

Rajeev Kumar Singh

Advocate

JUDGES COURT, SHAHJAHANPUR

Standing Counsel for

State Bank of India, Shahjahanpur

Bank of Baroda, Shahjahanpur



Regis. No.-08229/2008

Residence : Krishna Bhawan

Moh. Lodhipur, New Colony,

Netrapal Singh School

Near Shiv Mandir, Lodhipur

Shahjahanpur-242 001 (U.P.)

Mob.: 9919585999

E-mail: advocaterajeevkumarsingh@gmail.com

Date 3/10/2022

Ref.
The Chief Manager
Bank of Baroda
Branch Chowk
District Shahjahanpur
Dear Sir,

Sub:- Title opinion Report Certifying non encumbrance of the Property Situated at Village- Akarra Rasoolpur, Tehsil- Sadar, District- Shahjahanpur belonging to M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur.

I refer to your letter No Nil dated Nil requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/Present to be granted to M/S Megha Builders, Partnership Firm (borrower).

1) Description and Area of the property Present to be mortgaged. Specific number(s) and address of the property along with the boundaries and measurements.

SCHEDULE -I

(Description OF Document/ Title Deed)

Certified copy of Sale Deed dated 06/01/2020 executed by Sri Anshuman Agarwal & Arpit Garg Ss/o Vinod Kumar Agarwal, Sri Abhishek Garg S/o Amod Kumar Agarwal, Both R/o Modi Colony, Mohalla- Roshanganj Shahjahanpur & Smt. Reeta Agarwal W/o Pramod Kumar Agarwal R/o Mohalla- Rangmahla, Tehsil- Sadar, District- Shahjahanpur in favour of M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur above name is duly registered in Book-I, Volume- 13046, Pages 155-198, at Sl.No. 246, Dated 06/01/2020 in the office of Sub-Registrar Sadar Shahjahanpur.

SCHEDULE -II

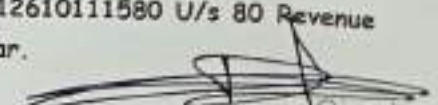
(Description of Property)

Non- Agricultural Land Part of Khasra Number 152 Situated at Village- Akarra Rasoolpur, Tehsil- Sadar, District- Shahjahanpur Measuring total Area 0.864 Hect. bounded as under:

East : Khet Khasra Number 153
West : Khet Khasra Number 719 Lalpur
North : Khet Khasra Number 148, 149, 150 & 151
South : Khet Khasra Number 158

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference & date of conversion order from the competent authority should also be mentioned.

Non- Agricultural Land declared by S.D.M. Sadar Case Number T202112610111580 U/s 80 Revenue Act 2006 Order Dated: 25/10/2021 Sri Ankit Gupta etc. V/s U.P. Sarkar.


Rajeev Kumar Singh
Advocate
Reg. No. UPA 08229/08
Judges Court Shahjahanpur



Date.....

Ref. 3. Name of the Mortgagor/Owner and status in the Account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director / Trustee who is mortgaging the property on behalf of Partnership / Company / Trust, whether he/she has the authority. Copy of Resolution / Memorandum & Articles of Association / Trust Deed etc whether examined and verified.

M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur (Being Mortgagors / borrower).

4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the mortgagor has sufficient capacity to contract. Precautionary steps to be taken.

No lunatic, No minor's interest is involved in the property. Mortgagor is having sufficient title and capacity to contract of creation of mortgage.

5. Whether the property is Freehold or Lease hold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.

Above mentioned property is free hold Ownership right. Urban Land Ceiling Act not applied.

6. Source of Property i.e. self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available.

Self Aquired Vide Sale Deed dated 06/01/2020 in Book-I, Volume- 13046, Pages 155-198, at Sl.No. 246, Dated 06/01/2020 in the office of Sub-Registrar Sadar Shahjahanpur.

7. Whether the mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.

M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad is Sole Owner of the Property.

8. Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to third party.

Mortgagor is in exclusive possession of the property, but the physical possession of the above property is liable to be verified on the spot.

9. Whether the property is mutated in municipal/ revenue records and Mortgagors' name is reflecting and if not, the reason thereof.

Property is mutated in Revenue Record, Mortgagors' name is reflecting in Revenue Record Khathauni.

10. Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage.

No.

