक्त से निकल जाये तो क्रेता को अधिकार होगा कि वह अपनी कुल या अंश मूल्यराशि मुझ प्रतिज्ञा से या मेरी जात खास जायदाद से वसूल कर लेवें। इसमें मुझ प्रतिज्ञा या उसके वारसान को उजर कोई

नहीं होगा। नीज प्रतिज्ञ उन जुमला कानूनी जिम्मेदारी जो कि बरूये एक प्रतिज्ञ पर आयद होता है, का पूरा-पूरा पाबन्द व जिम्मेदार होगा व रहेगा।

अतः यह विक्रय पत्र लिख दिया है कि प्रमाण रहे और समय पर काम आवे।

विवरण सम्पत्ति जो विक्रय की गयी है :- एक किता खाली प्लाट जिसका कुल क्षेत्रफल 4870.665 वर्ग फुट यानि 452.71 वर्ग मीटर खसरा नं० 797 जिसके हद्द पूरब में सम्पत्ति यशपाल आदि बादहू राष्ट्रीय राजमार्ग नं० 1-देहरादून 18 मीटर से अधिक चौड़ा, पश्चिम में सम्पत्ति अन्य, सम्पत्ति चडढा आदि जो विक्रय हो चुकी है, दक्षिण में सम्पत्ति नं० 1 व में रास्ता 9 फुट चौड़ा वास्ते आमोदरफत व हक्के इस्तेमाल के लिये कच्चा रुडकी बाहर हद्द वर्तमान अन्दर हद्द नगर निगम परगना व तहसील रुडकी जिला हरिद्वार। मय जुमला हक हद्द जालका उसके। उक्त प्लाट विक्रेतागण ने द्वारा विक्रय पत्र लिखित 22.12.2017 ई० जिसकी रजिस्ट्री बही नं० 1 जिल्द 3941 के पृष्ठ 369 से 410 में नम्बर 11961 पर दिनांक 22.12.2017 ई० को कार्यालय सब रजिस्ट्रार रुडकी द्वितीय में हुई है को जितेन्द्र नाथ चडढा पुत्र स्व० मूलराज व श्रीमति प्रेम चडढा पत्नि स्व० श्री सत्यपाल चडढा निवासीगण रामनगर कालौनी रुडकी परगना व तहसील रुडकी जिला हरिद्वार उत्तराखण्ड से कय किया हुआ है। जिसके विक्रेता संकमणीय भूमिधर मालिक काबिज व अधिकारी है। चूंकि विक्रय पत्र 50,00,000/-रुपये से अधिक होने के कारण 1 प्रतिशत टी डी एस देय है जिसका चालान सं० 07218 है। कब्जा व दखल मौके पर विक्रेता ने कंता महोदय

का अपने जैसा करा दिया है। दाखिल खारिज कराने में विक्रेता क्रेता महोदय का पूरा पूरा सहयोग देगे। क्रेता व विक्रेता के बताये एवं उपलब्ध कराये गये कागजात के आधार पर बैनामा हाजा ड्राफ्ट किया गया है। विक्रीत प्लॉट का फोटो संलग्न है।

प्लॉट का अक्षांस 29.880223 व देशान्तर 77.876206 है।

विवरण मूल्यराशि भुगतान:- कुल मूल्यराशि अं. 38,00,000/- दो करोड अडतीस लाख रुपये में से मुबलिक 23,38,700/- रुपये विक्रेता ने क्रेता महोदय से मुबलिक 50,00,000/- रुपये बैंक सं० 642493 तिथि 09.10.2023 ई० व मुबलिक 40,00,000/- रुपये बैंक सं० 916871 तिथि 30.11.2023 ई० व मुबलिक 10,00,000/- रुपये बैंक सं० 916877 तिथि 19.12.2023 ई० भारतीय स्टेट बैंक का सिविल लाईन रुडकी के व मुबलिक 50,00,000/- रुपये बैंक सं० 916943 तिथि 30.11.2024 ई० व मुबलिक 50,00,000/- रुपये बैंक सं० 916944 तिथि 30.11.2024 ई० व मुबलिक 35,38,700/- रुपये बैंक सं० 916946 तिथि 01.12.2024 ई० सभी बैंक भारतीय स्टेट बैंक शाखा में ब्रांच सिविल लाईन रुडकी के प्राप्त कर लिए हैं तथा शेष मुबलिक 2,61,300/- रुपये क्रेता ने विक्रेता की ओर से टी डी एस के रूप में जमा करा दिये हैं। बाद होने रजि० बैनामा विक्रेता की कोई मूल्यराशि बजिम्मे क्रेता महोदय शेष नहीं रहेगी।

रजिस्ट्रेशन अधिनियम 1908 के धारा 32 ए के अनुपालन हेतु फिंगर प्रिंट्स  
विकेता:- के दोनो हाथो की उंगलियो के चिन्ह-

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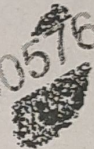
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विकेता:- के दोनो हाथो की उंगलियो के चिन्ह-

अंगुठा

तर्जनी

मध्यमा

अनामिका

कनिश्ठिका



*[Signature]*

*Ruby Roy*

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Google Maps

29°52'48.8"N 77°52'34.3"E



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 10 m



29°52'48.8"N 77°52'34.3"E

29.880223, 77.876206



Directions



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*epakvaish, 9837160576*



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केता:- के दोनो हाथो की उंगलियो के चिन्ह-

अंगुठा



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मध्यमा



अनामिका



कनिष्ठिका



अंगुठा



तर्जनी



मध्यमा



अनामिका



कनिष्ठिका



गवाह:-

शुभम धीमान पुत्र श्री विरेन्द्र कुमार निवासी ग्राम हज्जरपुर परगना मंगलौर तहसील  
रुडकी जिला हरिद्वार। आ०का०सं० 317347602510 व मो०नं० 8433218096

गवाह:-

दीपक वैश्य एडवोकेट रुडकी। आ०का०सं० 351924230159 व मो०नं० 9837160576

दिनांक:-03-06-2024 ई०

गवाहो की शिनाख्त पर फोटो प्रमाणित एवं

ड्राफ्टिडबाई:- दीपक वैश्य एडवोकेट, रुडकी जिला

DEEPAK VAISH  
Advocate

Civil Cases Roorkee

*[Signature]*

*[Signature]*

*[Signature]*

बही संख्या 1 जिल्द 8,021 के पृष्ठ 213 से 254 पर क्रमांक 6150

पर आज दिनांक 04 Jun 2024 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, रुड़की, प्रथम  
04 Jun 2024



