

DEEPAK VAISH

Advocate

Authorised Panel Lawyer :

SBI, HDFC, BOI, PNB, IOB,
Central Bank of India,

Zila Sahkari Bank Ltd. Haridwar



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Ref. No. (27)

30-05-2025
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	M/s Sai Ishwar Food Industries Private Limited, through its Directors Shri Arjun Batra & Siddharth Batra Ss/o Shri Pradeep Batra R/o House No. 399/5, 33-Civil Line Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar.
2.	a) Type of Loan	Cash Credit Limit / Term Loan
	b) Type of Property	Industrial Property
3.	(a) Name of the unit / concern / company / person offering the property as security.	M/s Sai Ishwar Food Industries Private Limited, through its Directors Shri Arjun Batra & Siddharth Batra Ss/o Shri Pradeep Batra R/o House No. 399/5, 33-Civil Line Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar is the present owner of this property by way of registered Sale Deed Dt. 04-11-2024 & who will mortgage it in favour of Bank in capacity of borrower's.
	(b) Constitution of the unit / concern / person / body / authority offering the property for creation of charge.	Private Limited Company
	(c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	As a Borrower.
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 Industrial Property, area measuring in East- 95 feet 6 inch, West- 126 feet, North- 72 feet, South- 64 feet 4 inch having total area measuring 7350 Square feet i.e. 683.00 Square meter, which is bounded in East- Way 16 feet wide, West- Factory of Pradeep Batra, North- Way 20 feet wide, South- Factory of Pradeep Batra, bearing Part of Khasra No. 38 Kh M, Situated at Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar.
	(a) Survey No.	Part of Khasra No. 38 Kh M.
	(b) Door / House no. (In case of house property)	N.A.

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Civil Court Roorkee



(27)

Ref. No.

30-05-2025

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	(c) Extent / area including plinth / built up area in case of house property.	Total area measuring 7350 Square feet i.e. 683.00 Square meter.
	(d) Locations like name of the place, village, City, registration, sub-district etc., boundaries	Situated at Village-Bandakhedi, Pargana-Bhagwanpur, 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>Note:- 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. 24, Old Khasra Nos. 17/1m & 17/2 of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Diwan Chand S/o Shri Munshi Ram.</p> <p>(2) Certified Copy of Jot Chakbandi Akar Patra-41 for Old Khasra Nos. 17/1m & 17/2 and New Khasra No. 38 Kh of 1400 of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar.</p> <p>(3) Certified Copy of Jot Chakbandi Akar Patra-45 for Khata No. 22, New Khasra No. 38 Kh of 1400 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Diwan Chand S/o Shri Munshi Ram.</p> <p>(4) Certified Copy of Khatoni for Khata No. 22, New Khasra No. 38 Kh of 1401 to 1406 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Diwan Chand S/o Shri Munshi Ram.</p> <p>(5) Certified Copy of Khatoni for Khata No. 26, New Khasra No. 38 Kh of 1407 to 1412 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Diwan Chand S/o Shri Munshi Ram.</p> <p>(6) Certified Copy of Sale Deed Dt. 22-01-2001 executed by Shri Diwan Chand Puri S/o Shri Munshi Ram in favour of Shri Om Prakash & Rajesh Kumar & Ramnath Ss/o Shri Chota Singh which was registered vide Bahi No. 1, Jild No. 2304, Page 196, A.D.F. Book No. 1, Jild No. 2616, Pages 475 to 480 at Sl. No. 405 on Dt. 22-01-2001 in the office of Sub-Registrar Roorkee.</p> <p>(7) Certified Copy of Agreement to Sale Dt. 23-08-2004 executed between Shri Om Prakash & Rajesh Kumar & Ramnath Ss/o Shri Chota Singh (First Party) and Shri Islam S/o Shri Basheer</p>

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**(27)**

Ref. No.

30-05-2025

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Ahmad (Second Party) which was registered vide Bahi No. 1, Jild No. 2659, Page 125, A.D.F. Book No. 1, Jild No. 2877, Pages 71 to 74 at Sl. No. 5872 on Dt. 23-08-2004 in the office of Sub-Registrar Roorkee.

