

बार
कौंसिल

आफ

उत्तर

1187



प्रदेश

ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१

की धारा २२ (१) के अंतर्गत प्रदत्त

उत्तर प्रदेश क्रमांक २६८ सन् १९७३.

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती जगवीर सिंह आलमज/आलेमजा/पत्नी तुलसीराम
जिला, मेरठ आज की तिथि से उत्तर प्रदेश बार कौंसिल के अन्तर्गत ऐडवोकेट स्वीकृत किए
गए तथा उनका नाम ऐडवोकेट्स अधिनियम, १९६१ (१९६१ का २५वां अधिनियम) की धारा १७ के अधीन बार कौंसिल
द्वारा अनुरक्षित ऐडवोकेट-पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक २५ सितम्बर, १९७३ को बार कौंसिल द्वारा मुद्रांकित तथा मेरे हस्ताक्षर
द्वारा प्रदान किया गया।

शुभम मोहन शर्मा

सचिव

इलाहाबाद

उत्तर प्रदेश बार कौंसिल, इलाहाबाद
क्रमांक २५७

BAR COUNCIL OF DELHI



Certificate of Enrolment

AS

ADVOCATE

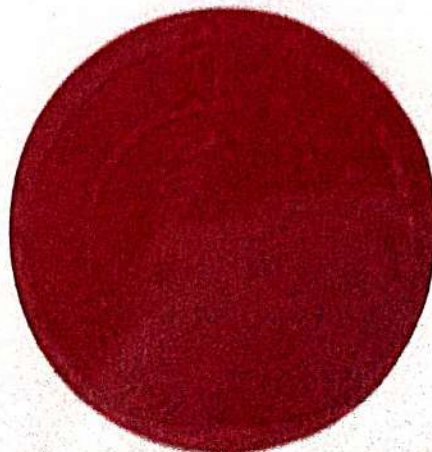
Under the Advocates Act, 1961




Number on the Roll D/ 958 /2009

*This is to certify that Shri/Miss/Smt. Parth Yadav
son/daughter/wife of shri Jagbir Singh Yadav has this day
been admitted to be an Advocate of the Bar Council of Delhi and
that his/her name has been entered in the Roll of Advocates
maintained by this Council.*

*Given under my hand and the seal of the Bar Council
this 2nd day of June 2009*




VED PRAKASH SHARMA
CHAIRMAN
Bar Council of Delhi

JAGBIR SINGH YADAV

M.A., LL.B.



ADVOCATE

CIVIL & BANKING LAW CONSULTANT

Office :

21, Lawyers' Chambers (Old), Block-A, Civil Courts,
BULANDSHAHR -203001 (U.P.)

Mobile : 07668345790

Res. :

'AMAR TULSI SMIRITI'

99- M.I.G., Avanti Nagar

AvasVikas Colony-I

D.M. Colony Road

BULANDSHAHR -203001 (U.P.)

Dated: Jan.17,2023

Non-Encumbrance Report cum Certification

To,
The Senior Manager
BANK OF BARODA
Branch Office,
KHURJA
Dear Sir,

REG: Title Opinion Report certifying non encumbrance of the property detailed in sale Agreement No. 8196 related to the property :Group Housing (G.H.)Plot No. GH-02, measuring 2781.03 Sq.Meters ,situated at Kalindi Kunj Avasiya Yojna, Khurja,G.T.Road,Town Khurja, Pargana & Tehsil Khurja, District Bulandshahr belonging to : **M/S SHRUTI GARDEN**, 27,Gandhi Road, Khurja, Bulandshahr-203131,through its Partner : **ROHIT KUMAR SINGHAL** son of Late Sri Rajendra Swaroop Singhal,resident of 8-A,Pili Kothi,Sarai Mohar Singh, Town Khurja, Pargana & Tehsil Khurja,District Bulandshahr.

I refer to you letter no. **NIL** dated **NIL** requesting me to furnish non-encumbrances, certify and submit the Title Cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility (s) granted/proposed to be granted to : **M/S SHRUTI GARDEN**, 27,Gandhi Road, Khurja, Bulandshahr- 203131,through its Partner : **ROHIT KUMAR SINGHAL** son of Late Sri Rajendra Swaroop Singhal,resident of 8-A,Pili Kothi,Sarai Mohar Singh, Town Khurja, Pargana & Tehsil Khurja,District Bulandshahr.

