

भाग 1

प्रस्तुतकर्ता अधिवा प्रार्थी द्वारा रखा जाने वाला  
उपनिबन्धक सदर तृतीय अलीगढ़ क्रम संख्या 2025013004093

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 13/02/2025

प्रस्तुतकर्ता या प्रार्थी का नाम पंकज गुप्ता एड०

लेख का प्रकार : मुआयना

2012 वर्ष से 2025 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुज्दार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 13/02/2025

दिनांक जब लेख प्रतिनिधि या तलाश 13/02/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक  
सूचीय कोष, अलीगढ़

भाग 1

भाग 1 की प्रतिनिधि पर फिर से लगाया जाने वाला

उपनिबन्धक सदर तृतीय अलीगढ़ क्रम संख्या 2025013004093

अधिनियम 16/1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिनिधि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम

पंकज गुप्ता एड०

2012 वर्ष से 2025 वर्ष तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 13/02/2025

दिनांक जब लेख प्रतिनिधि 13/02/2025

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

**Pankaj Gupta**  
Advocate  
Chamber No. 7  
Civil Courts, Aligarh

Residence:-  
4/23 Chase compound  
Jail Road, Aligarh  
Off. Katra Street, Aligarh

Resi: 0571-2420443, Mob. 9897148198

To,  
The Chief Manager  
Punjab National Bank  
Aligarh

**SPECIAL REPORT ON TITLE**

Reg: Land measuring 0.3670 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh owned by M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh

Aspects to be considered

Counsel's Statement

**A. Particulars**

1. Name of borrower with address

M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh

2-Name of the person offering mortgage

M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh

3. Details of the property to be mortgaged  
As per sale deed

Land measuring 0.3670 hectare which is part of khasra plot no.202 minzumla situated At village Harduaganj pargana & theseel Koil Ramghat Road Aligarh

**B. Investigation**

**1. Details of title deed / documents to be deposited for creation of mortgage:-**

(1) Certified copy of khatuni with regard to khasra plot no. 202 minzumla measuring 0.3670 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh in the name of Smt Rajdulari Jain w/o Sri Shri Niwas Jain for 1411-1416 fasli

  
15/02/2025

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- (2) Certified copy of khatuni with regard to khasra plot no. 202 minzumla measuring 0.3670 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh in the name of Sri Gyan Chandra Jain & Sri Ajay Kumar & Sri Vinod kumar for 1417-1422 fasli
- (3) Certified copy of khatuni with regard to khasra plot no. 202 minzumla measuring 0.3670 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh in the name of Sri Gyan Chandra Jain & Sri Ajay Kumar & Sri Vinod Kumar Jain for 1423-1428
- (4) Certified copy of khatuni with regard to khasra plot no. 202 minzumla measuring 0.3670 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh in the name of Sri Gyan Chandra Jain & Sri Ajay Kumar & Sri Vinod Kumar Jain & M/S Rasik Infra Constructions for 1429-1434
- (5) Original and certified copy of sale deed dated 28/06/2021 executed by Sri Gyan Chandra Jain s/o Sri Shri Niwas Jain r/o M-8/B Mahaveer park Aligarh & Sri Ajay Kumar Jain s/o Sri Shri Niwas Jain r/o A-12 Mahaveer park extension Aligarh & Sri Vinod Kumar Jain s/o Late Sri Shri Niwas Jain r/o 3/2 Lekhraj Nager with regard to land measuring 0.1223 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj Aligarh out of total land measuring 0.3670 hectare in favour of M/S M S Infracon Builders & Developers Aligarh through its partner Sri Sanjay Jadon & Sri Manoj Kumar Jadon duly registered at the office of sub registrar koil Aligarh in book no. 1 volume no.15708 page no.387/406 serial no. 7450 dated 14/07/2021
- (6) Original and certified copy of sale deed dated 28/06/2021 executed by Sri Gyan Chandra Jain s/o Sri Shri Niwas Jain r/o M-8/B Mahaveer park Aligarh & Sri Ajay Kumar Jain s/o Sri Shri Niwas Jain r/o A-12 Mahaveer park extension Aligarh & Sri Vinod Kumar Jain s/o Late Sri Shri Niwas Jain r/o 3/2 Lekhraj Nager Aligarh with regard to land measuring 0.1223 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj Aligarh out of total land measuring 0.3670 hectare in favour of M/S M S Infracon Builders & Developers Aligarh through its partner Sri Sanjay Jadon & Sri Manoj Kumar Jadon duly registered at the office of sub registrar koil Aligarh in book no. 1 volume no.15709 page no.01/20 serial no. 7451 dated 17/06/2021
- (6) Original and certified copy of sale deed dated 28/06/2021 executed by Sri Gyan Chandra Jain s/o Sri Shri Niwas Jain r/o M-8/B Mahaveer park Aligarh & Sri Ajay Kumar Jain s/o Sri Shri Niwas Jain r/o A-12 Mahaveer park extension Aligarh & Sri Vinod Kumar Jain s/o Late Sri Shri Niwas Jain r/o 3/2 Lekhraj Nager Aligarh with regard to land measuring 0.1223 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj Aligarh out of total land measuring 0.3670 hectare in favour of M/S M S Infracon Builders & Developers Aligarh through its partner Sri Sanjay Jadon & Sri Manoj Kumar Jadon duly registered at the office of sub registrar koil Aligarh in book no. 1 volume no.15709 page no.21/40 serial no. 7452 dated 14/07/2021
- (7) Original & certified copy of sale deed dated 12/06/2023 executed by M/S M S Infracon Builders & Developers Aligarh through its partner Sri Sanjay Jadon & Sri Manoj Kumar Jadon with regard to plot of land measuring 0.1223 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj Aligarh in favour of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti

  
15/10/2025

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Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh duly registered at the office of sub registrar koil Aligarh in book no. 1 volume no.16920 page no. 01/20 serial no. 6378 dated 19/06/2023

(8) Original & certified copy of sale deed dated 12/06/2023 executed by M/S M S Infracon Builders & Developers Aligarh through its partner Sri Sanjay Jadon & Sri Manoj Kumar Jadon with regard to plot of land measuring 0.1223 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj Aligarh in favour of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh duly registered at the office of sub registrar koil Aligarh in book no. 1 volume no.16920 page no. 21/40 serial no. 6379 dated 19/06/2023

(9) Original & certified copy of sale deed dated 12/06/2023 executed by M/S M S Infracon Builders & Developers Aligarh through its partner Sri Sanjay Jadon & Sri Manoj Kumar Jadon with regard to plot of land measuring 0.1223 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj Aligarh in favour of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh duly registered at the office of sub registrar koil Aligarh in book no. 1 volume no.16920 page no. 41/60 serial no. 6380 dated 19/06/2023

(10) Copy of partnership deed of M/S Rasik Infra Constructions Aligarh

(11) Affidavit of partners of M/S Rasik Infra Constructions

2-whether the certified copies has been obtained  
From registrar office

Yes

3. Whether documents given as original title  
Deeds raise any doubt or suspicions?

No

4. Whether the registration particulars Numbers,  
Date & page particulars as given in the title deed  
shown to the council tally with the particulars as  
stated in the records of the office of Sub-Registrar  
concern?

Yes

5. Whether the registration particulars: Numbers,  
date & page particulars as given in the title deed  
tally with the particulars as stated in certified copy  
as obtained from Registrar's office?

Yes

  
15/02/2025

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- |   |   |
|---|---|
| 6. Whether the photographs of the party affixed on Conveyance deed / title deed tally with the photograph seen in certified copy obtained from the Registrar's office?                  | Yes   |
| 7. Whether contents of / as given in the title deed Tally verbatim with the contents as stated in the Certified copy obtained from Registrar's office?                                  | Yes   |
| 8. Whether the property has been mutated in the name of the person offering mortgage?   | Yes in revenue records                        |
| 9. Whether equitable mortgage can be created at The place where the branch disbursing the loan is Situated?   |   |
| 10. Whether there is any bar under any local law For creation of the mortgage of the property to be mortgaged?  | No  |
| 11. Whether there are any restrictions regarding sale of the property to be mortgaged?  | No  |
| 12. Whether all the approvals, clearance/sanctions Required for the creation of the mortgage have been obtained? If, not obtained what are such Sanctions, approvals yet to be obtained | Not applicable                                |
| 13. Whether the property is ancestral /or under joint Ownership or the minor is having interest in the Property ? If, so its effect thereof?  | It is sale deed there is no interest of minor |
| 14. Whether the property to be mortgaged has been acquire under Land Acquisition Act, 1894?   | No  |
| 15. Whether Urban Land Ceiling Act is applicable in the state where the property is located?  | Such Act has already repealed                 |
| 16. In case of leasehold property, whether permission NOC from lesser is required for creation of mortgage?   | Not required                                  |
| 17. Whether permission of the lesser/NOC obtained? What is the rate of sharing of unearned income with Lesser in the event of sale of property?   | Not required                                  |