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

- I. Extract of Khathauni in Village- Akarra Rasoolpur, Tehsil- Sadar, District- Shahjahanpur.
- II. Certified copy of Sale Deed dated 29/12/2004 executed by Rekha Modi & Archana Modi in favour of Smt. Meera Agarwal W/o Vinod Kumar Agarwal, Smt. Reeta Agarwal W/o Pramod Kumar Agarwal &

[Signature]
Reg. No. 08229/2008
Advocate Court, Shahjahanpur



Date.....

Ref. 16. Whether there is any doubt/ suspicion about the genuineness of the original documents. If yes, then specify. No.

17. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable and the provisions of SARFAESI Act, 2002 are applicable on the said property.

- On the basis of observation as mentioned above, I am of the opinion that Present owner of the property M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad his title is good, clear and marketable. The said title deed is good evidence of conferring of title Chain of title is complete and the said title deed can be safely accepted for creation of mortgage to be created by deposit of title deeds as stipulated by section 58(f) of T.P. Act.
- I have perused the Certified copy of Original title deeds of the property and if the mortgage created by obtaining the document list out at Sl no. 18, Mortgage so created shall be valid and enforceable in the eye of law.
- The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property.
- Title is clear property is free from Encumbrance.
- The certificate is based on the record available and maintained in the office of Sub Registrar, Sadar Shahjahanpur.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

- I. Certified copy of Khathauni in Village- Akarra Rasoolpur, Tehsil- Sadar, District- Shahjahanpur Khata Number 173 Khasra Number 152 fasli year 1408-1413.
- II. Original Sale Deed dated 29/12/2004 in Book-I, Volume- 3607, Pages 25-46, at Sl.No 9512 Dated 29/12/2004 in the office of Sub-Registrar Sadar Shahjahanpur.
- III. Original Sale Deed dated 06/01/2020 in Book-I, Volume- 13046, Pages 155-198, at Sl.No. 246, Dated 06/01/2020 in the office of Sub-Registrar Sadar Shahjahanpur.
- IV. Certified Copy of Non- Agricultural Land declared by S.D.M. Sadar Case Number T202112610111580 U/s 80 Revenue Act 2006 Order Dated: 25/10/2021 Sri Ankit Gupta etc. V/s U.P. Sarkar.
- V. Lay-Out Plan No. 04/2021-2022 passed by Competent Authority Viniyamt Kshetra Shahjahanpur
- VI. Affidavit of mortgagors.

19. Whether any additional formalities to be completed by the Present mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required.

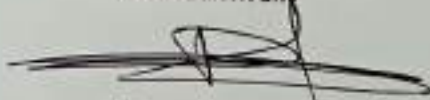
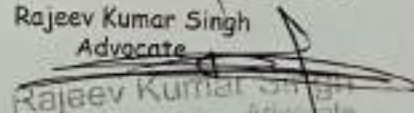
As Mentioned in Sl.No. 18

20. Comments on enforceability of property under SARFAESI Act, 2002 over the proposed security. The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property

Encl: Receipt No- 202231900

Dated- /03/2022

Yours faithfully


Rajeev Kumar Singh
Advocate

Rajeev Kumar Singh
Advocate
31/03/2022

Rajeev Kumar Singh
Advocate

JUDGES COURT, SHAHJAHANPUR

Standing Counsel for

State Bank of India, Shahjahanpur

Bank of Baroda, Shahjahanpur



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The Chief Manager
Bank of Baroda
Branch Chowk
District Shahjahanpur
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Sub:- Title opinion Report Certifying non encumbrance of the Property Situated at Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur belonging to M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Sidhesh Kumar Pandey S/o Jagdish Prasad Pandey R/o Katra Bazar Powayan Shahjahanpur.

I refer to your letter No Nil dated Nil requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/Present to be granted to M/S Megha Builders, Partnership Firm (borrower).

1) Description and Area of the property Present to be mortgaged. Specific number(s) and address of the property along with the boundaries and measurements.

SCHEDULE -I

(Description OF Document/ Title Deed)

Certified copy of Sale Deed dated 06/07/2020 executed by Sri Nanhkai S/o Prabhu Dayal R/o Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur in favour of M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Sidhesh Kumar Pandey S/o Jagdish Prasad Pandey R/o Katra Bazar Powayan Shahjahanpur above name is dully registered in Book-I, Volume- 13423, Pages 233-256, at Sl.No. 7002 on Dated 06/07/2020 in the office of Sub-Registrar Sadar Shahjahanpur.

