

# SARVESH KUMAR AGARWAL

Advocate

ANANAD NIKEATAN 43, OLD VIJAY NAGAR COLONY AGRA 282004 9837234372

Date 15.3.2017

To,  
The Branch Manager  
Bank of India,  
New Agra  
Agra



Dear Sir,

Re: Title Opinion on residential plot/ property Plot No 27A, measuring 185.79 Sq. Mtrs. part of Khasra plot No 21 situated at Purshottam Nagar, Mauza Nagla Padi, Hariparvat Ward, Distt. Agra,

With reference to your letter No. \_\_\_\_\_ dated \_\_\_\_\_, I, on the basis of the original title deeds 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(s) of the Mortgagor(s)/Title holder(s)

Owner: Shri Munish Kumar Gautam s/o Shri Ram Swroop Gautam r/o village & Post Taseenga Tehsil Sadabad Distt. Hathras (Mahamaya Nagar)

2. Title Deeds in original seen by me

1. Original Sale deed dated 18.8.2003 executed by Greh Laxmi Sehkari Avas Samiti Ltd in favour Shri Munish Kumar Gautam s/o Shri Ram Swroop Gautam r/o Village & Post Taseenga Tehsil Sadabad Distt. Hathras (Mahamaya Nagar) registered at Book No 1 vol 4815 pages 75/94 S. No 3570 on 18.8.2003 in the office of Sub Registrar I, Agra
2. Certified copy of Sale Deed dated 11.10.1989 executed by Shri Hoti s/o Shri Devi Ram in favour of Greh Laxmi Sehkari Avas Samiti Ltd registered at Book No 1 vol 4734 pages 145/150 S. No 1919 on 3.5.2003 in the office of Sub Registrar, Agra.
3. Copy of Khatauni and Khasra in respect of Khasra plot No 21 of Mauza Nagla Padi, Agra

3. Description of immovable property:

Survey No	Extent Areas (In acres/ hectares)	Location	Boundaries
residential plot No. 27A on Khasra plot No 21, ,	185.79 Sq. Mtrs	Purushottam Nagar, Mauza Nagla Padi, Tehsil & Distt. Agra	East: Land of Greh Laxmi Sehkari Avas Samiti West: Rasta North: Rasta South: Rasta

4. Search in Sub-Registrar's Office

- i) Location of property:



residential plot/ property Plot No 27A, measuring 185.79 Sq. Mtrs. part of Khasra plot No 21 situated at Purshottam Nagar, Mauza Nagla Padi, Hariparvat Ward, Distt. Agra,

ii) **Search and Investigation**

In Index No II in S.R Office, Agra for the Last 30 yrs available records No encumbrance has been found in available records in the office of Sub Registrar Agra as evident from the search certificates No 1562/1560-2017 for the period 7.3.1987 to 6.3.1999 & NEC No 1563/1561-2017 for the period 7.3.1999 to 6.3.2005, issued by Sub Registrar Record, Agra & NEC No 497/497-2017 for the period 7.3.2005 to 6.3.2017 issued by the office of Sub Registrar I, Agra

From the examination of sale deed dated 18.8.2003 it is clear that Greh Laxmi Sehkari Avas Samiti Ltd Prasad has transferred above mentioned property to Shri Munish Kumar Gautam s/o Shri Ram Swroop Gautam r/o village & Post Taseenga Tehsil Sadabad Distt. Hathras (Mahamaya Nagar) against valuable consideration. The same has been duly registered in the office of Sub Registrar I, Agra at Book No 1 vol 4815 pages 75/94 at S. No 3570 on 18.8.2003 in accordance with the provisions of section 17 of Indian Registration Act. As such Shri Munish Kumar Gautam s/o Shri Ram Swroop Gautam (aforesaid) has acquired clear undisputed marketable title in the property purchased.

Greh Laxmi Sehkari Avas Samiti had acquired the property in question by means of registered sale deed dated 11.10.1989 executed by Shri Hoti s/o Shri Devi Ram.

