



**Chamber :**  
Near Court Post Office,  
In front of Bara Vakalatkhana  
main gate (Near Mandir)  
Civil Court, Bareilly.

**K & Co.**  
*The Legal People*

**Resi.:**  
65, Mandal Vihar  
Near IVRI Main Gate, Izzatnagar,  
Bareilly-243 122  
E-mail : atul.kulbly@gmail.com

Ref.No.....

Date.....

**SPECIAL REPORT ON TITLE IN CONTINUATION .**

**Reg : Property/ies from Gata No. 498 (measuring 0.238Hect) and 500 (measuring 0.368Hect), situated at Vill. Chandpur Bichpuri, Bareilly, measuring 0.606Hect. Belonging to J.H.M. Infra Homes Pvt. Ltd. through its director Mansoor Hasan Khan.**

**ASPECTS TO BE CONSIDERED COUNSEL'S STATEMENT.**

**PARTICULARS**

- Name of the Borrower with address:** J.H.M. Infra Homes Pvt. Ltd. through its director Mansoor Hasan Khan.
- Name of the person offering Mortgage with parentage/constitution and address:** J.H.M. Infra Homes Pvt. Ltd. through its director Mansoor Hasan Khan.
- Details of the property to be mortgaged :** Property/ies from Gata No. 498 (measuring 0.238Hect) and 500 (measuring 0.368Hect), situated at Vill. Chandpur Bichpuri, Bareilly, measuring 0.606Hect.

**As per title deed -**

- E :** Khet of Shri Abdul  
**W :** Road (Link Marg), which goes to village Kalari  
**N :** Khet of Shrikant  
**S :** Khet of Shri Harish

**As per present Position-** An affidavit may be taken for present situation of the property from the mortgagor/ borrower

**B. INVESTIGATION**

- Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration).**
  - Original sale deed registered in SRO Bareilly on 17.11.18 in Book 1, Jild 9975, Page 281- 320, Sl. No. 12767.
  - Original sale deed registered in SRO Bareilly on 22.12.10 in Book 1, Jild 3854, Page 1- 42, Sl. No. 11792.
  - Original sale deed registered in SRO Bareilly on 05.05.05 in Book 1, Jild 1153, Page 219- 246, Sl. No. 2962.
  - Original sale deed registered in SRO Bareilly on 09.05.05 in Book 1, Jild 1155, Page 395- 418, Sl. No. 3021.
  - Computerized copy of Khatauni of Vill. Chandpur Bichpuri, Bareilly, Fasli 1421- 1426, dt. 16.11.18, Gata No. 498 and 500.
  - Certified copy of list of executive members of society as on 2008- 09 of Shri Shirdi Education Society Center.
  - Minutes of Executive Board meeting held on 21.11.08.
  - Letter of change in the Executive Committee of Shri Shirdi Education Society Center to the Registrar of Society Kanpur.
  - Certified copy of annual general meeting of Shri Shirdi Education Society Center held 01.11.08.
  - Minutes of proceeding of the special general meeting of Shri Shirdi Education Society Center held on 22.09.10.
  - Rules of the Society of Shri Shirdi Education Society Center.



12. Letter of digital printout of building plan approval certificate dt. 18.02.19 of Bareilly Development Authority Bareilly.
13. Copy of layout map passed by the BDA regarding the project.

2. Whether certified copies have been obtained from the registrar office? Yes
3. Whether the documents in hand are compared with the certified copies & whether the documents given raise any doubt & suspicion? No
4. Whether the registration particulars, numbers & date & page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the record of the registrar office? Yes
5. Whether the registration particulars, numbers & date & page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar office? Yes
6. Whether the photographs of the parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar office? Yes
7. Whether contents of the as given in the title deed tally verbatim with contents as stated in the certified copy obtained from the registrar office; if not, variations be specified. What its affect? Yes
8. Whether the property has been mutated in the name of the person offering the mortgage? Already mutated in Revenue Record
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated? Yes
10. Whether there is any bar under my local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes).  
Although this land area is shown as residential area in master plan of Bareilly and the BDA has already passed the layout plan and map, but land was registered as agriculture land in sale deed. So its land use conversion from agriculture to non- agriculture u/s 80 of Revenue Act is required
11. Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State). No
12. Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained? NA
13. Whether the property is ancestral/or under joint ownership or the minor is having interest in the property? If so, its effect thereof. NA
14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894? No
15. Whether Urban Land Ceiling Act is applicable in the State where the property is located? Presently Not Applicable
16. In case of leasehold property, whether permission/NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained? NA
17. What is the rate of sharing of unearned income with lessor, in the event of sale of the property? NA
18. Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease? NA
19. Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof. NA
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 Department? NA
21. In respect of agriculture land, whether land is declared surplus or under consolidation of holdings? No
22. Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? Yes  
(Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation).