SCHEDULE -II

(Description of Property)

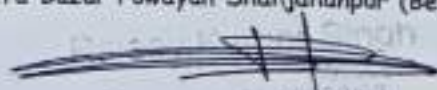
Agricultural Land Khasra Number 714 Situated at Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur Measuring Purchased Area 0.063 Hect. bounded as under-

East : Khet Purchuser
West : Khet Awdhesh
North : Khet Ram Pratap
South : Khet Data Ram

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference & date of conversion order from the competent authority should also be mentioned.
Agricultural Land Required to declaration by S.D.M. Sadar U/s 80 Revenue Act 2006.

3. Name of the Mortgagor/Owner and status in the Account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director /Trustee who is mortgaging the property on behalf of Partnership / Company /Trust, whether he/she has the authority. Copy of Resolution / Memorandum & Articles of Association / Trust Deed etc whether examined and verified.

M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Sidhesh Kumar Pandey S/o Jagdish Prasad Pandey R/o Katra Bazar Powayan Shahjahanpur (Being Mortgagors / borrower).


Raj. No. 08229/2008
Judges Court, Shahjahanpur

Rajeev Kumar Singh

Advocate

JUDGES COURT, SHAHJAHANPUR

Standing Counsel for

State Bank of India, Shahjahanpur

Bank of Baroda, Shahjahanpur



Regis. No.-08229/2008

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Near Shiv Mandir, Lodhipur

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Mob.: 9919585999

E-mail : advocaterajeevkumarsingh@gmail.com

Ref.

Date.....

4. Whether any minor, lunatic or un-discharged insolvent is involved, Confirm that the mortgagor has sufficient capacity to contract, Precautionary steps to be taken.

No lunatic, No minor's interest is involved in the property. Mortgagor is having sufficient title and capacity to contract of creation of mortgage.

5. Whether the property is Freehold or Lease hold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.

Above mentioned property is free hold Ownership right. Urban Land Ceiling Act not applied.

6. Source of Property i.e. self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available.

Self Aquired Vide Sale Deed dated 06/07/2020 in Book-I, Volume- 13423, Pages 233-256, at Sl.No. 7002 on Dated 06/07/2020 in the office of Sub-Registrar Sadar Shahjahanpur.

7. Whether the mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.

M/S Megha Builders, Partnership Farm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Sidhesh Kumar Pandey S/o Jagdish Prasad Pandey is Sole Owner of the Property.

8. Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to third party.

Mortgagor is in exclusive possession of the property, but the physical possession of the above property is liable to be verified on the spot.

9. Whether the property is mutated in municipal/ revenue records and Mortgagors' name is reflecting and if not, the reason thereof.

Property is mutated in Revenue Record, Mortgagors' name is reflecting in Revenue Record Khathauni.

10. Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage.

No.

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

I. Extract of Khathauni in Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur.

II. Certified copy of Sale Deed dated 06/07/2020 executed by Sri Nankhai S/o Prabhu Dayal R/o Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur in favour of M/S Megha Builders, Partnership Farm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Sidhesh Kumar Pandey S/o Jagdish Prasad Pandey R/o Katra Bazar Powayan Shahjahanpur above name is dully registered in Book-I, Volume- 13423, Pages 233-256, at Sl.No. 7002 on Dated 06/07/2020 in the office of Sub-Registrar Sadar Shahjahanpur.

III. Copy of Lay-Out Plan have been approved by Competent Authority Viniyamt Kshetra Shahjahanpur vide Lay-Out Plan No. 04/2021-2022.

12. Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records.

Yes.

13. Whether the Search is being made for the period of -30- years. If no, reason thereof.

Search from 1/1/1991 to 2022 date of Indexing as available 31/12/2021 in the office of Sub Registrar Sadar Shahjahanpur.


Rajeev Kumar Singh
Advocate
Reg. No. U.P. 08229/08
Judges Court, Shahjahanpur

Rajeev Kumar Singh
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JUDGES COURT, SHAHJAHANPUR
Standing Counsel for
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E-mail: advocaterajeevkumarsingh@gmail.com

Ref.