From the examination of Khatauni it is clear that the name of society has been entered in revenue records as owner/Bhumidhar in respect of Khasra plot in question and from the examination of Khasra it is clear that the "Abadi" has been entered in revenue records in respect of Khasra plot in question.

The chain of title is complete and is in order.

iii) **Confirm** and state that the original title deeds submitted are the originals registered before the Registrar of Assurance.

Yes original

iv) **Whether** the property is ancestral and/or under joint ownership. If so, details of the co-parceners/Karta and/or the co-owners. The respective shares should be incorporated specifically.

Not Applicable

v) **Minor's interest**

Any minor's interest if involved in the property proposed to be mortgaged or any other claims. If minor's interest is involved, what precautions are to be taken to protect Bank's interest as a mortgagee to be stated? Please note that if the property belongs to a minor, permission of Court is generally required to create the mortgage of the property.

Not applicable

vi) **Documents pending for registration**

The enquiry is to be made whether any document creating mortgage, charge or encumbrance is pending registration in the concerned Sub-Registrar's/Registrar's office are to be stated. If so, full details of such charge etc. of charge holders' should be specified.

None



5) Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the State where the property is located. If applicable whether the immovable property(s) fall(s) within the purview of the Act, verification and investigation should be made under sections 26, 27 and 28 of the Act to ensure that mortgagor(s) has/have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report.

Not applicable

6) Whether the property is acquired under Land Acquisition Act, 1894 and applicability of other State Legislations.

Not applicable

7) Leasehold immovable Property (Where land/building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessor/competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage).

Not Applicable

8) Investigation under Income Tax Act 1961

If Any permission of the concerned Assessing Officer under any of the provisions of I.T. Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Dept.

Not applicable

9) Investigation in regard to Agricultural Land

Investigate and search the necessary records etc. with specific reference to the land if it is surplus, self-cultivated, if consolidation of holdings/acquisition proceedings etc. is in progress in the area, whether Government loan/any loan raised against the land and details about the charges/encumbrances may be specified, specifically with reference to the Agricultural Land Laws. The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor.

Not applicable

10) Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.

N.A

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

N.A

12) The details of the Certified Copies of the Revenue records obtained to confirm that no dues are outstanding by the mortgager.

N.A

13) Whether Provisions of Securitisation Act, 2002 are applicable on the proposed property.

Yes

**Certificate:**

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in the report are correct and true. I certify that Shri Munish Kumar Gautam s/o Shri Ram Swroop Gautam r/o village & Post Taseenga Tehsil Sadabad Distt. Hathras (Mahamaya Nagar) (Present Owner) has got a valid clear absolute and marketable title over the property shown above. If Shri Munish Kumar Gautam s/o Shri Ram Swroop Gautam r/o village & Post Taseenga Tehsil Sadabad Distt. Hathras (Mahamaya Nagar) (Present Owner) personally present and deposit the following title deeds in original with intention to create equitable mortgage, it will satisfy the requirements of creation of equitable mortgage.

**The following person/s should be present personally to deposit the original title deeds with your Branch for creation of equitable mortgage: -**

Shri Munish Kumar Gautam s/o Shri Ram Swroop Gautam r/o village & Post Taseenga Tehsil Sadabad Distt. Hathras (Mahamaya Nagar)  
(Present owner)

I hereby return the original documents forwarded to us vide your above said letter. The following documents in original have to be obtained for creation of valid equitable mortgage by deposit of title deeds.