(8) Certified Copy of Sale Deed Dt. 19-04-2005 executed by Shri Om Prakash & Rajesh Kumar & Ramnath Ss/o Shri Chota Singh in favour of Shri Islam S/o Shri Basheer Ahmad which was registered vide Bahi No. 1, Jild No. 2659, Page 139, A.D.F. Book No. 1, Jild No. 2930, Pages 21 to 26 at Sl. No. 2764 on Dt. 19-04-2005 in the office of Sub-Registrar Roorkee.

(9) Certified Copy of Khatoni for Khata No. 08, New Khasra No. 38 Kh of 1413 to 1418 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Islam S/o Shri Basheer Ahmad.

(10) Certified Copy of Sale Deed Dt. 25-05-2006 executed by Shri Islam S/o Shri Basheer Ahmad in favour of Shri Pramod Kumar Agarwal S/o Shri Mahendra Kumar Agarwal & Shri Subhash Chand Kathuriya S/o Shri Ishwar Das which was registered vide Bahi No. 1, Jild No. 2659, Page 173, A.D.F. Book No. 1, Jild No. 3054, Pages 279 to 284 at Sl. No. 4785 on Dt. 25-05-2006 in the office of Sub-Registrar Roorkee.

(11) Certified Copy of Khatoni for Khata No. 29, Khasra No. 38 Kh M of 1419 to 1424 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the names of Shri Pramod Kumar Agarwal S/o Shri Mahendra Kumar Agarwal & Shri Subhash Chand Kathuriya S/o Shri Ishwar Das.

(12) Certified Copy of Khatoni for Khata No. 25, Khasra No. 38 Kh M of 1425 to 1430 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the names of Shri Pramod Kumar Agarwal S/o Shri Mahendra Kumar Agarwal & Shri Subhash Chand Kathuriya S/o Shri Ishwar Das.

(13) Certified Copy of Khatoni for Khata No. 40, Khasra No. 38 Kh M of 1431 to 1436 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the name of



(27)

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30-05-2025

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Shri Prashant Kaushik S/o Shri Satish Kaushik with the mutation order in the name of present owner.

(14) Certified Copy of Sale Deed Dt. 14-03-2012 executed by Shri Pramod Kumar Agarwal S/o Shri Mahendra Kumar Agarwal & Shri Subhash Chand Kathuriya S/o Shri Ishwar Das in favour of Smt. Salma W/o Shri Bashir Ahmad & Smt. Naeema Khatoon W/o Shri Chhota which was registered vide Bahi No. 1, Jild No. 2042, Pages 165 to 180 at Sl. No. 2991 on Dt. 15-03-2012 in the office of Sub-Registrar-1st Roorkee.

(15) Original & Certified Copy of Sale Deed Dt. 28-08-2015 executed by Smt. Naeema Khatoon W/o Shri Chhota in favour of Smt. Vandana Saini W/o Shri Ashok & Smt. Munni W/o Shri Yashpal Singh & Shri Ravi S/o Shri Satyapal which was registered vide Bahi No. 1, Jild No. 3815, Pages 177 to 204 at Sl. No. 6738 on Dt. 28-08-2015 in the office of Sub-Registrar-1st Roorkee.

(16) Original & Certified Copy of Sale Deed Dt. 24-02-2023 executed by Smt. Vandana Saini W/o Shri Ashok & Smt. Munni W/o Shri Yashpal Singh & Shri Ravi S/o Shri Satyapal in favour of Shri Prashant Kaushik S/o Shri Satish Kaushik which was registered vide Bahi No. 1, Jild No. 6973, Pages 209 to 244 at Sl. No. 1737 on Dt. 24-02-2023 in the office of Sub-Registrar-1st Roorkee.

(17) Original & Certified Copy of Sale Deed Dt. 04-11-2024 executed by Shri Prashant Kaushik S/o Shri Satish Kaushik in favour of M/s Sai Ishwar Food Industries Private Limited, through its Directors Shri Arjun Batra & Siddharth Batra Ss/o Shri Pradeep Batra which was registered vide Bahi No. 1, Jild No. 8409, Pages 31 to 62 at Sl. No. 12133 on Dt. 04-11-2024 in the office of Sub-Registrar-1st 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.	22-01-2001	Sale Deed	Certified Copy	No
2.	23-08-2004	Agreement to Sale	Certified Copy	No
3.	19-04-2005	Sale Deed	Certified Copy	No
4.	25-05-2006	Sale Deed	Certified Copy	No

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



(27)

Ref. No.

