

## Praveen Kumar

B.Sc. LL.B. B.L.U. Advocate  
9, M.G.R. Shaheed Nagar  
Agra

Mob: 9838044444

### Annexure-B: Report of Investigation of title in respect of immovable property

(All columns/items are to be completed/commented by the advocate)

1.	(a) Name of the Branch/BU Seeking opinion.  (b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.  (c) Name of the borrower.	
2.	(a) Type of Loan  (b) Type of property	SME loan  Commercial Property
3.	a) Name of the unit/ concern/ company/ person offering the property/ (ies) as security.  b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.  c) State as to under what capacity is security offered (Whether as joint applicant or borrower or as guarantor, etc.)	As above  As above  As the Borrower
4.	a) Value of Loan (Rs.in Crores)	
5.	Complete or full description of the immovable property (ies) offered as security including the following details.  b) Door no. (in case of house property)  c) Extent / area including plinth/ built up area in case of house property.  d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Property N.N.No. 1/140, 1/140A & 1/140/1, Civil Lines, Purana Mathura Road ( Delhi Gate), Agra  N.N.No. 1/140, 1/140A & 1/140/1,  measuring of 1443.10 Sq.Meters /1726 Sq.Yards.  East- Property of Income Tax Department West- S.S.Hospital North- Property of Banara South- Road & Exit

V/KR

				Civil Lines, Purana Mathura Road (Delhi Gate), Hariparwat Ward, Agra
6.	<p>a) Particulars of the documents scrutinized - serially and chronologically.</p> <p>(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.</p> <p><b>Note:</b> - Only originals or certified extract from the registering/ land/ revenue/ other authorities be examined.</p>	<p>Sri Harish Chand Garg &amp; other executed the registered sale-deed in favour of Sri Raj Ventures partnership Firm in respect of N.N.No. 1/140, 1/140A &amp; 1/140/1, Civil Lines, Purana Mathura Road ( Delhi Gate), Agra on dated 06.08.2021 which is registered on same day at Bahi I , Zild 11219 Prasth - 43/64 per Kramank 2825 before Sub-Registrar- Agra.</p> <p>Sri Niroti Lal Garg expired on 07.03.1980, Sri Harish Chand Garg &amp; Sri Harendra Kumar Garg both sons of the deceased become the absolute owners of the aforesaid property bye virtue of the aforesaid WILL &amp; the aforesaid WILL is effectuated.</p> <p>Sri Niroti Lal Garg executed the unregistered WILL in favour of his two sons Sri Harish Chand Garg &amp; Sri Harendra Kumar Garg in respect of Property No. N.N.No. 1/140, 1/140A &amp; 1/140/1 Civil Lines, Purana Mathura Road ( Delhi Gate), Agra on dated 22.12.1979</p> <p>Babu Bhakt Bhusan executed the registered sale-deed in favour of Sri Niroti Lal Garg in respect of Property No.1/140 Civil Lines, Purana Mathura Road ( Delhi Gate), Agra on dated 28.06.1955 which is registered on 13.07.1955 at Bahi I Zild 1306, Prasth - 343/343 Per Krmank 1591 before Sub -Registrar- Agra.</p>		
Sl. No.	Date	Name/ Nature of the	Original/Certified copy/certified extract	In case of the copies whether the original was scrutinized by another advocate.

		document	/photocopy etc.	
1.	06.08.2021	sale-deed	Certified Copy	Yes, Sir
2.	07.03.1980	Death-Certificate	Copy	No, Sir
3.	22.12.1979	Unregistered WILL	Copy	Yes, Sir
4.	28.06.1955	sale-deed	Copy	Yes, Sir
7.	a) Whether certified copy of all title documents are obtained from the relevant Sub-Registrar office and compared with the documents made available by the proposed mortgager? (Please also enclose all such certified copies and relevant fees receipts along with the T.I.R.) (HL: If the value of loan => Rs. 1 crore and in case of commercial loans irrespective of the loan component)		1. Non-Encumbrance Certificate No. 2202200102867/2022 2. Non-Encumbrance Certificate No. 22022001001535/2022 3. Non-Encumbrance Certificate No. 3653/2022 4. Non-Encumbrance Certificate No. 3654/2022	
8.	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?  b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.  c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?  d) Whether proper registration of documents completed. Details thereof to be provided?		No online portal is available in the District.  No, Sir  No, Sir  As proved Para 10 (a)	
9.	a) Property offered as security falls within the jurisdiction of which Sub-Registrar office?  b) Whether it is possible to have registration of document in respect of the property in question at more than one office of Sub-		Sub-Registrar-I, Agra  No, Sir	