1. Original Sale deed dated 18.8.2003 executed by Greh Laxmi Sehkari Avas Samiti Ltd in favour Shri Munish Kumar Gautam s/o Shri Ram Swroop Gautam r/o Village & Post Taseenga Tehsil Sadabad Distt. Hathras (Mahamaya Nagar) registered at Book No 1 vol 4815 pages 75/94 S. No 3570 on 18.8.2003 in the office of Sub Registrar I, Agra
2. Certified copy of Sale Deed dated 11.10.1989 executed by Shri Hoti s/o Shri Devi Ram in favour of Greh Laxmi Sehkari Avas Samiti Ltd registered at Book No 1 vol 4734 pages 145/150 S. No 1919 on 3.5.2003 in the office of Sub Registrar, Agra.
3. Copy of Khatauni and Khasra in respect of Khasra plot No 21 of Mauza Nagla Padi, Agra

**The stamp duty payable on Oral Assent (if applicable):Rs.**

0.5% of loan amount with maximum to Rs. 10,000/-

Yours faithfully,

  
(Sarvesh Kumar Agarwal)  
Advocate

(भाग 1)

अथवा प्रार्थी द्वारा रखा जाने वाला)

क्रम संख्या

06

ना-पत्र प्रस्तुत करने का दिनांक 07-3-17

या प्रार्थी का नाम

प्रकार

की धन राशि

रजिस्ट्रीकरण शुल्क

प्रतिलिपिकरण शुल्क

निरीक्षण या तलाश शुल्क

मुख्तारनामा के अधिप्रमाणिकरण के लिये शुल्क

कमीशन शुल्क

विविध

यात्रिक भत्ता

ने 6 तक को योग

शुल्क वसूल करने का दिनांक

दिनांक जब लेख्य प्रतिलिपि या तलाश

प्रमाण-पत्र वापिस करने के लिये तैयार होगा।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



# SEARCH CERTIFICATE

of 19..... Certificate No. .... of 19.....

applied to me for certificate giving particulars of the Registered Acts and encumbrance, if any in respect of encumbered property.

Ry. 100m 18. 2019/10/15 (100m 18. 2019/10/15)

કર્મીના વિચાર:- (૨) સેનિટરી (પાણી) 105.79 વર્ગ મી. વિ.ન. 2018, નં. 2)

*Handwritten:* זמן. עת. ארבעה ימים

ਪਾਇਲਟ ਕਾਨਫਰੰਸ 25 ਮਾਰਚ 2019 ਨੂੰ ਹੋਈ

उत्तर: 22/10 परीक्षा - 2019

इति। २००० १५-१६-२०००

श्री श्री गुरुः - प्रथमं नाम हर्ष पर्वत नर नाग

I hereby certify that a search has been made in the book I into the indexes regulating there to from  
 ..... to ..... of acts and encumbrances  
 effecting the said property and that each the following acts encumbrances appears.

[illegible]

I also certify that save be aforesaid acts and encumbrances  
other acts and encumbrances effecting the said property have been found.

**Search made certificate prepared by  
search made/verified/and certified  
signed by**

**Signature and  
Designation  
Signature of  
Registering  
Officer, Agra,  
Distt. Agra**

**NOTE:-**

- NOTE:-
1. The act and encumbrances shown in the certify of those discovered with reference of the description of Properties furnished by the applicant if the name of properties have been described in the registered documents in manner different from the way which the applicant has described the transactions evidence by such documents was not included in certificate.
  2. The requisite search has been made as carefully as possible by the officer but the department will not on result of the search in this certificates.
- not include such document if any which have been presented have not been registered

22/68

जाने वाला।

कम सं 1431 07-Mar-2017

सदर आगरा

सदर कुमार अग्रवाल एडो.

2005 वर्ष से 2017 वर्ष तक

भार प्रमाण पत्र 160

1. रजिस्ट्रार की धनराशि
2. रजिस्ट्रार की धनराशि
3. प्रतिनिधिकरण शुल्क 160
4. निर्वाक्य या तलाश शुल्क
5. निर्वाक्य या तलाश शुल्क
6. निर्वाक्य या तलाश शुल्क
7. निर्वाक्य या तलाश शुल्क

0.00

07-Mar-2017

07-Mar-2017

कार्यालय रजिस्ट्रार (प्रथम)  
आगरा

1 से 6 तक का योग  
शुल्क वसूल करने का दिनांक  
दिनांक जब लेख प्रतिनिधि या तलाश प्रमाण पत्र  
वापस करने के लिए तैयार किया