30-05-2025

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	5.	15-03-2012	Sale Deed	Certified Copy	No
	6.	28-08-2015	Sale Deed	Original & Certified Copy	Yes
	7.	24-02-2023	Sale Deed	Original & Certified Copy	Yes
	8.	04-11-2024	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 diligently & cautiously)			Yes	
8.	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?			Yes, records of revenue authorities is available on online portal www.bhulekh.uk.gov.in	
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard			Yes, records of revenue authorities available on online portal are cross checked and found a order U/s 143, U.P.Z.A. & L.R. Act related to the above said property.	
	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?			N.A.	
	d) Whether proper registration of documents completed. Details thereof to be provided.			Yes	


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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.	<p>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.</p> <p>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).</p>	<p>On the perusal of documents it is found that Shri Diwan Chand S/o Shri Munshi Ram R/o Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar at present residing at Ashok Nagar Saharanpur, Tehsil & Distt.-Saharanpur, Uttar Pradesh was the owner with transferable rights of land belonging to Chak No. 24, Old Khasra No. 17/1m area 0.0930 hectare & Khasra No. 17/2 area 0.4700 hectare total 2 nos. having total area 0.5630 hectare of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar since 1373 fasli i.e. Calendar Year 1965 i.e. more than 59 years.</p> <p>2- And after consolidation proceeding was allotted New Khasra No. 38 Kh area 0.5630 hectare in place of Old Khasra Nos. 17/1m & 17/2 (as shown in certified copy of Jot Chakbandi Akar Patra-41) of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar and the name of Shri Diwan Chand S/o Shri Munshi Ram is also entered in Jot Chakbandi Akar Patra-45 of Khata No. 22.</p> <p>3- Later on Shri Diwan Chand Puri S/o Shri Munshi Ram transferred the land area 1.2900 hectare, bearing Part of Khasra No. 38 Kh area 0.5630 hectare along with other khasra numbers land (property in question exists) in favour of Shri Om Prakash & Rajesh Kumar & Ramnath Ss/o Shri Chota Singh R/o Village-Jafarpur Ranyali, Tehsil-Nakud, Distt.-Saharanpur, Uttar</p>

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(27)

Ref. No.

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Pradesh through registered Sale Deed Dt. 22-01-2001 which was registered vide Bahi No. 1, Jild No. 2304, Page 196, A.D.F. Book No. 1, Jild No. 2616, Pages 475 to 480 at Sl. No. 405 on Dt. 22-01-2001 in the office of Sub-Registrar Roorkee and their names are also mutated / recorded in revenue records vide Order Dt. 07-03-2001 in Case No. 69 passed by Nayab Tehsildar, Roorkee.

4- Later on an Agreement to Sale Dt. 23-08-2004 executed between Shri Om Prakash & Rajesh Kumar & Ramnath Ss/o Shri Chota Singh (First Party) and Shri Islam S/o Shri Basheer Ahmad R/o Village-Nalheda Anantpur, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar (Second Party) for the land area 1.1290 hectare, bearing Part of Khasra No. 38 Kh area 0.5630 hectare along with other khasra numbers land (property in question exists), which was registered vide Bahi No. 1, Jild No. 2659, Page 125, A.D.F. Book No. 1, Jild No. 2877, Pages 71 to 74 at Sl. No. 5872 on Dt. 23-08-2004 in the office of Sub-Registrar Roorkee.

5- Later on Shri Om Prakash & Rajesh Kumar & Ramnath Ss/o Shri Chota Singh transferred the land area 1.1290 hectare, bearing Part of Khasra No. 38 Kh area 0.5630 hectare along with other khasra numbers land (property in question exists) in favour of Shri Islam S/o Shri Basheer Ahmad R/o Village-Nalheda Anantpur, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar through registered Sale Deed Dt. 19-04-2005 which was registered vide Bahi No. 1, Jild No. 2659, Page 139, A.D.F. Book No. 1, Jild No. 2930, Pages 21 to 26 at Sl. No. 2764 on Dt. 19-04-2005 in the office of Sub-Registrar Roorkee and his name is also mutated / recorded in revenue records.

