

उत्तर प्रदेश
 कोर्टों का सिद्धांत
 4552
 प्रवेश



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१
 की धारा २२ (१) के अंतर्गत प्रमाण
 क्रमांक उत्तर प्रदेश ७३३ सन् १९६१

प्रमाणित किया जाता है कि

श्री। कुमारी। श्रीमती। ज्ञानेन्द्रनाथसिंह राणा बाएम्ड / भारम्बा / पत्नी स्वर्धर्षीकागसिंह राणा
 जिला अलीगढ़ बाज की स्थिति से उत्तर प्रदेश बार कोर्टिल के अंतर्गत ऐडवोकेट स्वीकृत किए
 गए तथा उनका नाम ऐडवोकेट्स अधिनियम, १९६१ की धारा १० के अधीन बार कोर्टिल द्वारा मंजूरित ऐडवोकेट पत्रिका
 में प्रकाशित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक २४ अप्रैल १९६१ को बार कोर्टिल द्वारा मुद्रांकित तथा मेरे हस्ताक्षर
 द्वारा प्रदान किया गया।

श्री. कृष्ण अग्रवाल
 (श्री. कृष्ण अग्रवाल)
 सचिव
 बार कोर्टिल का उत्तर प्रदेश

इलाहाबाद
 यह प्रमाण-पत्र के प्रमाण-पत्र मुद्रांक मुद्रांक
 दिनांक २४/४/६१ को उत्तर प्रदेश बार कोर्टिल द्वारा मुद्रांकित किया गया है।

G. N. Singh Rana
 Advocate
 Civil Court, Aligarh

To,
The Senior Manager
Central Bank of India
Gandhi Ashram Branch.
Aligarh

Dated- 15-09-2022

Dear Sir,

With reference to your instruction, I submit my legal Scrutiny Report as hereunder.

1.	Name and address of the borrower's	M/s Seven Heaven Constructions Pvt. Ltd. through its Director Shri Sudhesh Kumar Singh
2.	Name and Address of the intended Mortgagers/title holders	M/s Seven Heaven Constructions Pvt. Ltd. through its Director Shri Sudhesh Kumar Singh

3. Details / Description of the Property/ies to be Mortgaged

Item No.	Survey No. Khata No., House no., Site No.	Extent / Areas of Land /Building	Location Sub- District / District / Village/ Municipality etc.	Boundary
A.	Lease Hold Land Property bearing Plot no. 1,2,3,4,5,6	area 9551 sq.yards (7975.72 sq.mtrs)	Tiger Lock Compound Station Road Kasba Koil P&T Koil Aligarh.	East City Enclave West: Main Station Road [Marris] North : Tikaram Mandir Compound & Property of Shri Anand Swaroop Kela and Shri Raj Kumar. South : Private Rasta 25 ft (Admeasuring 1717 sq.yards).

4. Details /description of documents scrutinized :

S.No.	Date of Document	Name of Document	Whether Original/Certified True Copy/Photostat
1.	13-03-1956	Regd. sale deed of perpetual lease hold (Pattadawami) area 1337 sq.yards 3 sq.ft part of Plot no. 4 executed by Shri Vishan Das Puri s/o Shri Lala Prabhu Dayal Khatri R/o Mohalla Marris Road Aligarh in favor of M/s Anchor Pressing Ltd. Marris Road Aligarh which is registered in the	Original Copy


G.N. Singh Rana(Adv.)
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		office of S.R. Koil Aligarh at Bahi no.1, zild no. 910 on pages no. 262-263 at S.No. 623 dt. 13-03-1956.	
2.	13-03-1956	Regd. sale deed of perpetual lease hold (Pattadawami) area 2442 sq.yards part of Plot no. 5 executed by Firm The Indian Implements Company Aligarh through its Partners Shri Surendra Kumar in favor of M/s Anchor Pressing Ltd. Marris Road Aligarh which is registered in the office of S.R. Koil Aligarh at Bahi no.1, zild no. 912 on pages no.22-23 at S.No.619 dt. 13-03-1956.	Original Copy
3.	24-04-1956	Regd. lease deed area 3309 sq.yards (2766.7 sq.mtrs) part of Plot no. 2,3 executed by Sitarm Ji Maharaj Virajman Mandir Trust Sarai Dubey Aligarh through Kunwar Lalit Narayan Dubey s/o Kunwar Uma Narayan Dubey in favor of M/s Indian Wire Products Pvt. Ltd Marris Road Aligarh through its Shri Mahavir Kapoor which is registered in the office of S.R. Koil Aligarh at Bahi no.1, zild no. 913 on pages no.244-247 at S.No.931 dt. 24-04-1956.	Original Copy
4.	06-10-1956	Regd. Lease deed area 2463 sq.yards (2049.4 sq.mtrs) part of Plot no. 1 executed by Sitarm Ji Maharaj Virajman Mandir Trust Sarai Dubey Aligarh through Kunwar Lalit Narayan Dubey s/o Kunwar Uma Narayan Dubey in favor of M/s Indian Wire Products Pvt. Ltd Marris Road Aligarh through Shri Surendra Kumar which is registered in the office of S.R. Koil Aligarh at Bahi no.1, zild no. 922 on pages no.345-348 at S.No.2291 dt. 06-10-1956.	Original Copy
5.	07-06-1958	Regd. sale deed of perpetual lease hold (Pattadawami) area 5435 sq.yards part of Plot no. 1,2,3 executed by M/s Indian Wire Products Pvt. Ltd Marris Road Aligarh through Shri Surendra Kumar in favor of Indian Implement Manufacturing Co. Aligarh which is registered in the office of S.R. Koil Aligarh at Bahi no.1, zild no. 3564 on pages no.112-114 at S.No.1452 dt. 07-06-1958.	Original Copy
6.	01-01-1969	Regd. sale deed of perpetual lease hold (Pattadawami) area 5435 sq.yards part of Plot no. 1,2,3 executed by M/s Indian Implement Manufacturing Co. Aligarh a Partnership firm through its partners namely Shri Surendra Kumar s/o Late Shri Mohan Lal Verma, Smt. Sarla Kappor widow of Shri Mahavira Kapoor, Shri	Original Copy