DATE : 01.03.19  
PLACE: BAREILLY.



ATUL KULSHRESHTHA  
ADVOCATE

**CERTIFICATE**

**COUNSEL'S NAME & ADDRESS:** Atul Kulshreshtha, 65-Mandal Vihar, Izat Nagar, Bareilly.

**REERENCE NO. \_\_\_\_\_ ENTRY SERIAL NO. / REGISTER NO. OF YEAR :** 10 / 2019

**(Counsel to give serial no. to the certificate as entered in register of searches maintained by him)**

**DATE :** 01.03.19

The Manager

BO: Prem Nagar, Bareilly

**Opinion on investigation of title and obtaining of search report in respect** of Property from Gata No. 498 (measuring 0.238Hect) and 500 (measuring 0.368Hect), situated at Vill. Chandpur Bichpuri, Bareilly, measuring 0.606Hect. **belonging to** J.H.M. Infra Homes Pvt. Ltd. through its director Mansoor Hasan Khan.

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

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars-number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurance as well as the with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deed.

**Brief History :**

Previously this one part of this property belongs to Shri Niyazuddin, S/o Shri Nanhey, R/o Vill. Chandpur Bichpuri, P.T.D. Bareilly. He sold property from Gata No. 500, measuring 0.368Hect. of this village to Shri Sirdhi Educational Centere, G-14 Shanti Nagar Cantt. Kanpur through its member Shri Amar Shanker Gupta, S/o Shri Tulsi Ram Gupta. This sale deed was registered in SRO Bareilly on 05.05.05 in Book 1, Jild 1153, Page 219- 246, Sl. No. 2962 and another share holder Shri Jagdish Sethi, S/o Shri Mohan Lal Sethi, R/o 10 Prabhat Nagar, Bareilly, sold land of gata No. 498, measuring 0.238Hect. to Shri Sirdhi Educational Centere, G-14 Shanti Nagar Cantt. Kanpur through its member Shri Amar Shanker Gupta, S/o Shri Tulsi Ram Gupta. This sale deed was registered in SRO Bareilly on 22.12.10 in Book 1, Jild 3854, Page 1- 42, Sl. No. 11792. Than above owner Sirdhi Educational Center through its secretary Shri Ravi Prakash Agarwal, S/o Shri Raj Kumar Agarwal, R/o Rampur Bagh, Bareilly, sold this property from above mentioned both sale deed to Smt. Sarita Dheerwani, W/o Shri Manohar Lal and Smt. Sangeeta Devi, W/o Shri Umesh Kumar, both R/o 614 Janakpuri, Bareilly. This sale deed was registered in SRO Bareilly on 22.12.10 in Book 1, Jild 3854, Page 1- 42, Sl. No. 11792. The name of above said both owner/s got mutated in Revenue Records. Than above said owner Smt. Sarita Dheerwani and Smt. Sangeeta Devi @ Sangeeta Dheerwani, sold this property to present owner of this property to J.H.M. infra Homes Pvt. Ltd. through director Shri Mansoor Hasan Khan, S/o Shri Naimat Sher Khan. This sale deed was registered in SRO Bareilly on 17.11.18 in Book 1, Jild 9975, Page 281- 320, Sl. No. 12767. The name of present owner/s got mutated in Revenue Records. Than above said owner J.H.M. infra Homes Pvt. Ltd. got map passed by the BDA through BDA online letter, dated 18.02.19, Application No. MAP 20190215165529527. The above said Sirdhi Education Center held its meeting on 22.09.2010 by passing resolution for above mentioned sale of property of which photocopy is being attached with this NEC. Through the above mentioned sale deed/ s, ownership rights vis-a-vis of aforesaid property were created in favour of present Owner/s of this property.

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

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

1. Original sale deed registered in SRO Bareilly on 17.11.18 in Book 1, Jild 9975, Page 281- 320, Sl. No. 12767.
2. Original sale deed registered in SRO Bareilly on 22.12.10 in Book 1, Jild 3854, Page 1- 42, Sl. No. 11792.
3. Original sale deed registered in SRO Bareilly on 05.05.05 in Book 1, Jild 1153, Page 219- 246, Sl. No. 2962.
4. Original sale deed registered in SRO Bareilly on 09.05.05 in Book 1, Jild 1155, Page 395- 418, Sl. No. 3021.
5. Computerized copy of Khatauni of Vill. Chandpur Bichpuri, Bareilly, Fasli 1421- 1426, dt. 16.11.18, Gata No. 498 and 500.
6. Certified copy of list of executive members of society as on 2008- 09 of Shri Shirdi Education Society Center.
7. Minutes of Executive Board meeting held on 21.11.08.
8. Letter of change in the Executive Committee of Shri Shirdi Education Society Center to the Registrar of Soceity Kanpur.
9. Certified copy of annual general meeting of Shri Shirdi Education Society Center held 01.11.08.
10. Minutes of proceeding of the special general meeting of Shri Shirdi Education Society Center held on 22.09.10.