6- Later on Shri Islam S/o Shri Basheer Ahmad transferred the land area 0.2520 hectare, bearing Part of Khasra No. 38 Kh area 0.1750 hectare along with other khasra number land (property in question exists) in favour of Shri Pramod Kumar Agarwal S/o Shri Mahendra Kumar Agarwal R/o 711/84A, Mathura Vihar Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar & Shri Subhash Chand Kathuriya S/o Shri Ishwar Das R/o 440, Avas Vikas Colony Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar through registered Sale Deed Dt. 24-05-2006 which was registered vide Bahi No. 1, Jild No. 2659, Page 173,

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

(27)

30-05-2025

Ref. No.

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A.D.F. Book No. 1, Jild No. 3054, Pages 279 to 284 at Sl. No. 4785 on Dt. 25-05-2006 in the office of Sub-Registrar Roorkee and their names are also mutated / recorded in revenue records vide Order Dt. 07-07-2006 in Case No. 474/06 passed by Tehsildar, Roorkee.

7- And after that the land bearing Khasra No. 38 K area 0.0770 hectare & Khasra No. 38 Kh M area 0.1750 hectare total area 0.2520 hectare is declared non agricultural land for educational purpose U/s 143, U.P.Z.A. & L.R. Act by the amended Order Dt. 19-09-2007 passed by S.D.M. / Assistant Collector, 1st Class Roorkee in Case No. 196/2006-07, Pramod Kumar Agarwal & others Versus State.

8- Later on Shri Pramod Kumar Agarwal S/o Shri Mahendra Kumar Agarwal & Shri Subhash Chand Kathuriya S/o Shri Ishwar Das transferred the land area 0.1366 hectare i.e. 1366 Square meter, bearing Part of Khasra No. 38 Kh M (property in question exists) in favour of Smt. Salma W/o Shri Bashir Ahmad & Smt. Naeema Khatoon W/o Shri Chhota R/o Village-Nalheda Anantpur, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar through registered Sale Deed Dt. 14-03-2012 which was registered vide Bahi No. 1, Jild No. 2042, Pages 165 to 180 at Sl. No. 2991 on Dt. 15-03-2012 in the office of Sub-Registrar-1st Roorkee and their names are also mutated in revenue records vide Order Dt. 26-07-2012 in Case No. 878/11-12 passed by Add. Tehsildar, Roorkee.

9- Later on Smt. Naeema Khatoon W/o Shri Chhota transferred her 1/2 shared land area 0.0683 hectare i.e. 683 Square meter, bearing Part of Khasra No. 38 Kh M (the property in question) in favour of Smt. Vandana Saini W/o Shri Ashok R/o Village-Badsu, Tehsil-Khatauli, Distt.-Muzaffar Nagar, Uttar Pradesh (250/683 Share) & Smt. Munni W/o Shri Yashpal Singh R/o Mohalla Kayastwada Deoband, Tehsil-Deoband, Distt.-Saharanpur, Uttar Pradesh (250/683 Share) & Shri Ravi S/o Shri Satyapal R/o Mohalla Kayastwada Deoband, Tehsil-Deoband, Distt.-Saharanpur, Uttar Pradesh (183/683 Share) through registered Sale Deed Dt. 28-08-2015 which was registered vide Bahi No. 1, Jild No. 3815, Pages 177 to 204 at Sl. No. 6738 on Dt. 28-08-2015 in the office of Sub-Registrar-1st Roorkee and their names are also

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(27)

Ref. No.

30-05-2025

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mutated in revenue records vide Order Dt. 27-11-2015 in Case No. 85/15-16 passed by Add. Tehsildar, Roorkee.

10- And after that the land bearing Khasra No. 38 Kh M area 0.0683 hectare is declared non agricultural land for industrial purpose U/s 143, U.P.Z.A. & L.R. Act by the amended Order Dt. 14-03-2016 passed by S.D.M. / Assistant Collector, 1st Class Roorkee in Case No. 70/2015-16, Smt. Vandana Saini & others Versus Uttarakhand State.