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		Vinod Kumar & Shri Subodha Kumar son's of Shri Surendra Kumar, Shri Pramod Kumar s/o Shri Surendra Kumar through Shri Surendra Kumar his duly authorized attorney Shri Ajeet Kumar s/o Shri Surendra Kumar through Shri Vinod Kumar his duly authorized attorney and Shri Sudhir Kumar s/o Shri Mahavira Kapoor through its duly appointed attorney Shri Surendra Kumar all r/o Marris Road Aligarh in favor of M/s Anchor Pressings Pvt. Ltd a Joint Stock Company incorporated under the Companies Act 1956 with its Regd. office at Marris Road Aligarh which is registered in the office of S.R. Koil Aligarh at Bahi no.1, zild no. 1230 on pages no.65-100 at S.No.2 dt. 01-01-1969.	
7.	10-05-1976	Fresh Certificate of Incorporation consequent on change of name issued by the Registrar of Companies U.P Kanpur certifying that M/s Anchor Pressings Ltd having passed a resolution in terms of Sec 21/22(1)(a)/22(1)(b) of Companies Act 1956 followed by approval by the Central Govt. vide Endt no. 1416-U/3110 dated 29-04-1976 changed its name to Tiger Hardware & Tools Ltd.	Photo Copy
8.	21-11-2003	Resolution passed by the Board of Directors, Ansal Properties & Industries Ltd. in their meeting held on 21-11-2003 thereby authorizing Shri Ajay Prakash Sharma, Asst. General Manager o the company to sign and execute allotment letter/agreements/sale deeds etc.	Photo Copy
9.	07-05-2007	Regd. release deed/deed of disclaimer for withdrawing restrictions on the transfer of leased hold land pvt. Plots no. 1,2,3,4,5,6 & (7to 10 consisting Khasra Plot no. 372 Kasba Koil Aligarh and also withdrawing conditions regarding giving notice and preferential right to purchase etc. by the trust) executed in between Sitarm Ji Maharaj Virajman Mandir Sarai Dubey Aligarh a family Trust through its Managing Trustee Shri Narayan Dubey s/o Late Shri Lalit Narayan Dubey r/o Dubey Ji Kuncha Subhash Road Aligarh Lessor/First Party and (1) M/s Indian Implement Manufacturing Co. Aligarh, (2) Tiger Hardware & Tools Ltd. (3) M/s Anchor Pressings Pvt. Ltd through their authorized signatory Shri Vinod Kumar s/o Shri Surendra Kumar Second Party which is registered in the office of S.R. Koil Aligarh at Bahi no.1, zild no. 5747 on pages no.67-84 at S.No.3195 dt. 07-05-2007.	Original Copy


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0:	02-01-2008	Regd. Specific Power of Attorney area 11246 sq.yards including private Rasta Land 1717 sq.yards part of Plot no. 1 to 6 executed by M/s Tiger Hardware & Tools Ltd. (earlier Anchor Pressings. Ltd) and M/s Indian Wire Products Pvt. Ltd. both Companies through their authorized signatory namely Shri Vinod Kumar S/o Late Shri Surendra Kumar and Ansal Properties & Industries Ltd. through their authorized signatory Shri Ajay Prakash Sharma in favor of Shri Digvendra Pratap Singh s/o Shri Ratanesh Kumar r/o House no. 94 Village /Mohalla Ram Nagar Tehsil & District Ferozabad Uttar Pradesh which is registered in the office of S.R. Gurgaon at Bahi no.4, zild no. 898/101 on pages no.41/75 at S.No.710 dt. 02-01-2008.	Certified Copy
11	14-07-2008	Regd. sale deed of perpetual lease hold (Pattadawami) area 3779 sq.yards (3159.62 sq.mtrs) part of Plot no. 4,5,6 executed by Shri Digvendra Pratap Singh s/o Shri Ratnesh Kumar (on behalf of Regd. Specific Power of Attorney dated 02-01-2008) First Party and Ansal Properties & Industries Ltd. through their authorized signatory Shri Ajay Prakash Sharma Second Party in favor of M/s Seven Heaven Construction Pvt. Ltd through their Director Shri Sudhish Kumar Singh s/o Late Shri Sugarh Pal Singh r/o E-11 Arya Nagar Society Patpadganj I.P Extension Delhi Third Party which is registered in the office of S.R. Koil Aligarh at Bahi no.1, zild no. 6294 on pages no.73-206 at S.No.6443 dt. 14-07-2008.	Original Copy
12	24-07-2008	Regd. sale deed of perpetual lease hold (Pattadawami) area 3309 sq.yards (2766.7 sq.mtrs) part of Plot no. 2, 3 executed by Shri Digvendra Pratap Singh s/o Shri Ratnesh Kumar (on behalf of Regd. Specific Power of Attorney dated 02-01-2008) First Party and Ansal Properties & Industries Ltd. through their authorized signatory Shri Ajay Prakash Sharma Second Party in favor of M/s Seven Heaven Construction Pvt. Ltd through their Director Shri Sudhish Kumar Singh s/o Late Shri Sugarh Pal Singh r/o E-11 Arya Nagar Society Patpadganj I.P Extension Delhi Third Party which is registered in the office of S.R. Koil Aligarh at Bahi no.1, zild no. 6323 on pages no.367-472 at S.No.6932 dt. 24-07-2008.	Original Copy

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13	26-07-2008	Regd. sale deed of perpetual lease hold (Pattadawami) area 2463 sq.yards (2049.4 sq.mtrs) part of Plot no. 1 executed by Shri Digvendra Pratap Singh s/o Shri Ratnesh Kumar (on behalf of Regd. Specific Power of Attorney dated 02-01-2008) First Party and Ansal Properties & Industries Ltd. through their authorized signatory Shri Ajay Prakash Sharma Second Party in favor of M/s Seven Heaven Construction Pvt. Ltd through their Director Shri Sudhish Kumar Singh s/o Late Shri Sugarh Pal Singh r/o E-11 Arya Nagar Society Patpadganj I.P Extension Delhi Third Party which is registered in the office of S.R. Koil Aligarh at Bahi no.1, zild no. 6331 on pages no.267-418 at S.No.7077 dt. 26-07-2008.	Original Copy
14.	23-06-2016	Memorandum and Articles of Association of M/s Seven Heaven Construction Pvt. Ltd	Photo Copy
15.	25-07-2022	A.D.A approved proposed map file no. AGDA/BP/21-22/0338 in the name of M/s Seven Heaven Construction Pvt. Ltd	Photo Copy

5.	<p>Brief history of the property/ies and how the present title holder/owner/ mortgager has derived the title.</p> <p>Give the derivation/history of title in chronological.</p>	<ul style="list-style-type: none"> ❖ Previously Shri Vishan Das Puri s/o Shri Lala Prabhu Dayal Khatri R/o Mohalla Marris Road Aligarh, Firm The Indian Implements Company Aligarh through its Partners Shri Surendra Kumar, Sitarm Ji Maharaj Virajman Mandir Trust Sarai Dubey Aligarh through Kunwar Lalit Narayan Dubey s/o Kunwar Uma Narayan Dubey were owners and in possession over the property since 1956 year. ❖ Thereafter Shri Vishan Das Puri s/o Shri Lala Prabhu Dayal Khatri R/o Mohalla Marris Road Aligarh executed a regd. sale deed of perpetual lease hold (Pattadawami) area 1337 sq.yards 3 sq.ft part of Plot no. 4 in favor of M/s Anchor Pressing Ltd. Marris Road Aligarh which is referred in document no.4(1) of this report. ❖ Thereafter Firm The Indian Implements Company Aligarh through its Partners Shri Surendra Kumar executed a regd. sale deed of perpetual lease hold (Pattadawami) area 2442 sq.yards part of Plot no. 5
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in favor of M/s Anchor Pressing Ltd. Marris Road Aligarh which is referred in document no.4(2) of this report

❖ Thereafter Sitarm Ji Maharaj Virajman Mandir Trust Sarai Dubey Aligarh through Kunwar Lalit Narayan Dubey s/o Kunwar Uma Narayan Dubey executed a regd. lease deed area 3309 sq.yards (2766.7) part of Plot no. 2,3 in favor of M/s Indian Wire Products Pvt. Ltd Marris Road Aligarh through its Managing Director Shri Mahavir Kapoor which is referred in document no.4(3) of this report.