1. Description and area of the property to be mortgaged with boundaries. Give the specific number & address of the plot, House Building, flat, shop etc. (b) state specifically whether property is agricultural, non-agricultural, commercial, residential of industrial.	Group Housing (G.H.) Plot No.GH-02, measuring 2781.03 Sq.Meters,situated at Kalindi Kunj Avasiya Yojna, Khurja, G.T.Road, Town Khurja, Pargana & Tehsil Khurja, District Bulandshahr bounded as under :	
	East	by 9.00 Meters wide Road / Park No.03
	West	by NH-91 Road
	North	by Plot No.CP-11
	South	by Group Housing (GP) No.03
Nature of Property proposed to be mortgaged (Whether property is	The captioned property is Group Housing plot.	



	agricultural, Non-Agricultural, commercial, residential or Industrial)if non-Agricultural, the reference & date of conversion order from the competent authority should also be mentioned.	
3.	Name of the Mortgagor/Owner and status in the Account i.e. borrower (s) or Guarantor and whether individual, sole Proprietor, Partner, Director, Karta or Trustee. In case the mortgagor is partner/Director/ Trustee who is mortgaging the property on behalf of Partnership /Company// Trust. Whether he or she has the authority, copy of the Resolution/ Memorandum & Articles of Association /Trust Deeds etc. whether examined and verified.	M/S SHRUTI GARDEN, 27, Gandhi Road, Khurja, Bulandshahr- 203131, through its Partner : <u>ROHIT KUMAR SINGHAL</u> son of Late Sri Rajendra Swaroop Singhal, resident of 8-A, Pili Kothi, Sarai Mohar Singh, Town Khurja, Pargana & Tehsil Khurja, District Bulandshahr. -BORROWER/ALLOTTEE-
4.	Whether any minor lunatic or undischarged insolvent is involved confirm that the mortgagor has sufficient title and capacity to contract. Precautionary steps to be taken.	No, The mortgagor has sufficient title & capacity to contract.
5.	Whether the property is free hold or Leasehold, If Lease hold then period of lease and if Freehold Whether Urban Land ceiling Act applies and permission to be obtained.	The property is free hold regarding which Urban Ceiling Act does not apply.
6.	Source of Property i.e. Self-acquired or Ancestral. If Ancestral then mode of succession and Whether Original Will/Probate is available.	The Property is self-acquired by the mortgagor through registered Sale Agreement dated 01.07.2021 . Original Sale Agreement available (Enclosed)
7.	Whether the Mortgagor is Co-Owner/Joint Owner and/or any partition of the Property is made and or any partition of the property is made between the members of the family through Partition Deeds. If yes, Whether Original Registered Partition Deeds is available or it is only a family settlement.	No. The present mortgagor is the sole owner of the property in question which was acquired through registered Sale Agreement as legal Allottee in possession.



