

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर तृतीय अलीगढ़ क्रम संख्या 2025013004004

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 11/02/2025

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. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 11/02/2025

दिनांक जब लेख प्रतिलिपि या तलाश 11/02/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उपनिबन्धक सदर तृतीय अलीगढ़ क्रम संख्या 2025013004004

अधिनियम 16 1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिलिपि 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 11/02/2025

दिनांक जब लेख प्रतिलिपि 11/02/2025

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक
तृतीय कोष, अलीगढ़

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 0.8550 hectare which is part of khasra plot no. 280 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 0.8550 hectare which is part of khasra plot no.280 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. 280 minzumla measuring 0.8550 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


15/04/2025

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

(2) Certified copy of khatuni with regard to khasra plot no. 280 minzumla measuring 0.8550 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh in the name of Sri Gyan Chandra Jain & Sri Ajay Kumar & Sri Vinod kumar for 1423-1428 fasli

(3) Certified copy of khatuni with regard to khasra plot no. 280 minzumla measuring 0.8550 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh in the name of Sri Gyan Chandra Jain & Sri Ajay Kumar & Sri Vinod kumar & M/S Rasik Infra Constructions for 1429-1434

(4) Original and certified copy of sale deed dated 22/04/2021 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 & Sri Mahesh Chandra Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh & Sri Vikas Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh with regard to land measuring 0.171 hectare which is part of khasra plot no. 280 minzumla situated at village Harduaganj Aligarh out of total land measuring 0.8550 hectare 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.15649 page no.181/202 serial no. 6044 dated 11/06/2021

(5) Original and certified copy of sale deed dated 22/04/2021 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 & Sri Mahesh Chandra Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh & Sri Vikas Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh with regard to land measuring 0.171 hectare which is part of khasra plot no. 280 minzumla situated at village Harduaganj Aligarh out of total land measuring 0.8550 hectare 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.15649 page no.203/226 serial no. 6045 dated 11/06/2021

(6) Original and certified copy of sale deed dated 22/04/2021 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 & Sri Mahesh Chandra Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh & Sri Vikas Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh with regard to land measuring 0.171 hectare which is part of khasra plot no. 280 minzumla situated at village Harduaganj Aligarh out of total land measuring 0.8550 hectare 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

Pankaj Gupta
12/06/2025

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

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.15649 page no.227/248 serial no. 6046 dated 11/06/2021

(7) Original and certified copy of sale deed dated 22/04/2021 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 & Sri Mahesh Chandra Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh & Sri Vikas Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh with regard to land measuring 0.171 hectare which is part of khasra plot no. 280 minzumla situated at village Harduaganj Aligarh out of total land measuring 0.8550 hectare 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.15649 page no.249/270 serial no. 6047 dated 11/06/2021

(8) Original and certified copy of sale deed dated 22/04/2021 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 & Sri Mahesh Chandra Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh & Sri Vikas Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh with regard to land measuring 0.171 hectare which is part of khasra plot no. 280 minzumla situated at village Harduaganj Aligarh out of total land measuring 0.8550 hectare 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.15649 page no.271/292 serial no. 6048 dated 11/06/2021

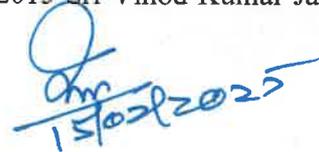
(9) Copy of statement of account of M/S Rasik Infra Constructions Aligarh of Punjab National Bank Aligarh

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

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

(12) Certified copy of plaint of original suit no.1108 of 2015 Sri Vinod Kumar Jain v/s Sri Gyan Chandra Jain & others Civil Judge (SD) Aligarh

(13) Certified copy of decree passed in original suit no.1108 of 2015 Sri Vinod Kumar Jain v/s Sri Gyan Chandra Jain & others Civil Judge (SD) Aligarh


15/02/2025

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

(14) Certified copy of compromise in original suit no.1108 of 2015 Sri Vinod Kumar Jain v/s Sri Gyan Chandra Jain & others Civil Judge (SD) Aligarh

- 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
6. Whether the photographs of the party affixed on
Conveyance deed / title deed tally with the photo-
graph 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
Situating? Yes
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 Not applicable


15/02/2025

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

- been obtained? If, not obtained what are such Sanctions, approvals yet to be obtained
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
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 No