❖ Thereafter Sitarm Ji Maharaj Virajman Mandir Trust Sarai Dubey Aligarh through Kunwar Lalit Narayan Dubey s/o Kunwar Uma Narayan Dubey executed a regd. Lease deed area 2463 sq.yards part of Plot no. 1 in favor of M/s Indian Wire Products Pvt. Ltd Marris Road Aligarh through its Chairman Shri Surendra Kumar which is referred in document no.4(4) of this report.

❖ Thereafter M/s Indian Wire Products Pvt. Ltd Marris Road Aligarh through its Chairman Shri Surendra Kumar executed a regd. sale deed of perpetual lease hold (Pattadawami) area 5435 sq.yards part of Plot no. 1,2,3 in favor of Indian Implement Manufacturing Co. Aligarh which is referred in document no.4(5) of this report.

❖ Thereafter M/s Indian Implement Manufacturing Co. Aligarh a Partnership firm through its partners namely Shri Surendra Kumar s/o Late Shri Mohan Lal Verma, Smt. Sarla Kappor widow of Shri Mahavira Kapoor, Shri Vinod Kumar & Shri Subodha Kumar son's of Shri Surendra Kumar, Shri Pramod Kumar s/o Shri Surendra Kumar through Shri Surendra Kumar his duly authorized attorney

Shri Ajeet Kumar s/o Shri Surendra Kumar through Shri Vinod Kumar his duly authorized attorney and Shri Sudhir Kumar s/o Shri Mahavira Kapoor through its duly appointed attorney Shri Surendra Kumar all r/o Marris Road Aligarh executed a regd. sale deed of perpetual lease hold (Pattadawami) area 5435 sq.yards part of Plot no. 1,2,3 in favor of M/s Anchor Pressings Pvt. Ltd a Joint Stock Company incorporated under the Companies Act 1956 with its Regd. office at Marris Road Aligarh which is referred in document no.4(6) of this report.

- ❖ Fresh Certificate of Incorporation consequent on change of name issued by the Registrar of Companies U.P Kanpur certifying that M/s Anchor Pressings Ltd having passed a resolution in terms of Sec 21/22(1)(a)/22(1)(b) of Companies Act 1956 followed by approval by the Central Govt. vide Endt no. 1416-U/3110 dated 29-04-1976 changed its name to Tiger Hardware & Tools Ltd. which is referred in document no.4(7) of this report.
- ❖ Resolution passed by the Board of Directors, Ansal Properties & Industries Ltd. in their meeting held on 21-11-2003 thereby authorizing Shri Ajay Prakash Sharma, Asst. General Manager of the company to sign and execute allotment letter/ agreements/ sale deeds etc which is referred in document no.4(8) of this report.
- ❖ Thereafter Regd. release deed/deed of disclaimer for withdrawing restrictions on the transfer of leased hold land pvt. Plots no. 1,2,3,4,5,6 & (7to 10 consisting Khasra Plot no. 372 Kasba Koil Aligarh and also withdrawing conditions regarding giving notice and preferential right to purchase etc. by the trust) executed in between Sitarm Ji Maharaj Virajman Mandir Sarai Dubey Aligarh a family Trust

through its Managing Trustee Shri Narayan Dubey s/o Late Shri Lalit Narayan Dubey r/o Dubey Ji Kuncha Subhash Road Aligarh Lessor/First Party and (1) M/s Indian Implement Manufacturing Co. Aligarh, (2) Tiger Hardware & Tools Ltd. (3) M/s Anchor Pressings Pvt. Ltd through their authorized signatory Shri Vinod Kumar s/o Shri Surendra Kumar Second Party which is referred in document no.4(9) of this report.

❖ Thereafter M/s Tiger Hardware & Tools Ltd. (earlier Anchor Pressings. Ltd) and M/s Indian Wire Products Pvt. Ltd. both Companies through their authorized signatory namely Shri Vinod Kumar S/o Late Shri Surendra Kumar and Ansal Properties & Industries Ltd. through their authorized signatory Shri Ajay Prakash Sharma executed a regd. specific power of attorney area 11246 sq.yards including private Rasta Land 1717 sq.yards part of Plot no. 1 to 6 in favor of Shri Digvendra Pratap Singh s/o Shri Ratanesh Kumar r/o House no. 94 Village /Mohalla Ram Nagar Tehsil & District Firozabad Uttar Pradesh which is referred in document no.4(10) of this report.

❖ Thereafter Shri Digvendra Pratap Singh s/o Shri Ratnesh Kumar (on behalf of Regd. Specific Power of Attorney dated 02-01-2008) First Party and Ansal Properties & Industries Ltd. through their authorized signatory Shri Ajay Prakash Sharma Second Party executed a regd. sale deed of perpetual lease hold (Pattadawami) area 3779 sq.yards (3159.62 sq.mtrs) part of Plot no. 4,5,6 in favor of M/s Seven Heaven Construction Pvt. Ltd through their Director Shri Sudhish Kumar Singh s/o Late Shri Sugarh Pal Singh r/o E-11 Arya Nagar Society Patpadganj I.P Extension Delhi Third Party which is referred in document no.4(11) of this report.


G.N. Singh (Adv.)
Registration No. UP00733/80
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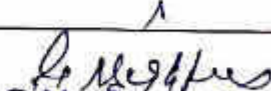
❖ Thereafter **Shri Digvendra Pratap Singh** s/o **Shri Ratnesh Kumar** (on behalf of Regd. Specific Power of Attorney dated 02-01-2008) **First Party** and **Ansal Properties & Industries Ltd.** through their authorized signatory **Shri Ajay Prakash Sharma** **Second Party** executed a regd. sale deed of perpetual lease hold (Pattadawami) area 3309 sq.yards (2766.7 sq.mtrs) part of Plot no. 2, 3 in favor of **M/s Seven Heaven Construction Pvt. Ltd** through their Director **Shri Sudhish Kumar Singh** s/o **Late Shri Sugarh Pal Singh** r/o **E-11 Arya Nagar Society Patpadganj I.P Extension Delhi** **Third Party** which is referred in document no.4(12) of this report.

❖ Thereafter **Shri Digvendra Pratap Singh** s/o **Shri Ratnesh Kumar** (on behalf of Regd. Specific Power of Attorney dated 02-01-2008) **First Party** and **Ansal Properties & Industries Ltd.** through their authorized signatory **Shri Ajay Prakash Sharma** **Second Party** executed a regd. sale deed of perpetual lease hold (Pattadawami) area 2463 sq.yards (2049.4 sq.mtrs) part of Plot no. 1 in favor of **M/s Seven Heaven Construction Pvt. Ltd** through their Director **Shri Sudhish Kumar Singh** s/o **Late Shri Sugarh Pal Singh** r/o **E-11 Arya Nagar Society Patpadganj I.P Extension Delhi** **Third Party** which is referred in document no.4(13) of this report.