*S. N. A.*  
S. N. A.  
Sub-Registrar-I  
Agra

	Registrar/District General. If so, please name all such offices?	
	c) Whether the search has been made at all the offices named at (b) above?	Yes, Sir
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of the multiple title documents in respect of the property in question?	No, Sir
10.	<p>a) Chain of title tracing the title from the oldest title deed to the Latest Title Deed establishing the title of the property in question from the predecessors in title/interest to the current title holder</p> <p><b>In case of property offered as security for the loans of Rs. 1.00 Crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)</b></p>	<p>Babu Bhakt Bhusan s/o Babu Radha Mohan executed the registered sale-deed in favour of Sri Niroti Lal Garg s/o Sri Lala Matoli Ram in respect of Property No.1/140 Civil Lines, Purana Mathura Road (Delhi Gate), Agra on dated 28.06.1955 which is registered on 13.07.1955 at Bahi I Zild 1306, Prasth – 343/343 Per Krmark 1591 before Sub – Registrar- Agra.</p> <p>Sri Niroti Lal Garg s/o Sri Lala Matoli Ram executed the unregistered WILL in favour of his two sons Sri Harish Chand Garg &amp; Sri Harendra Kumar Garg in respect of Property No. N.N.No. 1/140, 1/140A &amp; 1/140/1 Civil Lines, Purana Mathura Road (Delhi Gate), Agra on dated 22.12.1979</p> <p>Sri Niroti Lal Garg s/o Sri Lala Matoli Ram expired on 07.03.1980, Sri Harish Chand Garg &amp; Sri Harendra Kumar Garg both sons of the deceased become the absolute owners of the aforesaid property by virtue of the aforesaid WILL &amp; the aforesaid WILL is effectuated.</p> <p>Sri Harish Chand Garg &amp; Sri Harendra Kumar Garg both sons of Sri Niroti Lal Garg executed the registered sale-deed in favour of Sri Raj Ventures partnership</p>

*[Signature]*  
Civil Lines, Agra

Firm through its partner Sri Rakesh Kumar s/o Sri Jawla Prasad in respect of N.N.No. 1/140, 1/140A & 1/140/1, Civil Lines, Purana Mathura Road (Delhi Gate), Agra on dated 06.08.2021 which is registered on same day at Bahi 1, Zild 11219 Prasth - 43/64 per Kramank 2825 before Sub- Registrar- Agra.

Bye virtue of the aforesaid WILL & the WILL is effectuated became the absolute owners of the aforesaid land with clear and marketable title. The mortgagor has a rights & titled to credit the mortgage in favour of the bank

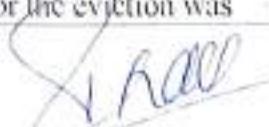
**The chain of the title is determined.**

	b) Whether 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.	No, Sir
	c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No, Sir
11.	a) Nature of title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Full ownership rights
	If Ownership Rights	
	Details of the Conveyance Documents	Sale Deed
	Whether the document is Properly stamped	Yes, Sir
	Whether the document is Properly Registered	Yes, Sir
	If Leasehold, whether	No, Sir
	a) Lease Deed is duly stamped and registered	Not Applicable
	b) Lessee is permitted to mortgage the	Not Applicable