Date.....
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16. Whether there is any doubt/ suspicion about the genuineness of the original documents. If yes, then specify

17. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable and the provisions of SARFAESI Act, 2002 are applicable on the said property.

- > On the basis of observation as mentioned above, I am of the opinion that Present owner of the property M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Sidhesh Kumar Pandey S/o Jagdish Prasad Pandey his title is good, clear and marketable. The said title deed is good evidence of conferring of title Chain of title is complete and the said title deed can be safely accepted for creation of mortgage to be created by deposit of title deeds as stipulated by section 58(f) of T.P. Act.
- > I have perused the Certified copy of Original title deeds of the property and if the mortgage created by obtaining the document list out at SI no. 18, Mortgage so created shall be valid and enforceable in the eye of law.
- > The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property.
- > Title is clear property is free from Encumbrance.
- > The certificate is based on the record available and maintained in the office of Sub Registrar, Sadar Shahjahanpur.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

- I. Certified copy of Khathauni in Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur Written in Khata Number 32 Fasli Year 1408-1413
- II. Original Sale Deed dated 06/07/2020 in Book-I, Volume- 13423, Pages 233-256, at SI.No. 7002 on Dated 06/07/2020 in the office of Sub-Registrar Sadar Shahjahanpur
- III. Obtain Declaration u/s 80 Revenue act 2006
- IV. Affidavit of mortgagors.

19. Whether any additional formalities to be completed by the Present mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required.

Obtain Declaration u/s 80 Revenue act 2006

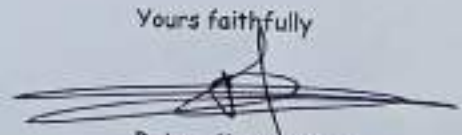
20. Comments on enforceability of property under SARFAESI Act, 2002 over the proposed security.

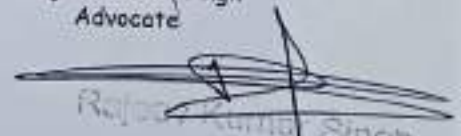
The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property

Encl: Receipt No- 2022319007674

Dated-31/03/2022

Yours faithfully


Rajeev Kumar Singh
Advocate


Rajeev Kumar Singh
Advocate
Reg. No. 08229/2008
Judges Court, Shahjahanpur

Rajeev Kumar Singh

Advocate

JUDGES COURT, SHAHJAHANPUR

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The Chief Manager

Bank of Baroda

Branch Chowk

District Shahjahanpur

Dear Sir,

Date 31/03/2022

Sub: - Title opinion Report Certifying non encumbrance of the Property Situated at Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur belonging to M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Pawayan, District- Shahjahanpur.

I refer to your letter No Nil dated Nil requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/Present to be granted to M/S Megha Builders, Partnership Firm (borrower).

1) Description and Area of the property Present to be mortgaged. Specific number(s) and address of the property along with the boundaries and measurements.

SCHEDULE -I

(Description OF Document/ Title Deed)

Certified copy of Sale Deed dated 27/07/2020 executed by Sri Dataram S/o Vijai R/o Village- Akarra Rasoolpur, Tehsil- Sadar, District- Shahjahanpur in favour of M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Pawayan, District- Shahjahanpur above name is duly registered in Book-I, Volume- 13498, Pages 155-178, at Sl.No. 8243 on Dated 28/07/2020 in the office of Sub-Registrar Sadar Shahjahanpur.

SCHEDULE -II

(Description of Property)

Agricultural Land Khasra Number 715 Situated at Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur Measuring total Area 0.065 Hect. bounded as under-

East : Khet Purchaser

West : Khet Smt. Chandravati

North : Khet Purchaser

South : Khet Purchaser

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial, If Non Agricultural, the reference & date of conversion order from the competent authority should also be mentioned.
Agricultural Land Required to declaration by S.D.M. Sadar U/s 80 Revenue Act 2006.

3. Name of the Mortgagor/Owner and status in the Account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director / Trustee who is mortgaging the property on behalf of Partnership / Company / Trust, whether he/she has the authority. Copy of Resolution / Memorandum & Articles of Association / Trust Deed etc whether examined and verified.

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Advocate
Reg No. U.P.A. 08229/08



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4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the mortgagor has sufficient capacity to contract. Precautionary steps to be taken.