❖ Now **M/s Seven Heaven Construction Pvt. Ltd** became owner & in possession over the property area 3779 sq.yards (3159.62 sq.mtrs) + area 3309 sq.yards (2766.7 sq.mtrs) + area 2463 sq.yards (2049.4 sq.mtrs) **Total mortgage area 9551 sq.yards (7975.72 sq.mtrs) vja three regd. sale deeds.**


G.N. Singh Rana
G.N. Singh Rana(Adv.)
Registration No. UP00733/60
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		<ul style="list-style-type: none"> ❖ Memorandum and Articles of Association of M/s Seven Heaven Construction Pvt. Ltd which is referred in document no.4(14) of this report ❖ And Got construction permission for Commercial Shops/ Shopping Mall issued by A.D.A in the name of M/s Seven Heaven Construction Pvt. Ltd which is referred in document no.4(15) of this report. ❖ As such M/s Seven Heaven Constructions Pvt. Ltd. above became the absolute owner & in possession over the property in question & have/has acquired good clear & valid marketable title thereof.
6.	Name the persons who is/are the present owner/s of the property/ies.	M/s Seven Heaven Construction Pvt. Ltd
7.	Whether the Property is ancestral / under joint ownership or the minor is having interest in the property? If the property is in joint names, whether the share of all the co-owners is defined ? If so, its effect thereof.	N.A
8.	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid mortgage on the property/ies.	Yes
9.	If the intended Mortgager is not owner at present, how the title shall be transferred in favour of intended mortgager	N.A
10.	Whether the permission from any Authority is necessary before creation of mortgage by the intended mortgager?	No
11.	Whether the Bank will be able to enforce SARFAESI Act 2002, If required against the property offered as security.	Yes
12 (a)	What is the nature of the title of the owner i.e tenancy right, full ownership, occupancy right, possessory right, minor's right any other type of right/clarity.	Full ownership with occupancy & Possessory right.
12 (b)	Leasehold immovable property/ies. (Where the land/building(s) is/are leasehold, please verify the terms of the lease(s) the name and address(es) of the lessor(s) and whether any permission/NOC from the lessor(s)/ company authority is required for transfer (such as mortgage, sale, etc) of the property/ies).	Perpetual lease deed
13	Whether there is any restriction /prohibition under personal laws of the owner/mortgagor to hold the property /ies under the title deeds through which he has derived the title.	No.
14	Whether the latest title deeds and the immediately previous title deeds are available in originals.	Yes
14.1	If all the title deeds are not available in original, reasons thereof, in writing.	NA



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 Registration No. UP00733/80
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4.2	In case the original title deeds are not available, the details thereof and the impact on creation of Equitable Mortgage.	NA
14.3(a)	Whether any Power of Attorney (POA) is involved in the chain of title?	Yes
14.3(b)	Whether the POA involved is one coupled with interest i.e. a Development Agreement-Cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence if has created an interest in favour of the builder / developer and as such is irrevocable as per law.	NA
14.3(c)	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of sale, sale deeds, etc. in favour of buyers of flats/units (Builders POA) or (ii) other type of POA (common POA).	NA
14.3(d)	In case of Builders POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	NA
14.3(e)	In case of Common POA, (i.e. POA other than Builder's POA), please clarify the following clause in respect of POA. I) Whether the Original POA is verified and the title investigation is done on the basis of original POA? II) Whether the POA is a registered one? III) Whether the POA is a special or general one? IV) Whether the POA contains a specific authority for execution of the title documents in question.	Yes Yes Special Power of attorney Yes
14.3(f)	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub- registrar also?)	Yes
14.3(g)	Please comment on the genuineness of POA	Power of attorney is registered and certify copy annexed with this report.
14.3(h)	The unequivocal opinion on the enforceability and validity of the POA.	Power of Attorney is registered
15.	Whether the photographs of parties as affixed in conveyance deed / title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes
16.	Whether the building tax/land revenue has been paid, up to date.	Yes.
17.	Whether any dues recoverable as land revenue are outstanding.	No.
18	Whether the land has been converted under the land revenue laws? If not required to be converted, give reasons.	No.
19	Whether the land is affected by any revenue and tenancy legislations? If so, how and to what extent and the remedy, if any.\	No.
20	Whether the permission under the Urban Land (Ceiling and Regulation)Act, 1976 is necessary or not.	Not necessary


 G.N. Singh
 Registration No. UP09733/100
 Civil Court, Aligarh

1.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agriculture Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)?	NA
22.	Whether the property is subject to any pending or proposed land acquisition proceeding?	No
23.	Whether any search/enquiry is made with the Land Acquisition office and the outcome of such search/enquiry.	N.A
24.	(a) Is/are the property/ies free from encumbrances, if no, give details of encumbrances. (b) Please give detailed account of creation of charge/mortgage or redemptions for a minimum period of 13 years and also state the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for the last 13 years in case of Priority sector advances and for the last 30 years in all other cases. (c) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved search should be made for a further period depending on the need for clearance of such clog on the title.	Yes N.A No
25.(a)	Whether the property is involved in or subject matter of any litigation which is pending or conclude?	NA
25 (b)	If, so whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	NA
25. (c)	Whether the title documents have any court seal/markings which points out any litigation/attachment/security to court.in respect of the property in question? In such case please comment on such seal/markings?	NA
26(a)	In case of partnership firm, whether the property belongs to the firm and the deed is property registered ?	N.A
26(b)	Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as etc. applicable laws?	No
26 (c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	NA
27(a)	Whether the property belongs to a limited company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the company registrar (ROC), Articles of Association/ Provision for common seal etc.	Yes
27(b)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm?	YES
	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor Company / LLP (seller) and the vendee company (purchaser)?	There is no charge in Sub Registrar Office  G.N. Singh Rana/Ad. Registration No. UP00733/60 Civil Court, Aligarh

	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	No
28	Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible, can there be a simple mortgage or by a Registered mortgage or by any other mode of mortgage?	Yes, Three Regd. sale deed S.No.6443 dt. 14-07-2008, Regd. sale deed S.No.6932 dt. 24-07-2008, Regd. sale deed S.No.7077 dt. 26-07-2008
29	Whether the property/ies is/are freehold or leasehold or self-occupied or tenanted? If tenanted, whether the property/ies can be taken as mortgage and what precautions to be taken.	Freehold. No such permission is required as urban land celling Act is repealed.
29 (a)	In case of lease hold property, whether permission / NOC from the lesser is required for creation of Mortgage	NA
29 (b)	If yes, Whether permission / NOC of the lessor is obtained.	NA
30	If owner is a company, Partnership firm, Trust, Temple, Wakf or other legal persons, how the title is affected by its Memorandum and Articles of Association, Partnership deed, Trust deed or rules or bye laws and what are the precautions to be taken under rules or bye laws and also how the right to create mortgage is affected by Hindu Religious and Endowments Laws and/or Wakf Deed or Wakf Act, as the case may be.	Company mortgage as per the by-laws of Memorandum and Articles of Association
31.	If property/ies to be mortgage is/are flat/ apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat-owner (mortgage); what are the documents of the title available for creating mortgage? Documents/records to be taken from builder/owners and their Bankers.	N.A
31(a)	If the property is in the nature of Flat/Builder Flour, Please state whether the property is governed by state Apartment /Flat Act or not	N.A
31(b)	If the said property is governed by state Apartment Act/Flat Act. Please give the name of Act	N.A
31(c)	If the said property is governed by State Apartment Act/Flats Act Please inform whether the seller is having common share in roof/terrace rights or the said property. Please also inform whether state apartment Act/Flat Act allows selling the property with absolute roof/terrace rights if yes then under which provisions.	N.A
31(d)	If the said property is governed by the state Apartment Act/ Flats Act whether the seller is having roof/terrace rights or is having common in roof/terrace rights of the said property.	N.A
31(e)	If the property is governed by state Apartment Act/Flats Act whether the seller is having legal rights to sale the property with absolute roof/terrace rights	N.A
32.	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?	No