	Leaschold right	
	c) Duration of the Lease/Unexpired period of lease	Not Applicable
	d) If a sub – lease, Check the lease deed in favor of Lessee as to whether Lease deed permits subleasing and mortgage by Sub-Lessee also.	Not Applicable
	e) Whether the lease hold rights permits for the creation of any superstructure (if applicable)?	No, Sir
	f) Right to get renewable of the leasehold rights and nature thereof.	Not Applicable
	<b>If Government grant/allotment/Lease-Cum/Sale Agreement whether</b>	No, Sir
	a) Grant/agreement etc. Provides for alienable rights to the mortgagor with or without conditions.	Not Applicable
	b) The mortgagor is competent to create charge on such property	Not Applicable
	c) Whether any permission from govt. or any other authority is required for creation of mortgaged and if so whether such valid permission is available.	Not Applicable
	<b>If occupancy right, whether,</b>	No, Sir
	a) Such right is heritable and transferable	Not Applicable
	b) Mortgage can be created	Not Applicable
12.	<b>Has the property been transferred by way of Gift/ Settlement Deed</b>	No, Sir
	If the property has been transferred by way of gift/settlement deed, whether:	Not Applicable
	a) The gift/settlement deed is duly stamped and registered.	Not Applicable
	b) The gift/settlement deed has been attested by two witnesses;	Not Applicable
	c) Whether there is any restriction on the Donor is executing the gift/settlement deed in question.	Not Applicable
	d) The gift/settlement deed transfers the property to Donee;	Not Applicable
	e) Whether the donee has accepted the gift by signing the gift/settlement deed or by a	Not Applicable



	separated writing or by implication or by actions.	
	f) Whether the donee is in possession of the gifted property	Not Applicable
	g) Whether any life interest is reserve for the donor or any other person and whether there is a need for any other person to join the creation of the mortgage?	Not Applicable
	h) Any other aspect affecting the validity of the title deed passed through the gift/settlement deed.	Not Applicable
13.	<b>Has the property been transferred by way of Partition/ family Settlement Deed</b>	No
	a) Whether the Original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	b) Whether the mutation has been effected?	Not Applicable
	c) Whether the mortgager in possession and enjoyment of his share?	Not Applicable
	d) Whether the Partition made is valid in law and the mortgager has acquired a mortgageable title there on	Not Applicable
	e) In respect of partition by a decree of court, whether such decree has become final and all other condition formalities are complotted /complied with.	Not Applicable
	f) Whether any of the document in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgagors?	Not Applicable
14.	<b>Whether the title documents include any testamentary documents / wills?</b>	Yes, Sir
	(a) In case of wills, whether the will is registered will or unregistered will?	Unregistered
	(b) Whether will in the matter needs a mandatory probate and if so whether the same probated by a competent court.	The probate is not mandatory in the State of U.P.
	(c) Whether the property is mutated on the basis of will?	Yes, Sir
	(d) Whether the original will is available?	No
	(e) Whether the original death certificate if the testator is available?	No
	(f) What are the circumstances and / or	The case for the eviction was



	documents to establish the will in question is the last and final will of the testator?  g) Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness / validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother / Original title deeds are to be explained.)	initiation on the basis of the WILL
15.	Whether the property is subject to any wakf rights./ belongs to church / temple or any religious / other institutions  a) any restriction in creation of charges on such properties?  (b) Precautions / permissions, if any in respect of the above cases for creation of mortgage?	No, Sir  Not Applicable  Not Applicable
16.	(a) Where the property is a HUF/joint family property ?  b) Whether mortgage is created for family benefit/ legal necessity, whether the Major coparceners have no objection/ join in execution, minor's share if any, rights of female members etc.  (c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	No, Sir  Not Applicable  Not Applicable
17.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?  (b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?  (c) If so additional precautions / permissions to be obtained for creation of valid mortgage?  (d) Requirements, if any for the creation of mortgage as per the central / state laws applicable to the trust in the matter.	No  Not Applicable  Not Applicable  Not Applicable
18.	Is the property an Agricultural land  (a) whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for the creation / enforcement of mortgage.  (b) In case of the agricultural property other relevant records / documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No  Not Applicable  Not Applicable



	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	The property situates with in the abadi land
19.	a) Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental clearance etc.).  b) Additional aspects relevant for investigation of title as per local laws.	No, Sir  Not Applicable
20.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?  (b) Whether any search / enquiry is made with the land acquisition office and the out come of such search / enquiry.	No, Sir  Not Applicable
21.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?  (b) If so, whether such litigation would adversely affect the creation of a valid mortgaged or have any implication of its future enforcement?  (c) Whether the title documents have any courts seal / marking which points out any litigation / attachment / security to court in respect of property in question? In such case please comment on such seal / marking.	Was subject to litigation.  No, Sir  No, Sir
22.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.  (b) Property belonging two partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?  (c) Whether the person (s) creation mortgage has/have authority to create mortgage for and on behalf of the firm.	Yes, Sir  Not Applicable  The permission is required for creating the mortgage in favour of Bank
23.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, BOD resolution, Authorisation to create mortgage/ execution of documents, registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc.	No, Sir