15/02/2025

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

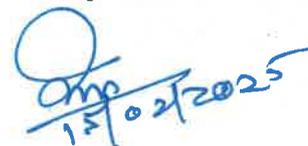
Park area of green belt

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 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 were the recorded bhumidhar with transferable right with regard to land khasra plot no 280 minzumla bearing khata no. 00310 measuring 0.8550 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh and his right in the said land has been recorded since 1360 fasli It is further clear from the copy of plaint and compromise decree that a partition took place between Sri Gyan Chandra Jain and others and some part of the land of khasrs plot no. 280 minzumla comes in to the share of Sri Mahesh Chandra Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh & Sri Vikas Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh It is further clear that vide five registered sale deeds all dated 22/04/2021 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 & Sri Mahesh Chandra Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh & Sri Vikas Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh sold entire land measuring 0.8550 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh 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 0.8550 hectare which is part of khasra plot no. 280 minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh It is further clear from the entries of khatuni that after purchase of the land by M/S Rasik Infra Constructions Aligarh the nature of the land has been changed from agricultural to non-agriculture vide order dated 18/12/2021 passed by SDM Koil Aligarh in case no. 496/2021/3318 Hence now M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal & Sri Rajesh Mittal is owner of land measuring 0.8550 hectare which is part of khasra plot no. 280 minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh and partners of the said firm are


15/10/2025

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

competent to equitably mortgaged the said property by depositing of **all above detailed original five sale deeds dated 22/04/2021** 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 Koil 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
15/07/2025
Pankaj Gupta

Advocate

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 V

CERTIFICATE

To,
The Chief Manager,
Punjab National Bank
Aligarh.

Opinion on investigation of title and obtained search report in respect of Land measuring 0.8550 hectare which is part of khasra plot no. 280 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 five original sale deeds 22/04/2021 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 copy and certified copy of sale deeds dated 22/04/2021 and all other contents of the sale deeds 22/04/2021 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 caution list being maintained by Indian Banks association or Reserve bank of India or any


15/02/2025

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

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 05/02/2025 with regard to Land measuring 0.8550 hectare which is part of khasra plot no. 280 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 22/04/2021 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 sale deed 22/04/2021 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. 2025013004004 dated 11/02/2025

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 05/2/2025 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 11/02/2025 period from 2012 to 05/02/2025 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
11/02/2025

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 0.8550 hectare which is part of khasra plot no. 280 Minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh vide five registered sale deed dated 22/04/2021 from 2021 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 & Sri Mahesh Chandra Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh & Sri Vikas Jain s/o Sri Gyan Chandra Jain r/o M-8/B Mahaveer park Aligarh 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 deponents firm paid sale considerations by post-dated cheques and said all cheques has been honoured by the bank and all the sale consideration has been paid to the seller
- 4:- That the nature of the land has been changed from agricultural to non-agricultural and for that endorsement has been made in the revenue records
- 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 do hereby verified at Aligarh
on _____ that the contents of above pares are true to our personal
knowledge

00285.15 का 3 कुल भाग में बाँटकर दो नए
 श्रीनिवास अर्ध नि 0 प्राप्त नि 0 सं 0 एक - 8

श्रीनिवास अर्ध का नाम खरिज करके मनीज
 प्रताप सिंह पुत्र चन्द्रप्रताप सिंह नि 0 भरतुआ
 हाउस सराय सुल्तानी व मनीज कुम जयदेव पुत्र
 सुखवीर सिंह नि 0 2/3 प्लॉ आई.जी. ए. 000000 कालोनी
 विकास नगर अंगरा रोड अलीगढ़ व सन्दीप कुमार पुत्र
 किशन लाल नि 0 कोर्ट आफ वाईट कम्पाउण्ड
 गांधी पार्क अलीगढ़ व कादिकेय सिंह पुत्र जयवीर सिंह
 नि 0 11/14 सेक्टर 3 राजेंद्रनगर सोहिवाबाद जिला
 गणियबाद का नाम बजारीय बेनामा दि 0 7.12.10 तक
 हो।हर0का0 27.1.11