 G.N. Singh
 Registration No UP00/33/
 Civil Court, Aligarh

	Flats owned/controlled by societies:- special requirements to be taken if society refuses to note bank lien/interest.	N.A
34	Please state the names of the persons who should join in the creation of mortgage of the property/ies either by deposit of title deeds or by registered mortgage, etc.	M/s Seven Heaven Construction Pvt. Ltd
35(a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	YES
35 (b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	YES
36	Any additional documents /precautions , required to be taken.	No
37	Investigation in regard to Agriculture Land:	
37 (a)	Whether land is surplus. If so, give specific details.	N.A
37 (b)	Whether the land is under self-cultivation.	N.A
37 (c)	If land is owned in different khatas or is under joint share give specific share in each khata.	N.A
37 (d)	If consolidation of holdings/acquisition proceedings etc. are in progress in the area whether the transfer of the land is possible under the state enactments.	N.A
37 (e)	Whether any prior/hidden charges exists against the land, Non-encumbrance should be for a period of 13 years preceding the date of this non-encumbrances certificate.	NA
37 (f)	Whether mutation has been completed in case of existing charges/pending charges.	N.A
37 (g)	Inspection of land on the spot in regard to the quality of land (such as irrigated/un irrigated/water logged, etc.) in order to enable the bank to determine its value.	N.A
37 (h)	Whether any Government loan/taccavis/coop loan etc. have been raised against the land, and if so, details about the charges/encumbrances may be specified.	N.A
38.	Whether the Real Estate Project comes under Real Estate Regulation and Development) Act 2016	Yes, RERA is required
39.	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	NA
40.	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	NA
41.	Whether the details of the apartment/plot in question are verified with the list of numbers and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	NA
42.	Please also specify as to what additional documents, if any are required for creating valid and enforceable mortgage, if the mortgagor is a company/partnership firm/trust/society/association/LLP/HUF/proprietorship firm.	Please check status of M/s Seven Heaven Construction Pvt. Ltd with ROC and Resolution is required regarding to create equitable mortgage in favor of Bank and execution of loan's documents charges with ROC

G. N. Singh Rana (Adv.)
Registration No. UP00733/60
Civil Court, Aligarh

CERTIFICATE:- Whether **CONDITIONAL/UNCONDITIONAL**

If **Conditional**, Kindly mention the conditions to be completed before creation of Mortgage:

- A. Document no.4 [1,2,3,4,5,6,9,11,12,13] Original regd. sale deed of perpetual lease hold (Pattadawami) and Regd. release deed/deed of disclaimer is to be taken before creation of Mortgage.

43. CERTIFICATE

I have scrutinized the original title deeds intended to be deposited relating to the property/ies to be offered as security by way of equitable mortgage/registered mortgage etc. and that the documents of title referred to above are perfect evidence of title and that if the said documents are deposited and equitable mortgage registered mortgage etc. is created in the manner required by law, it will satisfy the requirements of creation of equitable mortgage/registered mortgage etc, and I further certify that :-

1. There are no prior mortgage/charges whatsoever as could be seen from the encumbrances certificate for the period from 1990-2022 pertaining to the immovable property/ies covered by the above said title deeds
2. There are no prior mortgage/charges.to the extent of last 30 years.
3. There are claims from minor/s and his/their interest in the property/ies is/are to the extent of not applicable (specify the share of minor's with name).
4. The undivided share of the minor/s is not applicable (specify the share of the minor/s).
5. The property/ies is/are subject to the payment of revenue taxes, if any, only Municipal Taxes.
6. Provisions of Urban Land (Ceiling & Regulation) Act 1976 are not applicable.
7. Holding/acquisition is in accordance with the provisions of the Land Reforms Act. not applicable.
8. The mortgage if created will be perfect and available to the bank for the liability of the intending borrowers, **M/s Seven Heaven Construction Pvt. Ltd**
9. I have obtained the certified copies of the title deeds and have compared the same with the original title deeds which tallies with each other.
10. I have examined the record of the Registrar's Office and certify the genuines of the original title deeds.

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

I hereby certify that I have personally searched and verified the information furnished in this report contents & entries of original gift deed required to be deposited in the Bank has duly compared with the certified copy / Photo copy thereof and the same are found correct and intact .Statement and other information given in the report are correct and true. **M/s Seven Heaven Construction Pvt. Ltd** have/has got good valid clear absolute and marketable title of the property shown above. The applicant(s) should be present personally to deposit such original title deed referred here in below with your branch for creation of equitable mortgage. The provisions of SARFAESI Act, 2002 are applicable to the property in question

certify M/s Seven Heaven Construction Pvt. Ltd has/have valid, clear and marketable title to the property/ies shown above after completing of the following conditions:-

- 1- Document no.4 [1,2,3,4,5,6,7,8,9,10,11,12,13,14] photo copies / certifies copy annexed with this report.
- 2- Document no.4 [1,2,3,4,5,6,9,11,12,13] Original regd. sale deeds of perpetual lease hold (Pattadawami) and Regd. release deed/deed of disclaimer is required. .
- 3- Bank Should be verify the ADA Map and dimension by the approved valuer of Bank

The Following documents are required to be deposited for creation of Equitable Mortgage.

S.no.	Name (Type) of Documents	Date of Documents	Original/ Certified Copy/ Photo Copy
1.	Regd. sale deed of perpetual lease hold (Pattadawami)	13-03-1956	Original Copy
2.	Regd. sale deed of perpetual lease hold (Pattadawami)	13-03-1956	Original Copy
3-	Regd. lease deed	24-04-1956	Original Copy
4-	Regd. lease deed	06-10-1956	Original Copy
5-	Regd. sale deed of perpetual lease hold (Pattadawami)	07-06-1958	Original Copy
6	Regd. sale deed of perpetual lease hold (Pattadawami)	01-01-1969	Original Copy
7	Regd. release deed/deed of disclaimer	07-05-2007	Original Copy
8	Regd. sale deed of perpetual lease hold (Pattadawami)	14-07-2008	Original Copy
9	Regd. sale deed of perpetual lease hold (Pattadawami)	24-07-2008	Original Copy
10-	Regd. sale deed of perpetual lease hold (Pattadawami)	26-07-2008	Original Copy

Enclosed: 1. Inspection Receipt No.63, 2022011024634 dated 14-09-2022 of S.R. Koil Dist. Aligarh.-

Signature of the Advocate, who has scrutinized the title deeds/documents,


(G.N.Singh Rana)

Advocate

G.N. Singh Rana(Adv.)