रजिस्ट्रार अधिकारी के हस्ताक्षर

Le



कुमार अमरपाल ..... ने मेरे पास नीचे उल्लिखित  
 के प्रमाण - पत्र देने के लिए प्रार्थना पत्र दिया है। सम्पत्ति का विवरण प्रार्थना पत्र में उल्लिखित के अनुसार दिया  
 सम्पत्ति स्वामी - सुनील कुमार गौतम ४१० श्री राम स्वरूप गौतम  
 नि० ग्राम व पी० तसीगा तह० सादागाय जि० हाथरस।  
 सम्पत्ति विवरण - एक छोटा साटें हों ११२.२२ वर्गमीटर खसरा न०  
 २१ बाँके पुरुषोत्तम नगर हरी० वाडी आगरा।  
 सीमाये - पूरब - जमीन समिति पश्चिम - रास्ता २५ फीट चौड़ा  
 - व विकास उत्तर - रास्ता १० फीट चौड़ा  
 दक्षिण - रास्ता १५ फीट चौड़ा।

मैं एतद द्वारा प्रमाणित करता हूँ कि उक्त सम्पत्ति हर प्रभाव डालने वाले कार्यों तथा सत्सम्बन्धी भा प्रस्तावों के लिए वर्ष... ३/३/०५... से... ६/३/१७... तक प्रस्तुत तथा अनुकृपणिकाओं का उन्वे... दिया है और ऐसे अन्वेषण से निम्नलिखित कार्यों भार ग्रस्तता प्रकट होता है।

सम्पत्ति का विवरण जैसा लेख में दिया है	निष्पादन का दिनांक	लेख का प्रकार तथा मूल्य	रक्षकारों के नाम निष्पादक अलाटमेंट	प्रविष्ट संख्या वर्ष
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प्रार्थना पत्र व उपलब्ध मौजूदा रिकार्ड के अनुसार उपरोक्त सम्पत्ति पर कोई भार नहीं चामा गया।

मैं यह भी प्रमाणित करता हूँ कि उपरोक्त कार्यों तथा ग्रस्तताओं के अतिरिक्त उक्त सम्पत्ति जो प्रस्तावित करने वाले कोई अन्य भार प्रस्तुता प्राप्त नहीं हुई है।

- 1 इस प्रमाण पत्र में प्रदर्शित वे भार ग्रस्तताएँ हैं। जो कि प्रार्थी द्वारा वर्णित सम्पत्ति के विवरण से अभिन्न है। यदि निबन्धन अभिलेखों सम्पत्ति का विवरण अपने से भिन्न रीति से दिया गया है। जैसा प्रार्थी ने कहा लिखा है। तो उस स्थिति में वैसी भार ग्रस्तियों का प्रमाण - पत्र में समावेश नहीं किया जायेगा।
- 2 वांछित अन्वेषण व प्रमाण - पत्र तथा सम्भव सावधानी पूर्वक कार्यालय द्वारा तैयार किया गया है। फिर भी विभाग किसी भी अन्वेषण प्रमाण पत्र की त्रुटि अथवा इसके परिणामों के लिए उत्तरदायी नहीं है।
- 3 इस पत्र में वे लेखपत्र यदि कोई हो जो प्रस्तुत हो गये हैं। किन्तु जिसका निबन्धन हो गया है। को संवद में भार प्रस्तुत प्रमाण पत्र शामिल नहीं हैं।
- 4 यह मात्र भार ग्रस्तता से सम्बन्धित प्रमाण पत्र है। इससे मालिकाना हक या स्वामित्व का कोई सम्बन्ध नहीं है।

द्वारा अन्वेषण तथा प्रमाण - पत्र तैयार किया गया।

द्वारा अन्वेषण सत्यापित किया गया।

हस्ताक्षर

उपनिबंधक, प्रथम आगरा

7-3-2017