No lunatic, No minor's interest is involved in the property. Mortgagor is having sufficient title and capacity to contract of creation of mortgage.

5. Whether the property is Freehold or Lease hold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.

Above mentioned property is free hold Ownership right. Urban Land Ceiling Act not applied.

6. Source of Property i.e. self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available.

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M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad is Sole Owner of the Property.

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Mortgagor is in exclusive possession of the property, but the physical possession of the above property is liable to be verified on the spot.

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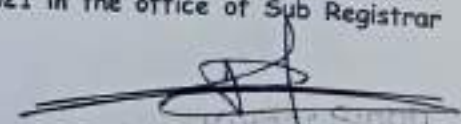
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III. Copy of Lay-Out Plan have been approved by Competent Authority Viniyomit Kshetra Shahjahanpur vide Lay-Out Plan No. 04/2021-2022.

12. Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records. Yes.

13. Whether the Search is being made for the period of -30- years. If no, reason thereof.

Search from 1/1/1991 to 2022 date of Indexing as available 31/12/2021 in the office of Sub Registrar Sadar Shahjahanpur.


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17. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable and the provisions of SARFAESI Act, 2002 are applicable on the said property.

- > On the basis of observation as mentioned above, I am of the opinion that Present owner of the property M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad his title is good, clear and marketable. The said title deed is good evidence of conferring of title Chain of title is complete and the said title deed can be safely accepted for creation of mortgage to be created by deposit of title deeds as stipulated by section 58(f) of T.P. Act.
- > I have perused the Certified copy of Original title deeds of the property and if the mortgage created by obtaining the document list out at Sl no. 18, Mortgage so created shall be valid and enforceable in the eye of law.
- > The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property.
- > Title is clear property is free from Encumbrance.
- > The certificate is based on the record available and maintained in the office of Sub Registrar, Sadar Shahjahanpur.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

- I. Certified copy of Khathauni in Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur khata number 87 fasli year 1408-1413
- II. Original Sale Deed dated 27/07/2020 in Book-I, Volume- 13498, Pages 155-178, at Sl.No. 8243 on Dated 28/07/2020 in the office of Sub-Registrar Sadar Shahjahanpur.
- III. Copy of Lay-Out Plan have been approved by Competent Authority Viniyami Kshetra Shahjahanpur vide Lay-Out Plan No. 04/2021-2022.
- IV. Obtain Declaration U/s 80 Revenue Act 2006
- V. Affidavit of mortgagors.

19. Whether any additional formalities to be completed by the Present mortgagor, If yes, state specifically in case of flat(s) / property(s) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required.

Obtain Declaration U/s 80 Revenue Act 2006

20. Comments on enforceability of property under SARFAESI Act, 2002 over the proposed security.

The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property

Encl: Receipt No- 2022319007672

Dated-3/03/2022

Yours faithfully

Rajeev Kumar Singh
Advocate

Rajeev Kumar Singh
Advocate
Reg. No: UFA 08229/08
Judges Court Shahjahanpur

Rajeev Kumar Singh
Advocate

JUDGES COURT, SHAHJAHANPUR
Standing Counsel for
State Bank of India, Shahjahanpur
Bank of Baroda, Shahjahanpur



Regis. No.-08229/2008
Residence : Krishna Bhawan
Moh. Lodhipur, New Colony,
Netrapal Singh School
Near Shiv Mandir, Lodhipur
Shahjahanpur-242 001 (U.P.)
Mob.: 9919585999
E-mail : advocaterajeevumarsingh@gmail.com

Date: 31/03/2022

Ref.
The Chief Manager
Bank of Baroda
Branch Chowk
District Shahjahanpur
Dear Sir,

Sub:- Title opinion Report Certifying non encumbrance of the Property Situated at Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur belonging to M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur.

I refer to your letter No Nil dated Nil requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/Present to be granted to M/S Megha Builders, Partnership Firm (borrower).

1) Description and Area of the property Present to be mortgaged. Specific number(s) and address of the property along with the boundaries and measurements.

SCHEDULE -I

(Description OF Document/ Title Deed)

Certified copy of Sale Deed dated 30/09/2020 executed by Sri Sandip Kumar Shukla S/o Pramod Kumar Shukla R/o Village- Nawada Indepur, Tehsil- Sadar, District- Shahjahanpur in favour of M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur above name is duly registered in Book-I, Volume- 13739, Pages 67-92, at Sl.No. 12527 on Dated 07/10/2020 in the office of Sub-Registrar Sadar Shahjahanpur.