8.	Whether the Mortgager is in exclusive possession of the property or it is leased/ rented out of the third party.	Yes, mortgagor has exclusive possession of the said property.
9.	Whether the property is mutated in revenue/ municipal records and mortgagor's name is reflecting and if not the reason thereof.	Yes
10	Whether any restriction for creation of mortgage is imposed under Central/State Local Laws. If yes then specify whose consent or permission would be required. For creation of mortgage.	No, there is no restriction for creation of mortgage under any law.
11	Whether all the Original Title deeds including antecedent Title deeds and other relevant documents are available. Please give detailed list.	<p>Yes, all the below mentioned documents are available :-</p> <p>1&2. Original alongwith Certified copy of the registered Sale Agreement executed on 01.07.2021 by and between Khurja Vikas Pradhikaran, Khurja, Kalindi Kunj Avasiya Yojna, G.T.Road, Khurja, District Bulandshahr and Partnership Firm M/S Shruti Garden Through partner, Sri Rohit Kumar Singhal address-27, Gandhi Road, Khurja, District Bulandshahr, registered in the office of the Sub-Registrar (Registration) Khurja in its Book No.1, Vol.No.12423, at pages 25/54, at Sl.No.8196 on 01.07.2021 .</p> <p>3. Allotment Letter No.10192/ वि०प्रा० / 2020-21, दि० 24.12.2020 regarding permission at Bid rate dated 15.12.2020 under auction regarding plot No.GH-02, opp.Area 2781.12 Sq.Meters situated at Kalindi Kunj Avasiya Yojna, Khurja issued by the Sachiv, Khurja Vikas Pradhikaran, Khurja in the name and favour of M/s Shruti Garden Through Rohit Singhal, resident of 27, Gandhi Road, Khurja, District Bulandshahr.</p> <p>4. Adhikar Patra issued on 05.07.2021 by the J.E. Khurja Vikas Pradhikaran, Khurja regarding Group Housing Plot No.GH-02, area 2781.03 Sq.Meters situated at Kalindi Kunj Avasiya Yojna, Khurja through which Adhikar Given by Mohd.Yasin (J.E.) to partnership Firm M/s Shruti Garden through Rohit Kumar Singhal.</p>



		5. Sanction Letter, permit date 06.08.2022, File No.KHDA/BP/21-22/0045, issued by the Khurja Development Authority, Khurja regarding plot No. Survey No. GH-02 under Kalindi Kunj Residential scheme in the name of 'SHRUTI GARDEN,' 8-A, Pili Kothi, Sarai Mohar Singh, Khurja-203131 U.P.			
12	Whether the Advocate has personally visited the Sub-Registrar/Revenue/ Municipal Office and examined the records.	Yes, I have personally visited the Sub-Registrar Office Khurja, District Bulandshahr and examined its record for a period from 01.1.1991 to 2023 and I have not found any encumbrance on the said property.			
13	Whether the Search is being made for the period of 30 years. If no reason thereof.	Yes, The search is being made for 31 years. The Search was conducted on 17.01.2023 & 17.11.2022 at the office of the Sub-Registrar (Registration) Khurja .			
14	Details of DOCUMENT(S) examined/ Scrutinized (This should be in chronological order with serial numbers, Type/nature of document, date of execution, parties, date of registration details including the details or revenue/society records etc.				
	S.No	Type/ Nature of document	Date of Execution	No. & Date of Registration	Parties/property situated at
	1&2.	Original as well as Certified Copy of the Sale Agreement	01.07.2021	Sale Agreement was registered in Book No.1, Vol.No. 12423, at pages 25/54, at Sl. No. 8196 on 01.07. 2021 in Sub-Registrar office Khurja	by <u>Khurja Vikas Pradhikaran, Khurja</u> between <u>M/s SHRUTI GARDEN Through Sri Rohit Kumar Singhal</u>
	3.	Allotment Letter 10192// वि०प्रा० / 2020-21	24.12.2020	Issued by the Sachiv, Khurja Vikas Pradhikaran	Situated at Kalindi Kunj Avasiya Yojna, Khurja
	4.	Adhikar-Patra	05.07.2021	Issued by the J.E. (Mohd.Yasin) Khuja Vikas Pradhikaran, Khurja	Situated at Kalindi Kunj Avasiya Yojna, Khurja
	5.	Sanction Letter permit	06.08.2022	Issued by the Khurja Development Authority, Khurja	In the name of 'SHRUTI GARDEN', 8-A, Pili Kothi, Sarai Mohar Singh, Khurja-203131 U.P.



15	<p>Tracing of chain of title in favour of <u>M/S SHRUTI GARDEN</u> the Mortgagor /owner starting from the earliest document /deed conveying the title should be mentioned with description of parties along with the type of right it creates.</p> <p>The property in question (Group Housing (G.H.)Plot) detailed and described above, was developed upon part of the land owned and possessed by the Khurja Vikas Pradhikaran,Khurja which the Pradhikaran acquired as Agricultural land from its owner/farmers in Public interest to plan/develop it by making residential /Commercial complex in it.After due acquisition,the Pradhikaran became absolute owner in possession of the land so acquired by it,upon which the Pradhikaran made residential and Commercial plots and buildings and named it as ' Kalindi Kunj Avasiya Yojna and the plots (Residential/Commercial)and buildings made in it were offered to the General Public for allotment/sale regarding which the Pradhikaran had absolute rights of ownership including right to allot/sale of the same to any person(s) through any legal mode.</p> <p>Exercising its right to transfer,the Khurja Development Authority (KDA) allotted Group Housing Plot No.GH-02,area 2781.03 Sq.Meters in Kalindi Kunj Avasiya Yojna,Khurja to the Partnership firm <u>M/S SHRUTI GARDEN</u>, 27, Gandhi Road,Khurja-203131,District Bulandshahr through its partner <u>Sri ROHIT KUMAR SINGHAL</u> son of Late Sri Rajendra Swaroop Singhal,resident of 8-A,Pili Kothi,Sarai Mohar Singh,Town Khurja,Pargana & Tehsil Khurja,District Bulandshahr through auction held on 15.12.2020 which got permission on 21.12.2020 and issued Allotment Letter No.10192 / वि०प्रा० / 2020-21, dated 24.12.2020 to the allottee firm (M/S SHRUTI GARDEN).After which the firm Completed all the relevant/mandatory terms and conditions regarding allotment and deposited required cost of the plot including Lease Rent and Free hold charges upto 07.10.2021.</p> <p>On the basis of the allotment of the above detailed Group Housing (GH) plot in its name and favour <u>M/s SHRUTI GARDEN</u> became legal allottee of it regarding which later Agreement for sale was executed between <u>Khurja Vikas Pradhikaran</u>,Khurja and <u>M/s SHRUTI GARDEN</u> on 01.07.2021 which was registered in the office of the Sub-Registrar (Registration) Khurja in its Book No.1,Vol.No.12423,at pages 25/54,at Sl.No.8196 on 01.07.2021 and accordingly possession/Adhikar was transferred by the KDA to the Allottee firm by issuing 'Adhikar Patra' on 05.07.2021.</p> <p>Thus,presently <u>M/s SHRUTI GARDEN</u> is the legal title holder Allottee in possession of the property (Group Housing GH.) Plot No.GH-02,measuring 2781.03 Sq.Meters.</p>
16	<p>Whether there is any doubt/suspicious about the genuineness of the Original documents. If yes, then Specify.</p> <p>No, there is no doubt/suspicion about the genuineness of the Original documents. All the original documents are genuine and duly stamped which are absolutely enforceable under law.</p>
17	<p>Final Certificate</p> <p>I, certify that <u>M/s SHRUTI GARDEN</u> is the legal Allottee of the captioned property and it has a valid, clear, unassailable and marketable title in the property shown above and can perfectly mortgage the</p>



		captioned property in favour of Bank & that if said documents are deposited in the manner required by the law, it will satisfy the requirement of creation of Equitable Mortgage & I further certify that presently There are no prior mortgage/ charge whatsoever as could be seen for the period from 01.01.1991 to 2023 (uptodate) pertaining to the immovable property covered by the abovesaid Title deed .
18	List of documents to be deposited for creation of Mortgage by the mortgagor including any additional document required in addition to the documents available.	As mentioned in Point No. 11
19	Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state especially in case of Flat(s) Property (s) in Co-op Societies whether allotment letter, possession letter share, certificate affidavit, power of attorney etc. is required.	No
20	Whether provisions of SARFAESI Act 2002 are applicable over the property.	Yes, provisions of SARFAESI Act 2002 are applicable over the property.
21	Certification	It is certified that the title deed relating to the concerned property is duly stamped, registered and title of the title holder is clear, marketable and free from encumbrances and we have duly checked original & certified chain of the title deed. <u>It is, further certified that the property in question is absolutely free from encumbrances and the same is fit for Equitable Mortgage .</u>
22	Any other Remarks	No

Encl: (1) Receipt of search
(2) Document(s) studied/Scrutinised

Dated : Jan.17,2023
Place : Bulandshahr

Your's faithfully

(JAGBIR S. YADAV)
ADVOCATE