  
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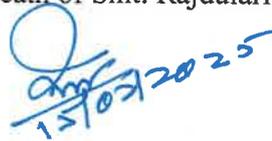
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- |  |                |
|--|----------------|
| 18. Whether copy of title deed favouring lesser (other than Govt.) is made available to examine the Validity of the Lease?   | Not applicable |
| 19. Whether terms and condition given in the lease deed 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 Dept.? | Not required   |
| 21. In respect of Agriculture land, whether the 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 towards the mortgage?   | Yes            |
| 23:- Whether the mortgaged property is enforceable Under SERFAESI Act 2002   | Yes            |
| 24:- Whether the property in question is a part of Park area of green belt   | No             |
| 25:- Based on the documents available whether The owners title is saleable   | Yes            |
| 26:- Based on the documents available whether The owners title is transferable?  | Yes            |

**Chain of title (Brief history by which applicant derived his / her / their title of property in question.)**

From the bare perusal of documents of title and recitals therein it is clear that Smt. Rajduari Jain w/o Sri Shri Niwas Jain was the bhumidhar with transferable with regard to khasra plot no. 202 minzumla measuring 0.3670 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh and her right in the said land has been recorded since 1383 fasli It is further clear that after the death of Smt. Rajdulari Jain the name of her heirs namely Sri Gyan Chandra Jain s/o Late Sri Shri Niwas Jain r/o M-8/B Mahaveer park Aligarh & Sri Ajay Kumar Jain s/o Sri Shri Niwas Jain r/o A-12 Mahaveer park extension Aligarh & Sri Vinod Kumar Jain s/o Late Sri Shri Niwas Jain r/o 3/2 Lekhraj Nager Aligarh has been mutated in revenue records in her place Hence after the death of Smt. Rajdulari Jain Sri Gyan

  
15/07/2025

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Chandra Jain s/o Late Sri Shri Niwas Jain r/o M-8/B Mahaveer park Aligarh & Sri Ajay Kumar Jain s/o Sri Shri Niwas Jain r/o A-12 Mahaveer park extension Aligarh & Sri Vinod Kumar Jain s/o Late Sri Shri Niwas Jain r/o 3/2 Lekhraj Nager Aligarh were the recorded bhumidhar with transferable right with regard to land khasra plot no 202 minzumla measuring 0.3670 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh It is further clear that Sri Gyan Chandra Jain s/o Late Sri Shri Niwas Jain r/o M-8/B Mahaveer park Aligarh & Sri Ajay Kumar Jain s/o Sri Shri Niwas Jain r/o A-12 Mahaveer park extension Aligarh & Sri Vinod Kumar Jain s/o Late Sri Shri Niwas Jain r/o 3/2 Lekhraj Nager Aligarh sold land khasra plot no 202 minzumla measuring 0.3670 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh vide three registered sale deeds dated 28/06/2021 to M/S M S Infracon Builders & Developers Aligarh through its partner Sri Sanjay Jadon & Sri Manoj Kumar Jadon and further it is also clear that on the basis of the sale deed the name of M/S M S Infracon Builders & Developers Aligarh through its partner Sri Sanjay Jadon & Sri Manoj Kumar Jadon has been recorded in the revenue records in place of Sri Gyan Chandra Jain & Sri Vinod Kumar Jain & Sri Ajay Kumar Jain It is further clear that M/S M S Infracon Builders & Developers Aligarh through its partner Sri Sanjay Jadon & Sri Manoj Kumar Jadon sold land khasra plot no 202 minzumla measuring 0.3670 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh vide three registered sale deeds dated 12/06/2023 to M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh and further clear that on the basis of the three sale deeds the name of M/S Rasik Infra Constructions Aligarh has been mutated in the revenue records in place of previous owners Hence on the basis of the aforementioned documents M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh is the owner of land measuring 0.3670 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh It is further clear from the sanction letter issued by ADA Aligarh with regard to file no. AGDA/LD./24-25/0445 map for plotted residential development/plotted housing/02831/AGDA/24-25/23122024 has been sanctioned Hence now M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal & Sri Rajesh Mittal is owner of land measuring 0.3670 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh and partners of the said firm are competent to equitably mortgaged the said property by depositing of **all above detailed original three sale deeds dated 28/06/2021 and three original sale deeds dated 12/06/2023** and others documents as detailed and described above The chain of title is also clear and unbreakable Thus the title of mortgagor / borrower M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal & Sri Rajesh Mittal is clear and marketable The title of mortgagor / borrower is clear in respect of the property in question and is confirmed Hence M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel

  
15/02/2025

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Koila Aligarh has good clear and marketable title thereof The chain of title is clear and complete.

The provisions of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 are applicable over the aforesaid property

 Submitted  
Pankaj Gupta 15/02/2025

Advocate

**Pankaj Gupta**  
Advocate  
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ANNEXURE V

**CERTIFICATE**

To,  
The Chief Manager,  
Punjab National Bank  
Aligarh.

**Opinion on investigation of title and obtained search report in respect of Land measuring 0.3670 hectare which is part of khasra plot no. 202 Minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh owned by M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh**

Sir,

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

I have answered all the questions in the special report enclosure.

I hereby certify that the registration particulars: numbers, date & page particulars etc as shown in original sale deeds **three dated 12/06/2023** and contents thereof tally with the information as stated in the records of the office of Sub- Registrar / Registrar of Assurance as well as with certified copy of the sale deeds which are obtained by me is enclosed with this certificate.

I further certify that photographs of previous owner and partners of present owners has been affixed /seen in the original and certified copy of sale deeds dated **three dated 12/06/2023** and all other contents of the sale deeds 12/06/2023 are also tally with the records of the registration office as well as certified copy of the title deed and the photographs has also been affixed /seen in the original and certified copy of sale deed

The chain of title relating to property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar / Registrar of Assurance and also from the records of other appropriate authorities.

I shall be liable / responsible if any loss is caused to the bank due to negligence on my part in making search and bank has un qualified right to publish my name for including in the

  
15/10/2025

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caution list being maintained by Indian Banks association or Reserve bank of India or any other such body for circulation amongst bank

The search report of which is annexed hereto has been conducted by me for the period from 2012 to 10/02/2025 with regard to Land measuring 0.3670 hectare which is part of khasra plot no. 202 Minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh owned by M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh and does not disclosed any registered charge encumbrance and are competent to sell or transfer or mortgage the said land in favour of bank The valid mortgage can be created by deposit of **original three sale deeds dated 28/06/2021 and three original sale deeds dated 12/06/2023** along with other document mentioned in column no. B-1 of the investigation of Special Report

I have not given earlier opinion on investigation of title relating to the part of same property to Punjab National Bank

I find no defects in the title of the person offering mortgage i.e present owner of the property

The **original three sale deeds dated 28/06/2021 and three original sale deeds dated 12/06/2023** as detailed in special report on title is original & genuine and not duplicate or fake as observe by me.

I hereby certify that M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh have clear valid and marketable title over the property and are competent to equitably mortgage the same in favour of bank

  
Pankaj Gupta  
Advocate

Enclosed:- Search receipt no. 2025013004093 dated 13/02/2025

Before Chief Manager

Punjab National Bank

Aligarh

Affidavit of Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh partners of M/S Rasik Infra Constructions Aligarh