85.15

कुल गाटे : 3 कुल सं : 1.7210

00514

1418क. व आदेश नरसोत्तार-व्यापिक कोल वाद
 सं 0 175/13.1.11/27.1.11 के अनुसार खान सं 0 282
 केगाटा सं 0 190.0.691 व खान सं 0 284 के गाटा सं 0
 190/सं 0.945 व खान सं 0 285 के गाटा सं 0
 190/सं 0.945 व खान सं 0 285 के गाटा सं 0
 190/सं 0.945 व खान सं 0 285 के गाटा सं 0
 190/सं 0.945 व खान सं 0 285 के गाटा सं 0

1386क 190सं 0.3230
 पु.360 280सं 0.8550

नि. प्रम
 नि. प्रम
 नि. प्रम

श्रीनिवास
 श्रीनिवास
 श्रीनिवास

श्रीनिवास
 किनाद कुमार
 अनजय कुमार



Handwritten signature in blue ink.

Surya

नकल खरीदी 3/11/2018
 यह न सह कोल जिला प्रतीति
 नकल 14/11/2018

दिनांक 12/10

00299	जिलाधिकारी / अलीगढ़ कीरपाल / छत्रपाल / नि. इब्राहीमबाद मंग्राम शीलादेवी / छत्रपाल / नि. इब्राहीमबाद मंग्राम	कुल योग खाता-	166.3	1-3720	₹ 67.9	1422फ. उपजिलाधिकारी सहकलेक्टर 0प्र0प्र0 कोल अलीगढ़ वाद स0 20141802024846अ0ध0 143 ज0वि0ए0भू0व्य0अधि0मौजा हरदुआगंज पर0 व तह0 कोल जिला अलीगढ़ ज्ञानचन्द्र जैन आदि वनाम सरकार वाद मे दि0 29.11.14 को आदेश हुआ कि मौजा हरदुआगंज स्थित खाता स0 281 के गाटा स0 176 रकवा 1.292 हे0 ल0 25.50 रू0 को अर्कषिक भूमि घोषित किया जाता है। हरदुआगंज 3.12.14	00281
00300	ज्ञान चन्द्र जैन / श्रीनिवास जैन / नि. ग्राम अजय कुमार जैन / श्रीनिवास जैन डायरेक्टर अतिशय / नि. ग्राम / आइस एण्ड कोल्ड स्टोरेज प्रा. / / ति. अलीगढ़ / विनोद कुमार / श्रीनिवास / नि. ग्राम	कुल योग खाता-	1397फ	1-2920	₹ 25.5	00282	
00301	ज्ञान चन्द्र जैन / श्रीनिवास जैन / नि. ग्राम	कुल योग खाता-	1392फ	0-2020	₹ 10.25	01204	
00302	ज्ञान चन्द्र जैन / श्रीनिवास जैन / नि. ग्राम हाइटस विल्ड टैक आफिस अलीग / कारपोरेट प्लाजा-1 मौरिस रोड / प्रोपराइटर भनोज कुमार शर्मा / मिथेशचन्द्र शर्मा / नि. ग्राम 9/11/15-2/16/2018	कुल योग खाता-	पू1360	0.8550	₹ 43.4	00283	
00303	ज्ञान वती / विजयपाल / नि. इब्राहीमबाद मंग्राम	कुल योग खाता-	1399फ	0.3450	₹ 8.55	00285	
00304	ज्ञानचन्द्र / श्रीनिवास / नि. ग्राम विनोद कुमार / श्रीनिवास / नि. ग्राम अजय कुमार / श्रीनिवास / नि. ग्राम	कुल योग खाता-	पू1360	0.8550	₹ 42.25	00284	
00305	ज्ञानचन्द्र / श्रीनिवास / नि. ग्राम विनोद कुमार / श्रीनिवास / नि. ग्राम अजय कुमार / श्रीनिवास / नि. ग्राम	कुल योग खाता-	1384फ 1384फ	0.4090 0.3670	₹ 38.4		



सत्य-प्रतिलिपि
 सजस्व अभिलेखागार
 सहसील-कोल, अलीगढ़

यह खतोनी इलेक्ट्रॉनिक डिलीवरी सिस्टम द्वारा तैयार की गयी है तथा डाटा डिजिटल हस्ताक्षर द्वारा हस्ताक्षरित है।
 प्र0 पत्र प्री0 होने का दिनांक 10/12/2018
 नकल तैयार होने का दिनांक 11/12/2018
 जारी होने का दिनांक 13/12/2018