11. Rules of the Society of Shri Shirdi Education Society Center.
12. Letter of digital printout of building plan approval certificate dt. 18.02.19 of Bareilly Development Authority Bareilly.
13. Copy of layout map passed by the BDA regarding the project.

The search report of which is annexed hereto conducted by me, for the period from 2007 to 2019 does not disclose any encumbrances/discloses encumbrances as stated therein.

I have not given/have given opinion earlier on investigation of title relating to the same property as detailed hereunder:- No

Name of lender-

Date of opinion & reference no. (if any)-

Remarks-

I find following defects/no defects in the title of the person offering mortgage:- No

I/ We hereby certify **J.H.M. Infra Homes Pvt. Ltd. through its director Mansoor Hasan Khan** has/have a clear, valid and marketable title over the above said property and he/she/they is/are competent to create the mortgage.

The valid mortgage can be created by deposit of the **following** original title deed.

The said title deeds are original and genuine and are not duplicate or fake as observed by me-

(Give hereunder details of title deeds which as required to be deposited to create equitable mortgage).

1. Original sale deed registered in SRO Bareilly on 17.11.18 in Book 1, Jild 9975, Page 281- 320, Si. No. 12767.
2. Original sale deed registered in SRO Bareilly on 22.12.10 in Book 1, Jild 3854, Page 1- 42, Si. No. 11792.
3. Original sale deed registered in SRO Bareilly on 05.05.05 in Book 1, Jild 1153, Page 219- 246, Si. No. 2962.
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13. Copy of layout map passed by the BDA regarding the project.



**Atul Kulshreshtha**

**ADVOCATE**

Encl.: 1. Special Report, 2. Chain of Title, 3. Certified copy of Title Deeds, 4. Search certificate No. 717/ 19, dt. 27.02.19 and Search Receipt No. 2019075006994, dt. 26.02.19, 5. Affidavit

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला	
उपनिबन्धक	सदर प्रथम बरेली
क्रम संख्या	2019075006994
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक	26/02/2019
प्रस्तुतकर्ता या प्रार्थी का नाम	अतुल कुलश्रेष्ठ एड०
लेख का प्रकार	तलाश
दिनांक से	26/02/2007
तक	25/02/2019
प्रतिफल की धनराशि	100
<ol style="list-style-type: none"> <li>1. रजिस्ट्रीकरण शुल्क</li> <li>2. प्रतिनिधिकरण शुल्क</li> <li>3. निरीक्षण या तलाश शुल्क 100</li> <li>4. मुहताब के अधिग्रहणीकरण लिए शुल्क</li> </ol>	

## SEARCH REPORT

Account : **J.H.M. Infra Homes Pvt. Ltd. through its director Mansoor Hasan Khan**

**BO:** Prem Nagar, Bareilly

**Search report relates to searches made in :**

Sub Registrar Office : Bareilly.  
Registrar of Companies :  
Courts :  
Other offices: :  
Office of the Co-operative Society :  
\_\_\_\_\_ Development Authority (DDA/HUDA/ and the like)

### **Any other documents**

Receipt for payment of Municipal Taxes etc.

#### **1. Sub Registrar/Registrar of Assurance Office**

**The encumbrance certificate was obtained from the Sub Registrar, Bareilly for the period from 2007 to 2019 , Search certificate no. 717/19 and application no. 717/ 19 dt. 27.02.19 and Search Receipt No. 2019075006994, dt. 26.02.19 the same disclosed following/no encumbrances:**

There is no system of issue of encumbrance certificate in the office of Sub Registrar. Hence personal search was carried out for the purpose, inspection was made on 26.02.19 for the period from 2007 to 2019 at the following sub registrar/offices:-

- a)
- b)
- c)

**The search report disclosed the followings:-** No encumbrance was found as per available poorly maintained record in SRO Bareilly.

The owner of the property being a company, search was conducted in the following offices of the registrar of companies:- NA

**The search made out in the office of Registrar of Companies disclosed:-**

### **ROC INFORMATION**

**3. Inspection of Court records disclosed:-** NA

(This may detail Suit pending, Decrees, Attachment before judgment, Injunction, Appointment of Receiver, Appointment of Liquidator).

**Name of Court Date of Order Nature of Order Searches made/Inspections carried out in the following offices disclosed:**

Office Date of search/Inspection Information **A study of the following documents disclosed:**

**Details of documents perused Information :** Original sale deed in the name of present owner/s.

Defects noticed are indicated in the Certificate given by me.

\_\_\_\_\_