	b/1) Whether the property to be mortgaged is purchased by the above company from any other company or Ltd. liability partnership (LLP) firm? Yes/No	Not Applicable
	b/2) If yes, whether the searches of charges of 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) ?	Not Applicable
	b/3) Whether the above searches of charges reveals any prior charges / encumbrances of the property (proposed to be mortgaged) created by the vendor company (seller).	Not Applicable
	b/4) If the search reveals encumbrances / charges whether searches such charges / encumbrances has been satisfied.	Not Applicable
24.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, byelaws.	Not Applicable
25.	(a) Whether any POA is involved in the chain of title?	No, Sir
	(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 registered document and hence it has created an interest in favour of the builder / developer and as such is irrevocable as per law.	Not Applicable
	(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 (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified / compared with the original POA.	Not Applicable
	(e) In case of common POA (i.e. POA other than builder's POA), please clarify the	Not Applicable

Ne



	following clauses in respect of POA.	
i.	Whether the original POA is verified and the title investigation done on the basis of POA?	Not Applicable
ii.	Whether the POA is a registered one?	Not Applicable
iii.	Whether the POA is a special or general one?	Not Applicable
iv.	Whether the POA contains a special authorities for execution of title documents in question?	Not Applicable
(f)	Whether the POA was enforce and not revoked or had became 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)?	Not Applicable
(g)	Please comment of the genuineness of POA?	Not Applicable
(h)	The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
26.	Whether mortgage is being created by a POA holder, check genuineness of the power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the law of the place, where it is executed.	No, Sir
27.	<p><b>If the property is a flat/ apartment or residential/ commercial complex, check and comment on the following:</b></p> <p>(a) Promoter's/ Land owner's title to the land/ building</p> <p>(b) Development Agreement/ Power of Attorney.</p> <p>(c) Extent of authority of the Developer/ builder.</p> <p>(d) Independent title verification of the Land and/ or build in question</p> <p>(e) Agreement for sale (duly registered)</p> <p>(f) Payment of proper stamp duty</p> <p>(g) Requirement of registration of agreement, development agreement, POA, etc.;</p> <p>(h) Approval of building plan, permission of appropriate / local authority, etc.;</p> <p>(i) Conveyance in favour of Society/ Condominium concerned;</p>	<p>Commercial property</p> <p>Not Applicable</p>



	(j) Occupancy Certificate / allotment letter / letter of possession. (k) Membership details in the society etc. (l) Share Certificates (m) No Objection Letter from the Society (n) All legal requirements under the local/ Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control regulations, Co-operative societies Laws etc. (o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; (p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any; (q) Whether the numbering pattern of the units / flats tally in all documents such as approved plan, agreement plan, etc.	
28.	Encumbrances, Attachments, and/or claims whether of Government/ Central or State or other Local authorities or third party claims, Liens etc. and details thereof.	Not Applicable
29.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any.	The certificates for the Non-Encumbrance as issued by Sub-Registrar-I, Agra for the period of 03.06.1992 to 19.09.2022
30.	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy?	Not Applicable
31.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/obtained	Not Applicable Not required u/s 281, IT Act.
32.	(a) Details of RTC extracts/ mutation extracts/ Khata extract pertaining to the property in question. (b) Whether the name of mortgagor is reflected as owner in the revenue / municipal / village records?	No, Sir No, Sir
33.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation / partition of the property is legally valid? (c) (The Property should be Legally	Yes, Sir Yes, Sir Yes, Sir


  
 Notary Public  
 Adarsh  
 1-15, Chittaranjan Avenue

	accessible though normal carriers to transport goods to factories/ Houses, as the case may be)	
34.	(a) Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny? (i) Document in relation to electricity connection. (ii) Document in relation to water connection; (iii) Document in relation to Sales Tax Registration, if any applicable; (iv) Other utility bills, if any.	Yes, Sir Yes, Sir No No
	(b) Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No, Sir
35.	(a) Whether the documents iei. valuation report/ approved sectioned plan reflect/indicated any deference/ Discrepancy in the boundaries in respect to the title deed/other document ( If the valuation report and/ or approved plan are not available at the time of preparation of TIR, please proved these comments subsequently on the receipt of the same)	No, Sir
36.	(a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security? (b) Property is SARFAESI compliant (Y/N)	Not Applicable Yes, Sir
37.	(a) Whether the Original title deed are available for creation equitable mortgage (b) In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	Yes, Sir No, Sir
38.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	Not required
39.	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	M/s Sri Raj Ventures partnership firm I, J.P.Complex, Kahrai Mor Shamshabad Road Agra through its partner Sri Rakesh Kumar s/o Sri Jwala Prasad