11- Later on Smt. Vandana Saini W/o Shri Ashok & Smt. Munni W/o Shri Yashpal Singh & Shri Ravi S/o Shri Satyapal transferred the land area 0.0683 hectare i.e. 683 Square meter, bearing Part of Khasra No. 38 Kh M (the property in question) in favour of Shri Prashant Kaushik S/o Shri Satish Kaushik R/o Mohalla Mahigran, Imli Road, Near Shiv Hanuman Mandir Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar through registered Sale Deed Dt. 24-02-2023 which was registered vide Bahi No. 1, Jild No. 6973, Pages 209 to 244 at Sl. No. 1737 on Dt. 24-02-2023 in the office of Sub-Registrar-1st Roorkee and his name is also mutated / recorded in revenue records vide Order Dt. 12-05-2023 in Case No. 3000/22-23 passed by Nayab Tehsildar, Roorkee.

12- And lastly Shri Prashant Kaushik S/o Shri Satish Kaushik transferred the land area 0.0683 hectare i.e. 683 Square meter, bearing Part of Khasra No. 38 Kh M (the property in question) in favour of **M/s Sai Ishwar Food Industries Private Limited**, through its Directors Shri Arjun Batra & Siddharth Batra Ss/o Shri Pradeep Batra R/o House No. 399/5, 33-Civil Line Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar through registered Sale Deed Dt. 04-11-2024 which was registered vide Bahi No. 1, Jild No. 8409, Pages 31 to 62 at Sl. No. 12133 on Dt. 04-11-2024 in the office of Sub-Registrar-1st Roorkee and the name of above company is also mutated in revenue records vide Order Dt. 06-05-2025 in Case No. 2072/2024-25 passed by Nayab Tehsildar, Roorkee.

Thus the Chain of title is complete in all respect.

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30-05-2025
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Ref. No.

	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.
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. 04-11-2024 executed by Shri Prashant Kaushik S/o Shri Satish Kaushik in favour of M/s Sai Ishwar Food Industries Private Limited, through its Directors Shri Arjun Batra & Siddharth Batra Ss/o Shri Pradeep Batra which was registered vide Bahi No. 1, Jild No. 8409, Pages 31 to 62 at Sl. No. 12133 on Dt. 04-11-2024 in the office of Sub-Registrar-1 st 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.

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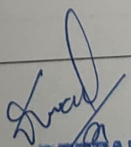


(27)

30-05-2025
Dated

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	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.
	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	N.A.


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

DEEPAK VAISH
AdvocateAuthorised Panel Lawyer :
SBI, HDFC, BOI, PNB, IOB,
Central Bank of India,
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Chamber No. 6,
Tehsil Compound, Roorkee (Haridwar)
E-mail : deepakvaishadv@gmail.com

30-05-2025

Dated

(27)

Ref. No.	the creation of mortgage.	
	(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.
	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?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	N.A.
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	(c) Whether the property is mutated on the basis of will?	N.A.
	(d) Whether the original will is available?	N.A.
	(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.

DEEPAK VAISH
AdvocateReg. No.: UP-666/92, CA-2222/04
Civil Court Roorkee



	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.
	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 an industrial property on the spot, situated at Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar.



(27)

Ref. No.

	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?	Yes, the land is declared non agricultural land for industrial purpose U/s 143, U.P.Z.A. & L.R. Act by the amended Order Dt. 14-03-2016 passed by S.D.M. / Assistant Collector, 1 st Class Roorkee in Case No. 70/2015-16, Smt. Vandana Saini & others Versus Uttarakhand State.
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	N.A.

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



30-05-2025

Dated

Ref. No.	case please comment on such seal / marking.	
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.
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.	Yes, the above said property belongs to a Private Limited Company & Borrowing Power Board Resolution, authorization to create mortgage / execution of documents / registration of any prior charges with the Company Registrar (ROC), Article or Association / provision for common seal etc. are recommended to be verified by the Bank.
	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)?	Yes
	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.

Deepak Vaish

DEEPAK VAISH

Advocate

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



(27)

30-05-2025

Dated

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.
	(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).	N.A.
	(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.	N.A.
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	N.A. N.A. N.A. N.A. N.A.
	(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?)	N.A.



30-05-2025

Dated

(27)

	(g) Please comment on the genuineness of POA?	N.A.
	(h) The unequivocal opinion on the enforceability and validity of the POA?	N.A.
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 / authenticated in terms of the Law of the place, where it is executed.	No
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-	N.A.

Deepak Vaish
DEEPAK VAISH
Advocate



30-05-2025

Dated

	operative Societies' Laws etc.;	
	(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.
	(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 nd in the office of Sub-Registrar Roorkee for a period of 32 years i.e. 01-01-1994 to 30-05-2025 up to date vide inspection Receipt No. 113/38 Dt. 30-05-2025 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.