Registration No.UP00733/80

Civil Court, Aligarh

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(भाग 2)

क्रम संख्या

(भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला)
(अधिनियम 16, 1908 की धारा 52 के अंतर्गत)

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

निष्पादक का नाम

लेख्य का प्रकार

प्रतिफल की धनराशि

प्रार्थना पत्र प्रस्तुत करने का दिनांक

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

इन्दीव रजिस्ट्रीकार
रजिस्ट्रार
रजिस्ट्रार

क्रम संख्या

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखे जाने वाला)

63

यह प्रार्थना-पत्र प्रस्तुत करने का दिनांक

प्रस्तुतकर्ता या प्रार्थी का नाम

लेख्य का प्रकार

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क

2. प्रतिलिपिकरण शुल्क

3. निरीक्षक या तलाश के लिए शुल्क

4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

6 तक का योग

वसूल करने का दिनांक

जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

50
14-9-26
रजिस्ट्रार
रजिस्ट्रार

भाग 1

प्रस्तुतकर्ता अधिका प्रार्थी द्वारा रखा जाने वाला

उपस्थित: सदर प्रथम जम मंख्या 2022911024634
अंतर्गत

लेख का प्रार्थना पत्र प्रस्तुत करने का दिनांक 14/09/2022

प्रस्तुतकर्ता का प्रार्थी का नाम जी०एन०सिंह सना इ०

लेख का प्रकार: मुआयना
1995 वर्ष से 2022 तक

प्रतिफल की प्रतियाँ 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधित्व शुल्क
3. निरीक्षण या सवाह शुल्क
4. मूल्यांकन के अधिप्राप्तों करण निष्पत्ती
5. पनीपल शुल्क
6. सिंचन
7. कायिक प्रस्ता

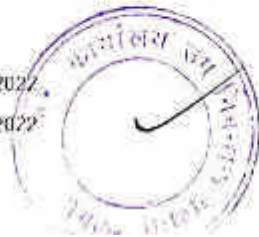
1 से 6 तक का योग 100

शुल्क प्रस्तुत करने का दिनांक 14/09/2022

दिनांक जय मेख प्रतिनिधि का नमब्र 14/09/2022

प्राण पत्र प्राप्त करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के द्वारा



भाग 1

भाग 1 की प्रतिनिधि पर किए गए सवाह नमब्र 100

उपस्थित: सदर प्रथम जम मंख्या 2022911024634
अंतर्गत

लेख का प्रकार: मुआयना

प्रस्तुतकर्ता का प्रार्थी का नाम जी०एन०सिंह सना इ०
अंतर्गत

1995 वर्ष से 2022 वर्ष तक

निष्पत्ती का नाम

लेख का प्रकार: मुआयना

प्रतिफल की प्रतियाँ 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 14/09/2022

दिनांक जय मेख प्रतिनिधि 14/09/2022

प्राण पत्र प्राप्त करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के द्वारा

तलाश का प्रमाण पत्र

दरखास्त सं० 3140 वर्ष 2021

प्रमाण पत्र सं० 2956 वर्ष 2021

श्री विधी कृष्णा सिंह ने निम्नलिखित सम्पत्ति के सम्बन्ध में निबन्धित कार्य एवं भार का प्रमाण पत्र चाहा है

विवरण जायदाद एककित्ता प्राईवेट प्लॉट न० 1 रकबा 2463 वर्गगज यानि 2059.31 वर्गमीटर स्थित टाइगर लॉक परिसर पू० प्राईवेट प्लॉट न० 2 सेक्विन हेविन कन्स्ट्रक्शन प्रा० लि० प० मुख्य सड़क स्टेशन रोड उ० जायदाद टीकाराम मन्दिर द० प्राईवेट रास्ता 25 फीट चौड़ा तह० कोल जिला अलीगढ़

एतद् द्वारा प्रमाणित करता हूँ कि इस कार्यालय की यथा उपलब्ध सूची नम्बर (द्वितीय) की दिनांक 01.12.2009 से दिनांक 30.11.2021 तक की तलाश की गयी है तथा उपरोक्त सम्पत्ति पर निम्नलिखित कार्य एवं भार निबन्धित किया गया पाया गया है

क्र० सं०	सम्पत्ति का विवरण		निष्पादन तिथि	प्रलेख का प्रकार	पक्षकारों के नाम		प्रलेख के निबन्धन का विवरण		
	प्लॉट न०	रकबा			निष्पादक	दावेदार	जिल्द न०	पृष्ठ	कमाल
कार्यालय में उपलब्ध रिकार्ड सूची 02 के अनुसार उपरोक्त जायदाद पर कोई भार नहीं पाया गया									

मैं यह भी प्रमाणित करता हूँ कि उक्त वर्णित भार के अतिरिक्त अन्य कोई कार्य या भार निबन्धित हुआ नहीं पाया गया है - तलाश करने वाले व प्रमाण पत्र तैयार करने वाले

लिपिक के हस्ताक्षर

कार्यालय सब रजिस्ट्रार कोल प्रथम अलीगढ़

नोट :

- 1- यह प्रमाण पत्र तलाश की दर वास्त में दर्शाये गये सम्पत्ति के विवरण के आधार बना कर तैयार किया गया है यदि वही सम्पत्ति इस कार्यालय में निबन्धित प्रलेख में निम्न विवरण में दर्शायी गयी है तो उस प्रलेख को इस प्रमाण पत्र को बनाने में प्रयुक्त नहीं किया गया है।
- 2- यह तलाश (प्रमाण पत्र कार्यालय में उपलब्ध सूची द्वितीय के आधार पर) यथा संभव सावधानी पूर्व तैयार किया गया है यथापि इस के तैयार करने में हुई किसी लिपिक त्रुटि के लिये निबन्धन विभाग उत्तरदायी नहीं होगा।
- 3- यह प्रमाण पत्र तैयार करने में उन प्रलेखों में शामिल नहीं किया गया है जो इस कार्यालय में प्रस्तुत हो रहे हैं लेकिन जिनका निबन्धन प्रमाण पत्र तैयार करने की तिथि तक नहीं हुआ है।
- 4- यह मालिकाना हक का प्रमाण पत्र नहीं है।

लिपिक के हस्ताक्षर

दिनांक - 29.12.2021


 उपनिबन्धक प्रथम
 अलीगढ़

तलाश का प्रमाण पत्र

दरखास्त सं० 3142 वर्ष 2021
प्रमाण पत्र सं० 2957 वर्ष 2021

श्री विधी कृष्णा सिंह ने निम्नलिखित सम्पत्ति के सम्बन्ध में निबन्धित कार्य एवं भार का प्रमाण पत्र चाहा है

विवरण जायदाद एककित्ता प्राईवेट प्लॉट न० 2,3 रकबा 3309 वर्गगज यानि 2766.65 वर्गमीटर स्थित टाइगर लॉक परिसर पू० प्राईवेट प्लॉट न० 4 सेविन हेविन कन्स्ट्रक्शन प्रा० लि० प० प्राईवेट प्लॉट न० 1 विकेटा उ० जायदाद टीकाराम मन्दिर द० प्राईवेट रास्ता 25 फीट चौडा स० कोल जिला अलीगढ

एतन्न द्वारा प्रमाणित करता हूँ कि इस कार्यालय की यथा उपलब्ध सूची नम्बर (द्वितीय)की दिनांक 01.12.2009 से दिनांक 30.11.2021 तक की तलाश की गयी है० तथा उपरोक्त सम्पत्ति पर निम्नलिखित कार्य एवं भार निबन्धित किया गया पाया गया है

क्र० सं०	सम्पत्ति का विवरण		निष्पादन तिथि	प्रलेख का प्रकार	पक्षकारों के नाम		प्रलेख के निबन्धन का विवरण		
	प्लॉट न०	रकबा			निष्पादक	दावेदार	जिल्द न०	पृष्ठ	क्रमांक
कार्यालय में उपलब्ध रिकार्ड सूची 02 के अनुसार उपरोक्त जायदाद पर कोई भार नहीं पाया गया									