Dated- 21.09.2022

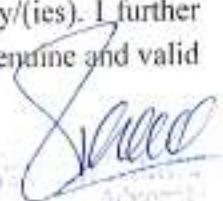
Place- Agra

(Praveen Kumar)  
Advocate

**Annexure – C 1 Certificate of Title on the basis of certified copy of the title deed**

I have examined the certified copy of Original Title Deed intent to be deposited relating to the schedule property(ies) to be offered as security by way of Equitable Mortgage and that the certified copy of documents of the title referred to in the opinion are valid & secondary evidence of Right, title & Interest & that the said Registered/Equitable Mortgage to be created on the production of the original title deeds will satisfied the requirements of creation of Registered/Equitable Mortgage and I further certified that

2. I have examined the certified copies of the documents in detail, taking into account all the guide lines in the check list vide annexure way be and the other relevant factors and under take to reexamine the original title deeds as and when produced and
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s)/Office(S), Revenue Records, Municipal/Panchyat Office, Land Equation office, Registrar of the Companies Office, Wakf Board (Wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on the production of the Original Title deeds. I am liable/ responsible, if any loss is caused to the Bank due to negligence on my part or by agent in making search.
4. Following scrutiny of Land Records/ Revenue Records & relative Certified copies of the Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC). I hereby certify the genuineness on basis of the certified copies of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrances Certificate for the Period from 03.06.1992 to 19.09.2022 pertaining to the Immovable Property(ies) covered by above the copies title deeds. The property appears to be free from all Encumbrances.
6. In the case of second/ subsequent charge in favour of the Bank, there are no other mortgages/Charges other than already stated in the loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
7. Minor(s) and his/their interest in the property(ies) is to the extent (Specify the share of the Minor with Name). (Strike out if not applicable).
8. The Mortgage is if created, will be available to the Bank for the Liability for the borrower M/s Sri Raj Ventures partnership firm 1, J.P.Complex, Kahrai Mor Shamshabad Road Agra through its partner Sri Rakesh Kumar s/o Sri Jwala Prasad
9. I certify that M/s Sri Raj Ventures partnership firm 1, J.P.Complex, Kahrai Mor Shamshabad Road Agra through its partner Sri Rakesh Kumar s/o Sri Jwala Prasad has an absolute, clear and Marketable title over the Schedule property(ies). I further certify that the above certified copies of the title deeds appears to be genuine and valid

  
Sri Rakesh Kumar  
G-16, Cash Block, A.T.T.

mortgage can be treated on basis of the original title deeds and the said mortgage would be enforceable.

10. In case of the creation of the mortgage by the vide deposit of the title deeds, we certify that the deposit of the original title deeds/documents the certified copy of which have been examined would create a valid and enforceable mortgage.

i. Certified copy of the sale-deed dated 06.08.2021 as executed by Sri Harish Chand Garg & Sri Harendra Kumar Garg in favour of Sri Raj Ventures partnership Firm through its partner Sri Rakesh Kumar which is registered at Bahi I , Zild 11219 Prasth – 43/64 per Kramank 2825 before Sub- Registrar- Agra

ii. Copy of the unregistered WILL dated 22.12.1979 as executed by Sri Niroti Lal Garg in favour of his two sons Sri Harish Chand Garg & Sri Harendra Kumar Garg.

iii. Copy of the death certificate of Sri Niroli Lal Garg dated 07.03.1980

iv. Copy of the sale-deed dated 28.06.1955 as executed by Babu Bhakt Bhusan in favour of Sri Niroti Lal Garg at Bahi I Zild 1306, Prasth – 343/343 Per Krmank 1591 before Sub – Registrar- Agra.