30-05-2025

Dated

(27)

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.	Yes, certified copy of Khatoni is enclosed.
	b) Whether the name of mortgagor is reflected as owner in the revenue / Municipal / Village records?	Yes, the name of present owner / mortgagor is also mutated in revenue records.
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.	Yes
	(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.

DEEPAK VAISH
Advocate

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



(27)

30-05-2025

Dated

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
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.	M/s Sai Ishwar Food Industries Private Limited, through its Directors Shri Arjun Batra & Siddharth Batra Ss/o Shri Pradeep Batra R/o House No. 399/5, 33-Civil Line Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar.

Submitted by

Date: 30-05-2025

Place: Roorkee

Deepak Vaish

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



30-05-2025

Dated

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 30-05-2025 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 Sai Ishwar Food Industries Private Limited**, through its Directors Shri Arjun Batra & Siddharth Batra Ss/o Shri Pradeep Batra R/o House No. 399/5, 33-Civil Line Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar.

9. I certify that **M/s Sai Ishwar Food Industries Private Limited**, through its Directors Shri Arjun Batra & Siddharth Batra Ss/o Shri Pradeep Batra R/o House No. 399/5, 33-Civil Line 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

Advocate

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



30-05-2025

Dated

(27)

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. 24, Old Khasra Nos. 17/1m & 17/2 of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Diwan Chand S/o Shri Munshi Ram.
- (2) Certified Copy of Jot Chakbandi Akar Patra-41 for Old Khasra Nos. 17/1m & 17/2 and New Khasra No. 38 Kh of 1400 of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar.
- (3) Certified Copy of Jot Chakbandi Akar Patra-45 for Khata No. 22, New Khasra No. 38 Kh of 1400 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Diwan Chand S/o Shri Munshi Ram.
- (4) Certified Copy of Khatoni for Khata No. 22, New Khasra No. 38 Kh of 1401 to 1406 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Diwan Chand S/o Shri Munshi Ram.
- (5) Certified Copy of Khatoni for Khata No. 26, New Khasra No. 38 Kh of 1407 to 1412 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Diwan Chand S/o Shri Munshi Ram.
- (6) Certified Copy of Sale Deed Dt. 22-01-2001 executed by Shri Diwan Chand Puri S/o Shri Munshi Ram in favour of Shri Om Prakash & Rajesh Kumar & Ramnath Ss/o Shri Chota Singh which was registered vide Bahi No. 1, Jild No. 2304, Page 196, A.D.F. Book No. 1, Jild No. 2616, Pages 475 to 480 at Sl. No. 405 on Dt. 22-01-2001 in the office of Sub-Registrar Roorkee.
- (7) Certified Copy of Agreement to Sale Dt. 23-08-2004 executed between Shri Om Prakash & Rajesh Kumar & Ramnath Ss/o Shri Chota Singh (First Party) and Shri Islam S/o Shri Basheer Ahmad (Second Party) which was registered vide Bahi No. 1, Jild No. 2659, Page 125, A.D.F. Book No. 1, Jild No. 2877, Pages 71 to 74 at Sl. No. 5872 on Dt. 23-08-2004 in the office of Sub-Registrar Roorkee.
- (8) Certified Copy of Sale Deed Dt. 19-04-2005 executed by Shri Om Prakash & Rajesh Kumar & Ramnath Ss/o Shri Chota Singh in favour of Shri Islam S/o Shri Basheer Ahmad which was registered vide Bahi No. 1, Jild No. 2659, Page 139, A.D.F. Book No. 1, Jild No. 2930, Pages 21 to 26 at Sl. No. 2764 on Dt. 19-04-2005 in the office of Sub-Registrar Roorkee.
- (9) Certified Copy of Khatoni for Khata No. 08, New Khasra No. 38 Kh of 1413 to 1418 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Islam S/o Shri Basheer Ahmad.
- (10) Certified Copy of Sale Deed Dt. 25-05-2006 executed by Shri Islam S/o Shri Basheer Ahmad in favour of Shri Pramod Kumar Agarwal S/o Shri Mahendra Kumar Agarwal & Shri Subhash Chand Kathuriya S/o Shri Ishwar Das which was registered vide Bahi No. 1, Jild No. 2659, Page 173, A.D.F. Book No. 1, Jild No. 3054, Pages 279 to 284 at Sl. No. 4785 on Dt. 25-05-2006 in the office of Sub-Registrar Roorkee.
- (11) Certified Copy of Khatoni for Khata No. 29, Khasra No. 38 Kh M of 1419 to 1424 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the names of Shri Pramod Kumar Agarwal S/o Shri Mahendra Kumar Agarwal & Shri Subhash Chand Kathuriya S/o Shri Ishwar Das.
- (12) Certified Copy of Khatoni for Khata No. 25, Khasra No. 38 Kh M of 1425 to 1430 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the names of Shri Pramod Kumar Agarwal S/o Shri Mahendra Kumar Agarwal & Shri Subhash Chand Kathuriya S/o Shri Ishwar Das.