We the above named deponents take oath and states as under:-

- 1:- That the deponents are the partners of M/S Rasik Infra Constructions Aligarh and the said firm is duly registered and has not been dissolved till today and besides the deponents no other partner in the said firm
- 2:- That deponents firm purchased land measuring 0.3670 hectare which is part of khasra plot no. 280 Minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh vide three registered sale deeds 12/06/2023 from M/S M S Infracon Builders & Developers Aligarh through its partner Sri Sanjay Jadon & Sri Manoj Kumar Jadon and after purchase of the land the name of the deponents firm has been mutated in the revenue records in place of previous owner and presently deponents firm is the owner in possession of the said land
- 3:- That map for the development of residential colony has been sanctioned by ADA in favour of the deponents
- 4:- That the nature of the land after the sanction of the map is residential
- 5:- That deponents firm has applied for loan and deponents firm offered his afore said property as security for the said loan and equitably mortgaging the same in favour of bank by depositing the original sale deed In order to assure the bank about the clear title and marketability of the said property and on the basis the bank has to take up the proposal, deponents are furnishing the following declaration and information which are true and real facts and the bank can rely upon the same to consider the loan application
- 6:- We say that the afore mention property is free from all registered charge and encumbrances
- 7:- That the deponents and its firm will not voluntarily created any charge over the above mentioned property in favour of any individual or financial institution as a security for any loan by way of equitable mortgage by deposit of title deed or registered mortgaged or any others means, until and unless the loan of the is paid up and the property is free from all encumbrances
- 8:- We say that the said property is not under/ subject to any order of injunction or attachment or forfeiture or impounding or any similar order of whatever name/description from any civil or criminal court, sale tax, Income tax, revenue recovery or such other authority and deponents undertake that deponents do not to do or omit to do any act which

might result in issuing of any such order on the said property at any time till the discharge of entire liabilities to bank

7:- We say that the above property is not the subject matter of any civil suit/litigation either filed by us or by our family member's relative or any other person or persons

8:- We say that deponents and its firm have paid all the taxes, revenue etc up to date to the authorities concerned and not in arrears of sales tax, Income tax House tax, or any revenue dues to local authority and no proceedings are pending in any court/tribunals regarding the same

9:- We say that deponents will not entered into any agreement with anybody to sell or sell the abovementioned property until total loan amount is paid up to the bank

10:-We say that deponents and its firm have not availed any loan facility against the aforementioned property and have not equitably ,mortgage the aforementioned property in favour any bank or financial institutions by depositing original title deed and except that has not mortgage the said property in favour of any bank or any other person or institution in connection with the above property the deponents further say that they are fully aware that the loan will be sanctioned on the security of the property mentioned above by the bank purely on the basis of this declaration deponents will be liable for civil or criminal legal action if any one or more of the above declaration is or are found out to be false or incorrect

Verification:-

We the above named deponents partners of M/S Rasik Infra Constructions Aligarh do hereby verified at Aligarh on \_\_\_\_\_ that the contents of above pares are true to our personal knowledge

**Pankaj Gupta**  
Advocate  
Chamber No. 7  
Civil Courts, Aligarh

Residence:-  
4/23 Chase compound  
Jail Road, Aligarh  
Off. Katra Street, Aligarh

Resi: 0571-2420443, Mob. 9897148198

ANNEXURE- VB

**SEARCH REPORT**

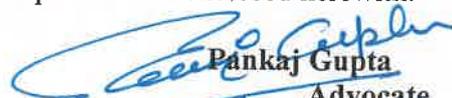
To,  
Chief Manager,  
Punjab National Bank  
Aligarh

Sir,  
Search report relates to searches made in :  
Sub-Registrar Office  
Registrar of Companies  
Courts  
Other Offices  
Offices of the Co-operative Society  
Aligarh Development Authority

Any other document(s) \_\_\_\_\_ No. \_\_\_\_\_

1. Sub- Registrar/Registrar of Assurance Office:  
The encumbrance certificate was obtained from the office of Sub-Registrar Koil District Aligarh for 2012 to 10/2/2025 period and the same did not disclose any encumbrances:
2. Besides obtaining encumbrance certificate from sub registrar personal search was carried out by me for the purposes and Inspection of records was made on 13/02/2025 period from 2012 to 10/02/2025 at the office of Sub-Registrar, Koil Aligarh The search report does not disclosed any prior registered mortgage
3. The ownership of the property being a company, search was conducted in the following offices:-  
The search report made out in the office of Registrar of Companies disclosed: Not applicable
4. Inspection of Court records disclosed: Not applicable
5. Search made/Inspections carried out in the following Office Sub registrar Koil District Aligarh

All documents referred in Colum No. B-1 in special report on title enclosed herewith.