v. Electricity Bill

vi. Receipts for the water charges

vii. Receipts for the House Tax

viii. Non-Encumbrance Certificate

11. That there are no legal impediments for creation of the mortgage on production of the original of the title deeds the certified copies of which. I have examined under NA applicable law/Rules inforce

#### SCHEDULE OF THE PROPERTY/IES

Property N.N.No. 1/140, 1/140A & 1/140/1, Civil Lines,  
Purana Mathura Road ( Delhi Gate), Agra

#### BOUNDARIES

East- Property of Income Tax Department

West- S.S.Hospital

North – Property of Banara

South – Road & Exit

Civil Lines, Purana Mathura

Road (Delhi Gate), Hariparwat Ward, Agra

Date-21.09.2022

Place- Agra

  
(Praveen Kumar)

Advocate

Praveen Kumar  
Advocate  
G-15, Civil Lines, Agra

# SEARCH CERTIFICATE

Application No. 3066 of 2022 Certificate No. 3653 of 2022

Applicant Govinda Kumar (Ad) having applied to me for certificate giving particulars of the Registered Acts and encumbrances, if any in respect of unencumbered property.

(1) As Stated in Application Property Owner: 1/140, 1/140 A, 1/140/1, or Bhaban No. 1463/10 B, Agra  
through its brothers Rakesh Kumar & Sivakumar (Ad) to cover  
Vihad Chawla Agre

(2) Property Details: Property No 1/140, 1/140 A, 1/140/1, or Bhaban No. 1463/10 B, Agra

(3) Boundaries: East Property of Income Tax Colony  
West S. S. Hospital  
North Property of Benaras  
South Old Mathura Road

(4) Situated At: Civil Line / Dilkusha Gate old Mathura Road Agra

I hereby certify that a search has been made in the book I into the indexes regulating there to from 03/06/1992 to 02/06/2003 of acts and encumbrances effecting the said property and that each the following acts encumbrances appears.

No.	Description of Properties given in the Document	Date of Execution	Name & Value of her Document	Execute Claimant	Entry No.	Year
1	2	3	4	5	6	7

As Stated in Application and Present Available Record No encumbrances has been Found

I also certify that save be aforesaid acts and encumbrances other acts and encumbrances effecting the said property have been found.

Search made certificate prepared by

search made/verified/and certified

signed by

  
Signature of  
Registering  
Officer, Agra,

NOTE:-

Distt. Agra

1. The act and encumbrances shown in the certify of those discovered with reference of the description of Properties furnished by the applicant if the name of properties have been described in the registered documents in manner different from the way which the applicant has described the transactions evidence by such documents was not included in certificate.
2. The requisite search has been made as carefully as possible by the officer but the department will not on result of the search in this certificates.
3. This certificate does not include such document if any which have been presented have not been registered and indexed up to date.

# SEARCH CERTIFICATE

Application No. 3067 of 20.22 Certificate No. 3654 of 20.22

Applicant Praveen Kumar (22) having applied to me for certificate giving particulars of the Registered Acts and encumbrances, if any in respect of unencumbered property

(1) As Stated in Application Property Owner: M/s Share & Venture, Bawali Road  
Through its Partner Rakesh Kumar & Devendra Kumar F. No. 47 Kansar  
Vihar & Chawali Agra

(2) Property Details: Property No 1/140, 11140 B. 1/140, in Bawali -  
Area: 1442.10 Sq. Mts.

(3) Boundaries: East Property of Income Tax Colony,  
S. S. Hospital  
West Property of Banana  
North Old Mathura Road  
South Old Mathura Road

(4) Situated At: Opposite / Doctor Gate old Mathura Road Agra

I hereby certify that a search has been made in the book I into the indexes regulating there to from 03/06/2006 to 31/12/2010 of acts and encumbrances effecting the said property and that each the following acts encumbrances appears.

No.	Description of Properties given in the Document	Date of Execution	Name & Value of her Document	Execute Claiment	Entry No.	Year
1	2	3	4	5	6	7

As Stated in Application and Present Available Record No encumbrances has been Found

I also certify that save be aforesaid acts and encumbrances other acts and encumbrances effecting the said property have been found.