Deepak Vaish

DEEPAK VAISH
Advocate

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



(27)

30-05-2025
Dated

(13) Certified Copy of Khatoni for Khata No. 40, Khasra No. 38 Kh M of 1431 to 1436 fasli of Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar in the name of Shri Prashant Kaushik S/o Shri Satish Kaushik with the mutation order in the name of present owner.

(14) Certified Copy of Sale Deed Dt. 14-03-2012 executed by Shri Pramod Kumar Agarwal S/o Shri Mahendra Kumar Agarwal & Shri Subhash Chand Kathuriya S/o Shri Ishwar Das in favour of Smt. Salma W/o Shri Bashir Ahmad & Smt. Naeema Khatoon W/o Shri Chhota which was registered vide Bahi No. 1, Jild No. 2042, Pages 165 to 180 at Sl. No. 2991 on Dt. 15-03-2012 in the office of Sub-Registrar-1st Roorkee.

(15) Original & Certified Copy of Sale Deed Dt. 28-08-2015 executed by Smt. Naeema Khatoon W/o Shri Chhota in favour of Smt. Vandana Saini W/o Shri Ashok & Smt. Munni W/o Shri Yashpal Singh & Shri Ravi S/o Shri Satyapal which was registered vide Bahi No. 1, Jild No. 3815, Pages 177 to 204 at Sl. No. 6738 on Dt. 28-08-2015 in the office of Sub-Registrar-1st Roorkee.

(16) Original & Certified Copy of Sale Deed Dt. 24-02-2023 executed by Smt. Vandana Saini W/o Shri Ashok & Smt. Munni W/o Shri Yashpal Singh & Shri Ravi S/o Shri Satyapal in favour of Shri Prashant Kaushik S/o Shri Satish Kaushik which was registered vide Bahi No. 1, Jild No. 6973, Pages 209 to 244 at Sl. No. 1737 on Dt. 24-02-2023 in the office of Sub-Registrar-1st Roorkee.

(17) Original & Certified Copy of Sale Deed Dt. 04-11-2024 executed by Shri Prashant Kaushik S/o Shri Satish Kaushik in favour of **M/s Sai Ishwar Food Industries Private Limited**, through its Directors Shri Arjun Batra & Siddharth Batra Ss/o Shri Pradeep Batra which was registered vide Bahi No. 1, Jild No. 8409, Pages 31 to 62 at Sl. No. 12133 on Dt. 04-11-2024 in the office of Sub-Registrar-1st Roorkee.

(18) Copy of Board Resolution of M/s Sai Ishwar Food Industries Private Limited

(19) Affidavit of Borrower / Mortgagor named above.

(20) 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.

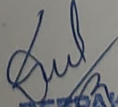
I, further certify that the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) are applicable to this property.

SCHEDULE OF THE PROPERTY

One Industrial Property, area measuring in East- 95 feet 6 inch, West- 126 feet, North- 72 feet, South- 64 feet 4 inch **having total area measuring 7350 Square feet i.e. 683.00 Square meter**, which is bounded in East- Way 16 feet wide, West- Factory of Pradeep Batra, North- Way 20 feet wide, South- Factory of Pradeep Batra, **bearing Part of Khasra No. 38 Kh M, Situated at Village-Bandakhedi, Pargana-Bhagwanpur, Tehsil-Roorkee, Distt.-Haridwar.**

Submitted by

Date: 30-05-2025
Place: Roorkee


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