मैं यह भी प्रमाणित करता हूँ कि उक्त वर्णित भार के अतिरिक्त अन्य कोई कार्य या भार निबन्धित हुआ नहीं पाया गया है - तलाश करने वाले व प्रमाण पत्र तैयार करने वाले तलाश प्रमाणित कर्ता व प्रमाण पत्रपरीक्षण कर्ता

लिपिक के हस्ताक्षर ✓

लिपिक के हस्ताक्षर ✓

प्रमाणितकर्ता प्रथम

कार्यालय सब रजिस्ट्रार कोल प्रथम अलीगढ

दिनांक - 29/11/2021

अलीगढ

नोट

- 1- यह प्रमाण पत्र तलाश की दर वास्त में दर्शाये गये सम्पत्ति के विवरण के आधार बना कर तैयार किया गया है यदि वही सम्पत्ति इस कार्यालय में निबन्धित प्रलेख में निम्न विवरण में दर्शायी गयी है तो उस प्रलेख को इस प्रमाण पत्र को बनाने में प्रयुक्त नहीं किया गया है।
- 2- यह तलाश (प्रमाण पत्र कार्यालय में उपलब्ध सूची द्वितीय के आधार पर) यथा संभव सावधानी पूर्व तैयार किया गया है यथापि इस के तैयार करने में हुई किसी लिपिक त्रुटि के लिये निबन्धन विभाग उत्तरदायी नहीं होगा।
- 3- यह प्रमाण पत्र तैयार करने में उन प्रलेखों में शामिल नहीं किया गया है जो इस कार्यालय में प्रस्तुत हो रहे हैं लेकिन जिनका निबन्धन प्रमाण पत्र तैयार करने की तिथि तक नहीं हुआ है।
- 4- यह मालिकाना हक का प्रमाण पत्र नहीं है।

तलाश का प्रमाण पत्र

दरखारत स० 3138 वर्ष 2021
प्रमाण पत्र स० 2954 वर्ष 2021

श्री विधीश कृष्णा सिंह ने निम्नलिखित सम्पत्ति के सम्बन्ध में निबन्धित कार्य एवं भार का प्रमाण पत्र चाहा है।

दिवरण जायदाद एककिता प्राईवेट प्लॉट न० 4,5,6 रकवा 3159.62 वर्गमीटर यानि 3779 वर्गगज स्थित टाइनर लॉक परिसर पू० सिटी ए-क्लेव प० प्राईवेट प्लॉट न० 3 ए-कट प्रैसिंग लि० [वर्तमान टाइनर हार्डवेयर एण्ड टूल्स लि०] उ० जायदाद आनन्द स्वरूप केला व श्रीमती राजकुमारी द० प्राईवेट रास्ता 25 फीट चौड़ा तह० कोल जिला अलीगढ़ एतद्वारा प्रमाणित करता हूँ कि इस कार्यालय की यथा उपलब्ध सूची नम्बर (द्वितीय) की दिनांक 01.12.2009 से दिनांक 30.11.2021 तक की तलाश की गयी है० तथा उपरोक्त सम्पत्ति पर निम्नलिखित कार्य एवं भार निबन्धित किया गया पाया गया है।

क्र० स०	सम्पत्ति का विवरण		निष्पादन तिथि	प्रलेख का प्रकार	पक्षकारों के नाम		प्रलेख के निबन्धन का विवरण		
	प्लॉट न०	रकवा			निष्पादक	दावेदार	जिल्द न०	पृष्ठ	कमाक
	कार्यालय में उपलब्ध रिकार्ड सूची 02 के अनुसार। उपरोक्त जायदाद पर कोई भार नहीं पाया गया।								

मैं यह भी प्रमाणित करता हूँ कि उक्त वर्णित भार के अतिरिक्त अन्य कोई कार्य या भार निबन्धित हुआ नहीं पाया गया है - तलाश प्रमाणित कर्ता व प्रमाण पत्रपरीक्षण कर्ता

लिपिक के हस्ताक्षर ✓

लिपिक के हस्ताक्षर
दिनांक 29/11/2021

उपनिबन्धक प्रथम
अलीगढ़

कार्यालय सब रजिस्ट्रार कोल प्रथम अलीगढ़
नोट

- 1- यह प्रमाण पत्र तलाश की दर वास्त में दर्शाये गये सम्पत्ति के विवरण के आधार बना कर तैयार किया गया है यदि वही सम्पत्ति इस कार्यालय में निबन्धित प्रलेख में निम्न विवरण में दर्शायी गयी है तो उस प्रलेख को इस प्रमाण पत्र को बनाने में प्रयुक्त नहीं किया गया है।
- 2- यह तलाश (प्रमाण पत्र कार्यालय में उपलब्ध सूची द्वितीय के आधार पर) यथा संभव सावधानी पूर्व तैयार किया गया है यथापि इस के तैयार करने में हुई किसी लिपिक त्रुटि के लिये निबन्धन विभाग उत्तरदायी नहीं होगा।
- 3- यह प्रमाण पत्र तैयार करने में उन प्रलेखों में शामिल नहीं किया गया है जो इस कार्यालय में प्रस्तुत हो रहे हैं लेकिन जिनका निबन्धन प्रमाण पत्र तैयार करने की तिथि तक नहीं हुआ है।
- 4- यह मालिकाना हक का प्रमाण पत्र नहीं है।

कार्यालय सम्पत्ति विभाग, नगर निगम, अलीगढ़।

पत्रांक : 2038 / सं0वि0 / न0नि0अली0 / 2021-22

दिनांक : 05-11-2022

सेवा में,

सहायक नगर नियोजक,
अलीगढ़ विकास प्राधिकरण,
अलीगढ़।

विषय : सेविन हैविन कंस्ट्रक्शन प्रा0लि0 पता- कस्बा कोल, पर0 व तह0 कोल, अलीगढ़ द्वारा प्लॉट नं0- 1, 2, 3, 4, 5 व 6 टाईगर लॉक प्रसार, प्रा0लि0, कस्बा कोल, पर0 व तह0 कोल, अलीगढ़ पर कुल प्लॉट एरिया 7726.23 व0मी0 पर ग्रुप हाउसिंग निर्माण हेतु अनापत्ति प्रमाण पत्र के संबन्ध में।

सन्दर्भ :- पत्रांक AGDA/BP/21-22/0338 / NOC
FILE NO. - AGDA/BP/21-22/0338

दिनांक 08.11.2021

महोदय,

उपरोक्त विषयक मानचित्र की स्वीकृति के सम्बन्ध में नगर निगम अलीगढ़ से अनापत्ति चाही गयी है जिसके सम्बन्ध में लेखपाल एवं सम्पत्ति विभाग की टीम से जाँच करायी गयी। उक्त जाँच आख्या दिनांक 13.12.2021 के अनुसार नगर निगम अलीगढ़ द्वारा निम्न शर्तों के अधीन अनापत्ति प्रदान की जा रही है। प्राधिकरण मानचित्र की स्वीकृति प्रदान करने के पूर्व इन्हें सुनिश्चित करा लें।