  
Pankaj Gupta  
Advocate  
15/02/2025



शुभकामिनी  
1379  
2009-10

आपकी राशि 21,23 < इतिहास राशि में अंतर राशि  
 धारण- 22,000.00, 10-00-00, 21,23  
 शानुपसर्ग 141-141.6 USD  
 शीर्ष- 100) शुद्धी का अंतर राशि राशि राशि का अंतर राशि

00150	00151
<p>संशोधन विभाग            प्रमुख, संशोधन विभाग</p>	<p>संशोधन विभाग            प्रमुख, संशोधन विभाग            प्रमुख, संशोधन विभाग            प्रमुख, संशोधन विभाग            प्रमुख, संशोधन विभाग</p>
<p>0.5750</p>	<p>0.5750</p>
<p>21,23</p>	<p>21,23</p>
<p>0.0810</p>	<p>0.0810</p>
<p>0.1640</p>	<p>0.1640</p>
<p>0.0660</p>	<p>0.0660</p>
<p>3 कुल अंश: 0.2570</p>	<p>3 कुल अंश: 0.2570</p>
<p>2,7750</p>	<p>2,7750</p>
<p>0.0810</p>	<p>0.0810</p>
<p>0.4640</p>	<p>0.4640</p>
<p>0.2640</p>	<p>0.2640</p>

00151

25-08-01 के अनुसार छत्तपलसिंह पुत्र मोदीयम  
 नि० हनुआ ने खाता सं० 1561/3.584 में उक्त भूमि  
 पर 50,000/- कर्जा लिया। हॉले सं० 18-12-01  
 दिवसी - एस०जी०आई० हनुआंगल के नि०प०दि०  
 5.6.07को छत्तपलसिंह व महेंद्रपाल शर्मा पुत्र मोदीयम  
 नि०ग्राम ने खाता सं० 151/3.594.282/0.117 पर मु०  
 150000/- रुपय लेकर भूमि वक कर दी है हॉले सं० 10.10.07  
 टि-1416स०, शाखा प्रबंधक श्रेयस श्रीवास्तव के  
 हनुआंगल के पार मुक्त प्रमाण पत्र दि० 22.10.08  
 के आधार पर खातेदार छत्तपलसिंह पुत्र उन्नीसिंह  
 स्थित ग्राम हनुआंगल के खाता सं० 151/5.916  
 हे० पर दि० 9.2.2000 को 45000/- का ऋण  
 लिया था उक्त ऋण दि० 12.5.02 को जमा कर दिया  
 है, अतः खाता पार मुक्त अंकित है। हॉले सं०

पृष्ठ संख्या : 65 of 452



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खतानी क्रमा संख्या	संरक्षक का नाम	संरक्षक का नाम / पता	निवासी पता	प्रारम्भ होने का फसली वर्ष	गाटे की खसरा संख्या	प्रत्येक गाटे का क्षेत्रफल ( हे. )	जायद्वार बारा देव मालगुजारी या लगान वाले अधिकारी का पद	दिपानी
1	2	3	4	5	6	7-12	13	
00152	डीतर सिंह	खेम सिंह	वि. ग्राम	कुल गाटे : 4 कुल क्षे : 3.5840	कुल गाटे : 780	1.2540 0.6510 0.0230 0.3460 0.3110	डीपानी - एस0बी0आई0 हरदुआगंज के नि0बी0दि0 08-09-99 डीतरसिंह पुत्र खेमसिंह ने खता से0 152/2.585 व 155/0.371 पर 35000/- कर्जा लेकर भूमि चंकेक की । ह0ले0 अपडिजि	00152
00153	छोटलाल मरुा चन्ड श्यामसुन्दर	चिंजोलाल गोपेशचाम डीरालाल	वि. ग्राम वि. ग्राम वि. ग्राम	कुल गाटे : 5 कुल क्षे : 2.5850	कुल गाटे : 36म.	0.0810	(डिपानी - एस0बी0आई0 हरदुआगंज के नि0बी0दि0 24-12-02 खता से0 152 पर डीतरसिंह पुत्र खेमसिंह ने 1,000000/- कर्जा लेकर भूमि चंकेक की । ह0ले0अपडिजि	00153
00154	डीतर सिंह	अम सिंह	वि. ग्राम	कुल गाटे : 1 कुल क्षे : 0.0810	कुल गाटे : 828	0.3730	(डिपानी - एस0बी0आई0 हरदुआगंज के नि0बी0दि0 08-09-99 डीतरसिंह पुत्र खेमसिंह ने खता से0 152/2.585 व 155/0.371 पर 35000/- कर्जा लेकर व भूमि चंकेक की । ह0ले0अपडिजि	00155
00155	डीतरसिंह अंशुभा-नाथ नारायण	वि. ग्राम वि. ग्राम वि. ग्राम	वि. ग्राम वि. ग्राम वि. ग्राम	कुल गाटे : 1 कुल क्षे : 0.3710	कुल गाटे : 266	2.5180		00156



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प्रारम्भ होने का फसली बने  
 गट्टे की बसरा संख्या  
 गट्टे की बसरा संख्या  
 क्षेत्रफल (हे.)  
 या लगान  
 7-12  
 13



नि० कोइरा न० ग्राम का नाम खरिज करके चौधरी  
 हीरालाल पुत्र रामसिंह नि० नूरुं सरवर कालोनी  
 रामदाट रोड अलीगढ का नाम बज्रिय वेनाम नि०  
 06.01.09 दर्ज हो । ह०र०का० 07.3.09  
 1416न०, श्रवस गा० बैंक हरदुआमज के नि० न०  
 नि० 06.03.09 को चरनसिंह पुत्र सरदारसिंह नि०  
 हरदुआमज के खाला स० 423/0.173 का 1/18 भाग  
 व खाला स० 428/5.141 का 1/18 भाग पर न०  
 150,000/- रु० का कर्जा लिया । ह०र०का०  
 21.4.09

कुल गाटे : 17 कुल हे. : 5.1410  
 1384फ 176फि 0.4090  
 1384फ 202फि 0.3670  
 1383फ 190फि 0.9450

00429 राजदुलारी श्रीनिवास नि. ग्राम  
 कुल गाटे : 3 कुल हे. : 1.7210  
 85.15

कुल गाटे : 2 कुल हे. : 3.0690  
 41360 981 2.0350  
 41360 1052 3.0440

00430 राजदुलारी टिकमसिंह टिकमसिंह टिकमसिंह  
 कुल गाटे : 2 कुल हे. : 3.0690  
 41360 981 2.0350  
 41360 1052 3.0440

00419 सत्य प्रतिसिधि 22-1-28  
 राजसूय अभिलेखागार 00429  
 कलेक्ट्रेट, जयपुर

प्राधाना पत्र होने का दिनांक 22-1-28 प्रतिसिधि कर्ता  
 नकल तैयार होने का दिनांक 22-1-28 प्रतिसिधि कर्ता  
 प्रतिसिधि कर्ता सख्या 22-1-28

B (3)



## उद्धरण खतौनी

उद्धरण क्रमांक : 122539202501538

ग्राम क्रमांक : 122539 ग्राम का नाम (परगना) : हरदुआगंज(कोल) तहसील : कोल जनपद : अलीगढ़ फसली वर्ष : 1429-1434 (01 जुलाई, 2021 से 30 जून, 2027)  
भाग : 1 (1) खाता संख्या : 00311

श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधरो के अधिकार में हो।

खातेदार का विवरण		खातेदारी प्रारम्भ होने का विवरण		भूमि का विवरण		खातेदार का अंश		
खसरा/गाटा संख्या	(2) नाम/पिता-पति-संरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं0 (अन्तिम चार अंक) अथवा पैन नं0 (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)	(3) न्यायालय का नाम / कम्प्यूटरीकृत वाद संख्या अथवा आदेश संख्या / आदेश का दिनांक / जोत का आधार	(4) वर्ष	(5) गाटा (यूनीक कोड)	(6) गाटे का कुल क्षेत्रफल (हे.)	(7) हिस्से में	(8) क्षेत्रफल में (हे.)	(9) खातेदार द्वारा देय भू-राजस्व
202मि.	1) अजय कुमार/श्रीनिवास/नि. ग्राम 2) ज्ञानचन्द्र/श्रीनिवास/नि. ग्राम 3) विनोद कुमार/श्रीनिवास/नि. ग्राम	1384फ	202मि. (1225390202200212)	0.3670	1) 1/3 2) 1/3 3) 1/3	1) 0.1223 2) 0.1224 3) 0.1223	18.15	
कुल गाटे- एक कुल क्षेत्रफल- शून्य दशमलव तीन छः सात शून्य (हेक्टेयर) कुल भू-राजस्व - एक आठ दशमलव एक पाँच रुपये कुल अंश का क्षेत्रफल - शून्य दशमलव तीन छः सात शून्य (हेक्टेयर)								
नामान्तरण / परिवर्तन का विवरण				दर्ज किया गया				
(10) न्यायालय का नाम / कम्प्यूटरीकृत वाद संख्या अथवा आदेश संख्या / आदेश का दिनांक / नामान्तरण का आधार / डिजिटल हस्ताक्षर नाम / डिजिटल हस्ताक्षर दिनांक	(11) नाम / पिता-पति-संरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं0 (अन्तिम चार अंक) अथवा पैन नं0 (6-9 स्थान के अंक) / पता /	(12) गाटे का खसरा नम्बर / यूनीक कोड	(13) क्षेत्रफल (हे.)	(14) नाम / पिता-पति-संरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं0 (अन्तिम चार अंक) अथवा पैन नं0 (6-9 स्थान के अंक) / पता /	(15) गाटे का खसरा नम्बर / यूनीक कोड	(16) क्षेत्रफल (हे.)		



निवासी कान नं० 2/591 बी गंगा जवाहर कालोनी रामघाट रोड अलीगढ़ व राजेश कुमार मित्तल पुत्र मोहनलाल मित्तल निवासी फ्लैट नं० ए-507 रसिक टॉवर स्टार सिटी तालानगरी रामघाट रोड अलीगढ़ का नाम बजरीये बेनामा दिनांक 19-06-2023 के आधार पर दर्ज हो। ह.र.का. 4.10.23

7) 1431फ. आदेश ना.तह.मोरथल वाद सं० 130/2022/180/2022/3590 दि० 24.01.24 के अनुसार गाटा सं० 176मि० रकवा 0.4090 है० लगानी 60ख. के अपने सम्पूर्ण भाग से रकवा 0.27266 है० से दानदाता ज्ञान चन्द्र पुत्र श्रीनिवास निवासी हरदुआंगज परगना व तहसील कोल अलीगढ़ हाल निवासी एम-8-बी महावीर पार्क तहसील कोल जिला अलीगढ़ व विनोद कुमार पुत्र श्रीनिवास निवासी हरदुआंगज परगना व तहसील कोल अलीगढ़ हाल निवासी 3/2 लेखराज नगर समद रोड तहसील कोल अलीगढ़ का नाम खारिज करके दानग्रहीता अजय कुमार जैन पुत्र श्रीनिवास जैन निवासी हरदुआंगज परगना व तहसील कोल अलीगढ़ हाल निवासी ए-12 महावीर पार्क एक्सटेंशन रामघाट रोड तहसील कोल अलीगढ़का नाम बजरीये दान पत्र दिनांक 12.12.2022 के आधार पर दर्ज हो। ह.र.का. 1.02.24

**Data Digitally Signed by: Ram Prakash Lodhi (R K)**  
**दिनांक/समय/स्थान: 28-01-2025 11:03:52 तहसील : कोल**

❶ यह उद्घरण खतौनी इलेक्ट्रॉनिक डिलीवरी सिस्टम द्वारा तैयार की गयी है तथा डाटा डिजीटल हस्ताक्षर द्वारा हस्ताक्षरित है।

**मुद्रित कर्ता : ANIL KUMAR UPADHYAY तहसील : कोल**  
**मुद्रित दिनांक एवं समय: 28-01-2025 11:03:52**  
 ❶ Not Applicable For Online Prints ❶ उपरोक्त उद्घरण खतौनी का वैरीफिकेशन <https://upbhulekh.gov.in> Website पर जाकर अथवा QR Code Scan करके किया जा सकता है।