गरी कर्ता के हस्ताक्षर
 मिलान कर्ता के हस्ताक्षर

00338

भरमपाल
बन्धुसिंह
धर्मपाल
राजकुमार
सुन्दर कुमार

कमलाल
कमलाल
सुन्दरपाल
सुन्दरपाल
इन्द्रपाल

नि. भरमपाल
नि. बन्धुसिंह
नि. धर्मपाल
नि. सुन्दरपाल
नि. इन्द्रपाल

1383फ
1383फ

1092
1296

0.0840
0.0840

00339

भरमपाल सिंह

हुकम सिंह

नि. बरमगढी मठ ग्राम

शुल गाँव : 2 कुल शै : 0.1680

1360फ
1360फ
1360फ
1360फ

56
91/2
203/1
279/1

0.2300
0.0520
0.3470
1.9600

415

01151

हि०-ए.डी.जी. हरदुआंगल के निम्नी पत्र नि०
16.07.08 को धर्मपाल सिंह पुत्र हुकम सिंह
को हरदुआंगल के खाला स० 208 पर
सु० 109000/- का ऋण देकर भूमिबन्धक कर सी
ई। हरदुआंगल 24-9-08

1421फ. व आदेश तहसीलदार कोल वाद स० 471/
4.02.14 के अनुसार खाला स० 339 के गाटा स०
203/1/0.347 ल० 60ख में से रकबा 0.192 हे०
से धर्मपाल सिंह पुत्र हुकम सिंह नि० बरमगढी मठ
ग्राम का नाम खारिज करके हाईटस बिल्ड टैक ऑफिस
अलीगढ़ कारपोरेट प्लाजा -1 प्रथम तल मीरिस रोड
अलीगढ़ व हैसिकत प्रोपेराइटर मनोज कुमार शर्मा
पुत्र गिरिशचन्द्र शर्मा नि० ग्राम का नाम बनारस
बेनाम नि० 17.03.12 दर्ज हो। हरदुआंगल
28.02.14

1421फ. व आदेश तहसीलदार कोल वाद स० 216/
25.02.14 के अनुसार खाला स० 339 के गाटा स०
203/1/0.347 ल० 60ख में से रकबा 0.192 हे०
से हाईटस बिल्ड टैक ऑफिस अलीगढ़ कारपोरेट
प्लाजा -1 प्रथम तल मीरिस रोड अलीगढ़ व हैसिकत



Handwritten signature in blue ink.



उद्धरण खतौनी

उद्धरण क्रमांक : 122539202501535

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 : 00310

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

खसरा/ गाटा संख्या	खातेदार का विवरण			खातेदारी प्रारम्भ होने का विवरण			भूमि का विवरण			खातेदार का अंश		
	(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				
280मि.	1) अजय कुमार/श्रीनिवास/नि. ग्राम 2) ज्ञानचन्द्र/श्रीनिवास/नि. ग्राम 3) विनोद कुमार/श्रीनिवास/नि. ग्राम	पू1360	280मि. (1225390280200212)	0.8550	1) 1/3 2) 1/3 3) 1/3	1) 0.2850 2) 0.2850 3) 0.2850	42.25					
							0.8550					

कुल गाटे- एक कुल क्षेत्रफल- शून्य दशमलव आठ पाँच शून्य (हेक्टेयर) कुल भू-राजस्व - चार दो दशमलव दो पाँच रुपये कुल अंश का क्षेत्रफल - शून्य दशमलव आठ पाँच शून्य (हेक्टेयर)

नामान्तरण / परिवर्तन का विवरण			खारिज किया गया			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.)		



मुद्रित कर्ता : ANIL KUMAR UPADHYAY तहसील : कोल
 मुद्रित दिनांक एवं समय: 28-01-2025 11:03:13
 ❶ Not Applicable For Online Prims ❷ उपरोक्त उद्घरण खतौनी का वेरीफिकेशन <https://upbhulekh.gov.in> Website पर जाकर अथवा QR Code Scan करके किया जा सकता है।

Data Electronically Signed by: ABHISHEK (R K)
 दिनांक/समय/स्थान: 28-01-2025 11:03:13 तहसील : कोल
 ❶ यह उद्घरण खतौनी इलेक्ट्रॉनिक डिजीटल सिस्टम द्वारा तैयार की गयी है तथा डाटा डिजीटल हस्ताक्षर द्वारा हस्ताक्षरित है।