CHARU  
AGARWAL

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6150/2024

## विक्रय पत्र (नगरीय क्षेत्र)

1. बैनामा:—2,38,00,000 /—रुपये,
2. बाजारी मालियत:—2,61,29,000 /—रुपये,
3. स्टाम्प शुल्क:—13,07,000 /—रुपये,
4. इकरारनामे में अदा स्टाम्प शुल्क:—नहीं,
5. वर्तमान में दिया गया स्टाम्प शुल्क:—13,07,000 /—रु०,
6. कुल शीटों की संख्या:—21,
7. विक्रित सम्पत्ति का कुल क्षेत्रफल:— 4870.665 वर्ग फुट यानि 452.71 वर्ग मीटर,
8. विक्रित सम्पत्ति का विवरण:—आवासीय खाली प्लॉट,  
(कृषि/आवासीय/व्यवसायिक/औद्योगिक और सम्पत्ति भवन है तो निर्माण का वर्ष और निर्माण का प्रकार व एक मंजिली अथवा बहुमंजिली)
9. कवर्ड एरिया (यदि निर्माण है तो),— बाउण्ड्रीवाल 320.124 रनिंग फुट यानि 97.598 रनिंग मीटर जिसका निर्माण रेट 1,000 /—रुपये प्रति रनिंग मीटर से मालियत 97,600 /—रुपये
10. स्थित ग्राम:— कस्बा रुडकी बाहर हद्द वर्तमान अन्दर हद्द नगर निगम रुडकी परगना व तहसील रुडकी जिला हरिद्वार। (गंगनहर पुल से रामपुर चुंगी के बीच)
11. (मीजा या मौहल्ला, परगना, तहसील, नगरीय अर्द्धनगरीय आदि) नगरीय,
12. क्रेता तथा विक्रेता अनुसूचित जाति अथवा जन जाति से संबंधित है अथवा नहीं:—नहीं,
13. विक्रेता का स्वामित्व का आधार:—द्वारा विक्रय पत्र संक्रमणीय भूमिधर,
14. भूमि पट्टे आदि की है अथवा नहीं:—नहीं,
15. चकबन्दी चल रही है अथवा नहीं:—नहीं,
16. कृषि भूमि की स्थिति में:—नहीं,  
(बाग, सिंचित/असिंचित अथवा सर्किल दर सूची की श्रेणी के अनुसार सिंचित अथवा असिंचित)
17. रेट लिस्ट में पृष्ठ सं०-02 व कालम सं०-01 A 2-4 रेट— 50,000 /—रुपये प्रति वर्ग मीटर चूंकि विक्रीत प्लॉट 15 मीटर से अधिक चौड़े रास्ते पर स्थित है इसलिए रेट का 15 प्रतिशत वृद्धिकर रेट 57,500 /—रुपये प्रति वर्ग मीटर से मालियत 2,60,30,825 /—रुपये व मालियत बाउण्ड्रीवाल 97,600 /—रुपये इस प्रकार कुल मालियत 2,61,28,425 /—रुपये,

*[Signature]*

*[Signature]*

*[Signature]*

18. मुख्य सड़क से दूरी (200 मी अथवा 200 मी से ज्यादा):- विक्रीत प्लॉट प्रमुख मार्ग (रुडकी-देहरादून) राष्ट्रीय राजमार्ग से 50 मीटर की परिधि में स्थित है।

19. क्या क्रेता उत्तराखण्ड राज्य का कृषक है अथवा नहीं:- विक्रीत प्लॉट भीतर सीमा नगर निगम रुडकी में स्थित है।

20. विक्रीत सम्पत्ति Real Estate (Regulation & Development) Act 2016 अर्न्तगत कय या विकय की जा रही सम्पत्ति किसी भी Group Housing, Mixed Development Project (Residential, Commercial तथा Industrial project, Commercial Projects, अथवा Plotted Development projects से सम्बन्धित नहीं है/अथवा है- नहीं।

21. क्रेता/विक्रेता या उभय पक्ष विदेशी नागरिक नहीं है तथा विदेशों में रह रहे भारतीय मूल के नहीं है। इसके अतिरिक्त उभय पक्ष पाकिस्तान, बंगलादेश, श्रीलंका, अफगानिस्तान, चीन, इरान, नेपाल, भूटान के नागरिक नहीं है तथा वहां निवास कर रहे भारतीय मूल के नहीं है। विक्रीत सम्पत्ति शत्रु सम्पत्ति, मन्दिर, ट्रस्ट, चर्च, कब्रिस्तान, धार्मिक संस्था की नहीं है।

22. फोटो व अंगुष्ठ चिन्ह प्रमाणितकर्ता:- दीपक वैश्य एडवोकेट रुडकी।

22. विक्रेता का नाम, पिता/पति का नाम व पता:- बालाजी टायल्स एण्ड ग्रेनाईट देहरादून रोड रुडकी जिला हरिद्वार द्वारा पार्टनर विजेन्द्र कुमार गोयल पुत्र श्री बनारसी दास गोयल निवासी रामनगर रुडकी व श्रीमति रुबी गोयल पत्नि श्री आदेश गोयल निवासी ग्राम खेडी कंला तहसील लक्सर जिला हरिद्वार उत्तराखण्ड कमरा, AADHAR CARD No. 883593366845 & PAN CARD NO. ADLFS7959N & MOB.NO. 9897403806 & 548374514450 & ADLFS7959N & MOB.NO. 9756400013,