1. प्रस्तावित भवन को सिल लेबिल/ कुर्सी मुख्य सड़क से न्यूनतम 0.45 मी0 ऊँची होनी चाहिए।
2. सन्दर्भित अनापत्ति 7726.23 व0मी0 बैनामा भूमि से सम्बन्धित है।
3. इस भूखण्ड पर भवन निर्माण उपरान्त इस क्षेत्र में पूर्व से बनी नाली सीवर लाइन पाइप लाइन आदि पर अतिरिक्त भार बैठने के कारण यदि आवश्यकता के अनुरूप इनके साइज में संशोधन करना पड़ता है तो अलीगढ़ विकास प्राधिकरण अपने स्तर से यथा आवश्यक परिवर्तन कराये क्योंकि विकास शुल्क प्राधिकरण द्वारा ही लिया जा रहा है।
4. यह अनापत्ति सड़क/रोड/मार्ग पर प्रभावी नहीं होगी।
5. आवेदक द्वारा उक्त भूमि बैनामा दिनांक 14.07.2008, 24.07.2008 व 26.07.2008 के माध्यम से सेविन हैविन कंस्ट्रक्शन प्रा0लि0 पता- कस्बा कोल, पर0 व तह0 कोल, अलीगढ़ ने क्रय की है।
6. राजस्व अभिलेखों के अनुसार प्लॉट नं0- 1, 2, 3, 4, 5 व 6 टाईगर लॉक प्रसार, प्रा0लि0, कस्बा कोल, पर0 व तह0 कोल अलीगढ़ में खेत नं0- 1355, 1356, 1357, 1358, 1358, 1360 व 1361 में कन्या काल-द्वितीय नोन जैड ए खेवट स0-372 जिसके मालिकान बाबू मुन्नालाल आदि सीर जमींदारान के नाम राजस्व अभिलेखों में अंकित है। उक्त गाटा भूमि में नगर निगम की भूमि सम्मिलित नहीं है।
7. उपरोक्त प्लॉट की चौहददी में बैनामा दिनांक 14.07.2008 के अनुसार पूरब-सिटी एन्क्लेव, पश्चिम- प्राईवेट प्लॉट नम्बर-3, एन्कर प्रेसिडेंस लि0 वर्तमान टाईगर हार्डवेयर एण्ड टूल लि0, उत्तर- जायदाद आनन्द स्वरूप कैला व श्रीमती राजकुमारी आदि, दक्षिण- प्राईवेट रास्ता 25 फीट चौड़ा। बैनामा दिनांक 24.07.2008 के अनुसार पूरब- प्राईवेट प्लॉट स0-4, सेविन हैविन कंस्ट्रक्शन प्रा0लि0, पश्चिम- प्राईवेट प्लॉट नं0-1 विकंता। उत्तर- जायदाद टीकाराम मन्दिर। दक्षिण- प्राईवेट रास्ता 25 फीट चौड़ा। तथा बैनामा दिनांक 26.07.2008 के माध्यम से पूरब- प्राईवेट प्लॉट स0-2, सेविन हैविन कंस्ट्रक्शन प्रा0लि0 पश्चिम- मुख्य सड़क स्टेशन रोड। उत्तर- जायदाद टीकाराम मन्दिर। दक्षिण- प्राईवेट रास्ता 25 फीट चौड़ा।
8. संलग्न मानचित्र के अनुसार कुल कवर्ड एरिया 21,139.82 व0मी0 पर रू0 20/- प्रति व0मी0 की दर से कुल धनराशि रू0 4,22,796.40 मलया चार्जज नगर निगम कोष में जमा कराये जाने के उपरान्त अनापत्ति दिये जाने हेतु आख्या प्रेषित है।

नोट- यह अनापत्ति प्रमाण पत्र उसी आवासीय कॉलोनी/क्षेत्र के लिए मान्य है, जिसका ले-आउट प्लान, अलीगढ़ विकास प्राधिकरण में प्रस्तुत किया गया है, यदि प्रश्नगत प्रकरण में किसी भी न्यायालय का कोई विपरीत निर्णय होता है, तो यह अनापत्ति प्रमाण पत्र स्वतः निष्प्रभावी/अमान्य/निरस्त माना जाएगा।

संलग्नक : नक्शा की मूलप्रति।

महोदय,

संलग्न अलीगढ़ विकास प्राधिकरण अलीगढ़ के पत्रांक एजीडीए/21-22/0338/एनजीसी दिनांक 08-11-2021 पर पारित आदेश का अवलोकन करने का कष्ट करें, जिसके अन्तर्गत मैसर्स सेविन हैविन कन्स्ट्रक्शन प्रा० लि० ई-11, आर्यनगर तोताइटी पटपडगंज आई०पी० एक्सटेंशन दिल्ली-9। द्वारा डायरेक्टर श्री सुधीरकुमार सिंह पुत्र स्व० सुधुपाल सिंह निवासी ई-11 आर्यनगर तोताइटी पटपडगंज आई०पी० एक्सटेंशन दिल्ली-9। के नाम मौजा कस्बा कोल डूटाइगर लॉक परिसर तहसील कोल अलीगढ़ के प्लॉट नं० 1, 2, 3, 4, 5 व 6 क्षेत्र क्रमशः 3159.62व०मी० व 2766.65व०मी० व 2059.31व०मी० अर्थात् कुल क्षेत्र 7985.58व०मी० का मान विवर स्वीकृत करने से पूर्व राजस्व विभाग से अनापत्ति वाही गई है।

उक्त के सम्बन्ध में विन्दुवार जॉब आख्या निम्नवत् है :-

- 1- प्रस्तावित भूमि पर उक्त फर्म का कब्जा पंजीकृत वैनामा के आधार पर है, वैनामा की छाया प्रतियाँ संलग्न हैं।
- 2- प्रस्तावित भूमि नगर निगम की सम्पत्ति नहीं है।
- 3- प्रस्तावित भूमि उपप्र० र० सं० 2006 की धारा 77 के अन्तर्गत नजूल, वक्फ, तीलिंग इत्यादि की आरक्षित भूमि नहीं है।
- 4- प्रस्तावित भूमि तालाब, पोखर, हडवार, मरघट, घूरा, शमशान, खेल का मैदान, नवीन परती, ऊसर, वंजर भूमि नहीं है। साथ में शपथपत्र संलग्न है।
- 5- उक्त भूमि शत्रु/निष्क्रान्त सम्पत्ति नहीं है।
- 6- उक्त भूमि पर कोई स्टाप्प चोरी एवं अण्भार नहीं है।
- 7- प्रस्तावित भूमि राज्य सरकार, नजूल, वक्फ, नगर निगम की सम्पत्ति नहीं है।
- 8- प्रश्नगत भूमि पर वर्तमान में कोई वाद विवाद किसी न्यायालय में विवाराधीन नहीं है। साथ में शपथपत्र नोटरी श्रुंदा संलग्न है।
- 9- प्रस्तावित भूमि से सम्बन्धित वैनामा की छाया प्रति एवं नजरी नक्शा संलग्न है।

आख्या सेवा में सादर प्रेषित है।

[Signature]
23.12.21

[Signature]
24/12/2021
राजस्व निरीक्षक
नज़राफ
तहसील कोल

सचिव

अलीगढ़ विशाल अधिवरण, अलीगढ़।

आख्या उपेक्षित !

11

24.12.21
पा.