Search made certificate prepared by  
search made/verified/and certified  
signed by

  
Signature of  
Registering  
Officer, Agra,

Distt. Agra

NOTE:-

1. The act and encumbrances shown in the certify of those discovered with reference of the description of Properties furnished by the applicant if the name of properties have been described in the registered documents in manner different from the way which the applicant has described the transactions evidence by such documents was not included in certificate.
2. The requisite search has been made as carefully as possible by the officer but the department will not on result of the search in this certificates.
3. This certificate does not include such document if any which have been presented have not been registered and indexed up to date.

आवेदन संख्या : 2202200101772

प्रमाण संख्या : 22022001001535

**भार मुक्त प्रमाण-पत्र**  
**(रजि० मैन्युअल के नियम 328)**

श्री- प्रवीन कुमार एडवोकेट पुत्र- स्व० श्री सेवती लाल शर्मा तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राप्तना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - संजय पैलेस, वार्ड/परगना- हरी पर्वत, व्यवसायिक- M/s Shree Raj Ventures Shamshabad Road, का Agra through its partners Sri Rakesh Kumar s/o Sri Jwala Prashad r/o 47, Kaveri Vihar II, Chamrouli of विवरण Tehsil & Distt. Agra, Property No. 1/140, 1/140A, 1/140/1 on Khasra No. Civil Lines/ Gelhi Gate Hari Parwat, Agra Measuring of 1443.10 Sq/Meters, East- Property of Income Tax Colony West- S.S.Hospital North- Property of Benara South- Old Mathura Road,

मै एतद्वारा प्रमाणित करता हू कि इडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 03/06/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 07-06-2022

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर हूँडे गए हैं। यदि रजिस्ट्रीकृत लेखापत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखापत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।  
 2. बालित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और यिभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।  
 3. इस प्रमाण-पत्र में उन लेखापत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।  
 4. यह प्रमाण-पत्र किसी संपत्ति के स्वतंत्र का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: संदीप सक्सैना निर्दिश ।

मिलान करने वाले निबन्धन लिपिक: संदीप सक्सैना निर्दिश ।

उपनिबन्धक सदर प्रथम  
आगरा

## भार मुक्त प्रमाण-पत्र/बारह साला हेतु आवेदन पत्र

आवेदनकर्ता का विवरण

सम्पत्ति का विवरण

पूर्वविलोकन

आवेदनकर्ता का नाम (हिंदी में)	प्रवीन कुमार एड०
आवेदनकर्ता का नाम (अंग्रेजी में)	PRAVEEN KUMAR ADOVATE
आवेदनकर्ता के पिता का नाम	स्व० श्री सेवतीलाल शर्मा
आवेदनकर्ता का पता	९ एम०आई०जी० शहीद नगर, आगरा
मोबाइल	8266898194
ई-मेल	praveensharma.ps172@gmail.com
जनपद	आगरा
तहसील	आगरा
उपनिबंधक कार्यालय	सदर प्रथम
मोहल्ला/गाँव	संजय पैलेस
वाई/परगना	हरी पर्वत
तलाश की अवधि	प्रारम्भ दिनांक : 03-06-2022 अंतिम दिनांक : 19-09-2022
सम्पत्ति का प्रकार	आवासीय

स्वामी और सह स्वामी का विवरण

सम्पत्ति का विवरण

खसरा/गाटा संख्या

मैसर्स श्री राज वेंचर  
शमशाबाद रोड आगरा ग्रू  
इट्स पार्टनर्स श्री राकेश  
कुमार पुत्र श्री ज्वला द्विवार

क्षेत्र १४४३, १०वर्ग मी० प्रॉपर्टी नं १/१४० १/१४०/१ सिविल  
लाइन देल्ही गेट आगरा दिशा ए.० पू०, प्रॉपर्टी ऑफ इनकम  
टैक्स कॉलोनी प०, एस एस होस्पीटल उ०, प्रॉपटी ऑफ बेनेग  
द०, ओल्ड मधुरा रोड

क्षेत्र १४४३, १०वर्ग मी०

पंजीकरण शुल्क (रु०)

10/-

## घोषणा

इस आवेदन में अकित तथ्य मेरी जानकारी में पूर्णतया सत्य है, कुछ भी गलत एवं मिथ्या नहीं है। इस आवेदन में अकित किसी तथ्य के गलत पाये जाने पर

उसके परिणामों का उत्तरदायी में खयं होऊंगा/होऊंगी।

कैप्चा: RSCXXZ

कैप्चा अकित करें: