

**Nimisha Swarup**

B.A.LLB (Hons.)

Advocate (Delhi Bar Council Reg. No. D/4371/2010)

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B-1/503, Satyam Appartment

Vasundhara Enclave, New Delhi - 110 096

Flat No. 41, Rail Vihar, Sector-33,  
Noida - 201301

Ref..... **The A. G. M.**  
**Punjab National Bank,**  
**Mid Corporate Centre,**  
**E-30A, Sector-3,**  
**Noida-201301.**

Date. **16.12.2022****SPECIAL REPORT ON TITLE**

**Regarding:- Legal Opinion and Search Report on the title of Lease Hold Commercial Plot No. G-64 admeasuring 78 sq mts. Sector-18, Noida-201301.**

**Present Owner & Borrower:- M/s Galgotia Publications Pvt. Ltd. having Registered Office at 4405/6, Prakash Apartments-2, 5-Ansari Road, Daryaganj Delhi-110001.**

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A.	PARTICULARS	
1.	Name of the Borrower with address	M/s Galgotia Publications Pvt. Ltd. having Registered Office at 4405/6, Prakash Apartments-2, 5-Ansari Road, Daryaganj Delhi-110001.
2.	Name of the person offering Mortgage with parentage/constitution and address	M/s Galgotia Publications Pvt. Ltd. through their authorized signatory. Percentage: 100% Constitution: Pvt. Limited Company.
3.	Details of the property to be mortgaged: As per title deed ---	Lease Hold Commercial Plot No. G-64 admeasuring 78 sq mts. Sector-18, Noida-201301. Bounded as under: North: Plot No. G-63 South: Road East: Road West: Plot No. G-48
	As per present- --	Same as above

*Nimisha*



B. INVESTIGATION	
<p>1. Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration.</p>	<p>Copies of the documents provided were verified with their original copies by visiting the LCB Noida, where the property is mortgaged. Following documents were found held on record:-</p> <ul style="list-style-type: none"> <li>• Original Allotment Letter dated 18.05.1994 issued by the Noida Authority for the allotment of Commercial Plot No. G-64 admeasuring 78 sq mts. Sector-18, Noida to Shri Sheetal Prasad Jain.</li> <li>• Original Possession Certificate 24.09.1994 issued by the Noida Authority for handing over the physical possession of Commercial Plot No. G-64 admeasuring 78 sq mts. Sector-18, Noida to Shri Sheetal Prasad Jain.</li> <li>• Original Agreement to Sell executed by Shri Sheetal Prasad Jain in favour of M/s Galgotia Publications Pvt. Ltd. duly registered on 18.10.1994 at Sub Registrar-II, Noida in Book no.1, Jild No. 825 on page 121 as Document No. 2265 and also in Additional Book No. 1, Jild No. 853 on pages from 905 to 912.</li> <li>• Original Transfer Memorandum dated 23.11.1994 issued by the Noida Authority permitting Shri Sheetal Prasad Jain for the transfer of lease hold right on Plot No. G-64 admeasuring 78 sq mts. Sector-18, Noida to M/s Galgotia Publications Pvt. Ltd.</li> <li>• Original Possession Certificate dated 12.10.1994 issued by Shri Sheetal Prasad Jain for handing over the physical possession of Plot No. G-64 admeasuring 78 sq mts. Sector-18, Noida to M/s Galgotia Publications Pvt. Ltd.</li> <li>• Original License Agreement dated 14.12.1994 executed by the Noida Authority in favour of M/s Galgotia Publications Pvt. Ltd.</li> </ul>

*Umesh*



- Original Lease Deed executed by the Noida Authority in favour of M/s. Galgotia Publications Pvt. Ltd. duly registered on 20.09.1999 at Sub Registrar-II, Noida in Book No. 1, Jild No. 1007 on pages from 155 to 190 as Document No. 3621/3622. (the 1st page of the lease deed was not found affixed)
- Permission to Mortgage (PTM) in favour of PNB Sector-63 Branch, Noida, issued by the Noida Authority vide Letter No. Noida/Comm./2020/344 dated 24.02.2020.
- Original Lease Deed, (for Rent Agreement) for 12 years, executed by M/s Galgotia Publications Pvt. Ltd. in favour of M/s Vedant Fashions Pvt. Ltd. duly registered on 23.01.2020 at Sub Registrar-II, Noida in Book No. 1, Jild No. 11104 on pages from 341 to 400 as Document No. 964.

**TITLE CHAIN and TRANSACTION CHAIN BASED ON THE DOCUMENTS SCRUTINISED AS ABOVE:-**

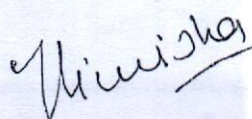
**TITLE CHAIN**

Sr. No.	Name of the allottee/ owner/s	Nature of Document/ Deed	Registration No. & Date
1st owner	Shri Sheetal Prasad Jain.	Allotment Letter and Possession Certificate issued by the Noida Authority.	Not registered.
2nd owner	M/s Galgotia Publications Pvt. Ltd.	Lease Deed executed by the Noida Authority.	Registered on 20.09.1999 at Sub Registrar-II, Noida in Book No. 1, Jild No. 1007 on pages from 155 to 190 as Document No. 3621/3622.

*Handwritten signature*



		<p><b>Transaction Chain</b></p> <p>Commercial Plot No. G-64 admeasuring 78 sq mts. Sector-18, Noida was initially allotted to Shri Sheetal Prasad Jain by the Noida Authority on 18.05.1994.</p> <p>Thereafter, the Noida Authority gave physical possession of the allotted plot to Shri Sheetal Prasad Jain on 24.09.1994.</p> <p>Thereafter, an Agreement to Sell dated 18.10.1994 was executed by Shri Sheetal Prasad Jain in favour of M/s Galgotia Publications Pvt. Ltd.</p> <p>Thereafter, a Transfer Memorandum dated 23.11.1994 was issued by the Noida Authority permitting Shri Sheetal Prasad Jain for the transfer of lease hold right in favour of M/s Galgotia Publications Pvt. Ltd.</p> <p>Thereafter, on 12.10.1994 the Possession of the plot was given by Shri Sheetal Prasad Jain to M/s Galgotia Publications Pvt. Ltd.</p> <p>Thereafter, a License Agreement was executed by the Noida Authority in favour of M/s Galgotia Publications Pvt. Ltd. on 14.12.1994.</p> <p>Thereafter, a Lease Deed was executed by the Noida Authority in favour of M/s Galgotia Publications Pvt. Ltd. duly registered on 20.09.1999 at Sub Registrar-II, Noida in Book No. 1, Jild No. 1007 on pages from 155 to 190 as Document No. 3621/3622.</p> <p>Thereafter, Permission to Mortgage (PTM) was issued by the Noida Authority in favour of PNB Sector-63 Branch on 24.02.2020.</p> <p>M/s Galgotia Publications Pvt. Ltd. has given the captioned premises on lease for 12 years to M/s Vedant Fashions Pvt. Ltd. through Lease Deed dated 23.01.2020.</p>
2.	Whether certified copies have been obtained from the Registrar's office.	This property is already mortgaged. However, I have applied for obtaining the certified copy.





3.	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	The documents in hand have been compared with their original copies and they do not raise any doubt or suspicion.
4.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	YES
5.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	YES
6.	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	YES
7.	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	YES
8.	Whether the property has been mutated in the name of the person offering the mortgage?	It gets automatically mutated after the registration.
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	YES

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10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non- agricultural purposes).	No such bar.
11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No such restriction.
12.	Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Held on record
13.	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Not Applicable
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	Not Applicable
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Not Applicable
16.	In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	Obtained and is held on record.

*Mishra*



17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	Not Applicable
18.	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Not Applicable
19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Not Applicable
20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	Draft of an Affidavit in this regard is enclosed.
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	Not Applicable
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	Not Applicable

*Mishra*



23.	Whether the mortgaged property is enforceable under SARFAESI Act - 2002	YES
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Date: 16.12.2022

Place: Noida

*Nimisha*  
NIMISHA SWARUP  
(Advocate)



**Nimisha Swarup**

B.A.LLB (Hons.)

Advocate (Delhi Bar Council Reg. No. D/4371/2010)

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Vasundhara Enclave, New Delhi - 110 096Flat No. 41, Rail Vihar, Sector-33,  
Noida - 201301

Ref.....

Date.....

16.12.2022

The A. G. M.  
Punjab National Bank,  
Mid Corporate Centre,  
E-30A, Sector-3,  
Noida-201301.

**SEARCH REPORT**

Property: Lease Hold Commercial Plot No. G-64 admeasuring 78 sq mts. Sector-18,  
Noida-201301.

Present Owner & Borrower:- M/s Galgotia Publications Pvt. Ltd. having  
Registered Office at 4405/6, Prakash Apartments-2, 5-Ansari Road, Daryaganj  
Delhi-110001.

Search report relates to searches made at Sub Registrar-II, Noida for 13 years, from  
2009 to 2022 on 16.12.2022.

1. Sub Registrar-II, Noida

Personal search was carried out by me on 16.12.2022 at Sub Registrar-II, Noida vide  
receipt no. 2022147033429.

No encumbrance was found noted on the subject property and it tallies with  
documents provided.

2. The Ownership of the property being of a company, search was conducted in the  
following offices of the registrar of companies: -

The search made out in the office of Registrar of Companies disclosed:-

ROC	INFORMTION
NOT APPLICABLE	

3. Inspection of Court records disclosed:

(This may detail Suit pending, Decrees, Attachment before Judgment, Injunction,  
Appointment of Receiver, Appointment of Liquidator)

Name of court	Date of order	Nature of order
NOT APPLICABLE		

*Nimisha*



प्रस्तुतकर्ता या प्राथी का नाम

लेख का प्रकार: मुआयना 2009 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

16/12/2022

दिनांक जब लेख प्रतिलिपि या तलाश

16/12/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB-REGISTRAR-II  
MUDA

[...in/insup/showReceiptReport](#)



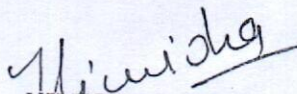
4. Searches made / Inspections carried out in the following offices disclosed :

Office	DATE OF SEARCH/ INSPECTION	Information
NOT APPLICABLE		

5. No defect was noticed

Date: 16.12.2022

Place: Noida

  
NIMISHA SWARUP  
Advocate

Enclosure:

1. Receipt No. 2022147033429 dated 16.12.2022 issued by Sub Registrar-II, Noida.



**Nimisha Swarup**

B.A.LLB (Hons.)

Advocate (Delhi Bar Council Reg. No. D/4371/2010)

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Vasundhara Enclave, New Delhi - 110 096Flat No. 41, Rail Vihar, Sector-33,  
Noida - 201301Ref.....  
The A. G. M.

29.11.2022

Punjab National Bank,  
Mid Corporate Centre,  
E-30A, Sector-3,  
Noida-201301.

Date.....

**CERTIFICATE****Opinion on investigation of title and obtaining of search report in respect of Commercial Plot No. G-64 admeasuring 78 sq mts. Sector-18, Noida-201301.****Present Owner & Borrower:- M/s Galgotia Publications Pvt. Ltd. having Registered Office at 4405/6, Prakash Apartments-2, 5-Ansari Road, Daryaganj Delhi-110001.**

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

- I have answered all the queries in the Special Report on Title, which is enclosed.
- I hereby certify that the registration particulars - number, date and page particulars etc. as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/ Registrar of assurances.
- I further certify that the photograph of owner affixed /seen in the title deed tally with records of registration office as well as original copy of the title deed.
- Chain of title relating to the property is complete as given in the investigation column of Special Report on Title.
- I have verified, tallied and compared the title documents from the record of the office of Sub-Registrar-II, Noida on 16.12.2022.

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANYOTHER SUCH BODY for circulation amongst Banks/Financial Institutions.



- The search report of which is annexed hereto, conducted by me in respect of the captioned house from 2009 to 2022 at Sub Registrar-II, Noida on 16.12.2022, does not disclose any encumbrances.
- I have not given any opinion earlier on investigation of title relating to the same property.
- I find no defects in the title of the person offering mortgage:-
- I hereby certify that M/s Galgotia Publications Pvt. Ltd. has clear, valid and marketable title over the above said property and their signatory authorised by their Board, will be competent to create the mortgage. Their will no effect on the validity of the mortgage in absence of first page of the title deed.

The valid mortgage can be created by deposit of the following original title deed. The said title deed is original and genuine and is not duplicate or fake as observed by me:

(Give hereunder details of title deeds which are required to be deposited to create equitable mortgage)

1. Original Allotment Letter dated 18.05.1994 issued by the Noida Authority for the allotment of Commercial Plot No. G-64 admeasuring 78 sq mts. Sector-18, Noida to Shri Sheetal Prasad Jain.
2. Original Possession Certificate 24.09.1994 issued by the Noida Authority for handing over the physical possession of Commercial Plot No. G-64 admeasuring 78 sq mts. Sector-18, Noida to Shri Sheetal Prasad Jain.
3. Original Agreement to Sell executed by Shri Sheetal Prasad Jain in favour of M/s Galgotia Publications Pvt. Ltd. duly registered on 18.10.1994 at Sub Registrar-II, Noida in Book no.1, Jild No. 825 on page 121 as Document No. 2265 and also in Additional Book No. 1, Jild No. 853 on pages from 905 to 912.
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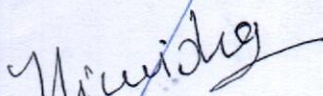
*Mishra*



7. Original Lease Deed executed by the Noida Authority in favour of M/s Galgotia Publications Pvt. Ltd. duly registered on 20.09.1999 at Sub Registrar-II, Noida in Book No. 1, Jild No. 1007 on pages from 155 to 190 as Document No. 3621/3622. (the 1st page of the lease deed was not found affixed)
8. Permission to Mortgage (PTM) in favour of PNB Sector-63 Branch, Noida, issued by the Noida Authority vide Letter No. Noida/ Comm./2020/344 dated 24.02.2020.
9. Original Lease Deed, (for Rent Agreement) for 12 years, executed by M/s Galgotia Publications Pvt. Ltd. in favour of M/s Vedant Fashions Pvt. Ltd. duly registered on 23.01.2020 at Sub Registrar-II, Noida in Book No. 1, Jild No. 11104 on pages from 341 to 400 as Document No. 964.
10. Copy of the minutes of the Board Meeting of M/s Galgotia Publications Pvt. Ltd. authorising a person for creating mortgage and signing of security documents, and also authorising a person who will witness the affixation of the common seal of the company.
11. Bank Should get their charge registered on the captioned property with ROC within the stipulated period.
12. Affidavit on the enclosed format from the M/s Galgotia Publications Pvt.

Date: 16.12.2022

Place: Noida

  
Nimisha Swarup  
Advocate



**Nimisha Swarup**

B.A.LLB (Hons.)

Advocate (Delhi Bar Council Reg. No. D/4371/2010)

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Ref.....**The A. G. M.**

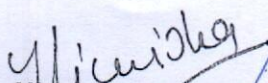
**Punjab National Bank,  
Mid Corporate Centre,  
E-30A, Sector-3,  
Noida-201301.**

Date...**22.12.2022**.....

**Subject: Genuineness of Lease Deed executed by the Noida Authority in favour of M/s Galgotia Publications Pvt. Ltd. duly registered on 20.09.1999 at Sub Registrar-II, Noida in Book No. 1, Jild No. 1007 on pages from 155 to 190 as Document No. 3621/3622, pertaining to Lease Hold Commercial Plot No. G-64 admeasuring 78 sq mts. Sector-18, Noida.**

Further to my Special Report on Title dated 16.12.2022, compiled on the subject property, I shall like to inform that I have obtained the certified copy of the above Lease Deed.

After the perusal of the lease deed, I further confirm that the lease deed of the property as inspected by me, tally with the Certified Copy as obtained and verified by me and as is held with the office of the Sub Registrar-II, Noida, registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copies obtained from the registrar's office.

  
**Nimisha Swarup**  
Advocate

**Enclosure:-** Certified copy of Lease Deed executed by the Noida Authority in favour of M/s Galgotia Publications Pvt. Ltd. duly registered on 20.09.1999 at Sub Registrar-II, Noida in Book No. 1, Jild No. 1007 on pages from 155 to 190 as Document No. 3621/3622.