SCHEDULE -II

(Description of Property)

Non Agricultural Land Khasra Number 720 Situated at Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur Measuring total Area 0.045 Hect. bounded as under-

East : Khet Kishor Pandey
West : Khet Vinod Kumar
North : Khet Vinod Kumar
South : Khet Mathura Prasad etc.

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference & date of conversion order from the competent authority should also be mentioned.

Non- Agricultural Land declared by S.D.M. Sadar Case Number T202112610111579 U/s 80 Revenue Act 2006 Order Dated: 25/10/2021 Santosh Kumar V/s U.P. Gov.

Rajeev Kumar Singh
Advocate
Reg. No. U.P. 08229/08
Judges Court Shahjahanpur

Rajeev Kumar Singh

Advocate

ADVOCATES COURT, SHAHJAHANPUR

Standing Counsel for

State Bank of India, Shahjahanpur

Bank of Baroda, Shahjahanpur



Regis. No.-08229/2008

Residence : Krishna Bhawan

Moh. Lodhipur, New Colony,

Netrapal Singh School

Near Shiv Mandir, Lodhipur

Shahjahanpur-242 001 (U.P.)

Mob.: 9919585999

E-mail : advocaterajeevkumarsingh@gmail.com

Ref.

Date.....

3. Name of the Mortgagor/Owner and status in the Account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director /Trustee who is mortgaging the property on behalf of Partnership / Company /Trust, whether he/she has the authority. Copy of Resolution / Memorandum & Articles of Association / Trust Deed etc whether examined and verified.

M/S Megha Builders, Partnership Farm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur (Being Mortgagors / borrower).

4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the mortgagor has sufficient capacity to contract. Precautionary steps to be taken.

No lunatic, No minor's interest is involved in the property. Mortgagor is having sufficient title and capacity to contract of creation of mortgage.

5. Whether the property is Freehold or Lease hold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.

Above mentioned property is free hold Ownership right. Urban Land Ceiling Act not applied.

6. Source of Property i.e. self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available.

Self Aquired Vide Sale Deed dated 30/09/2020 in Book-I, Volume- 13739, Pages 67-92, at Sl.No. 12527 on Dated 07/10/2020 in the office of Sub-Registrar Sadar Shahjahanpur.

7. Whether the mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.

M/S Megha Builders, Partnership Farm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad is Sole Owner of the Property.

8. Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to third party.

Mortgagor is in exclusive possession of the property, but the physical possession of the above property is liable to be verified on the spot.

9. Whether the property is mutated in municipal/ revenue records and Mortgagors' name is reflecting and if not, the reason thereof.

Property is mutated in Revenue Record, Mortgagors' name is reflecting in Revenue Record Khathauni.

10. Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage.

No.

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

I. Extract of Khathauni in Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur.

II. Certified copy of Sale Deed dated 02/07/2019 executed by Jai Ma Gauri Rais Meel through Patners Sri Mathura Prasad Gupta S/o Ram Charan Gupta & Sri Sanjay Kumar Gupta S/o Mathura Prasad Gupta (Self & On Behalf of P.O.A Document Number 131) in favour of Sri Sandip Kumar Shukla S/o Pramod

Reg. No. U.P.A. 002/0083
Advocate Court, Shahjahanpur

Rajeev Kumar Singh

Advocate

ADVOCATE COURT, SHAHJAHANPUR

Standing Counsel for

State Bank of India, Shahjahanpur

Bank of Baroda, Shahjahanpur



Regis. No.-08229/2008

Residence : Krishna Bhawan

Moh. Lodhipur, New Colony,

Netrapal Singh School

Near Shiv Mandir, Lodhipur

Shahjahanpur-242 001 (U.P.)

Mob.: 9919585999

E-mail : advocaterajeevkumarsingh@gmail.com

Ref.

Date.....

- > On the basis of observation as mentioned above, I am of the opinion that Present owner of the property M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad his title is good, clear and marketable. The said title deed is good evidence of conferring of title Chain of title is complete and the said title deed can be safely accepted for creation of mortgage to be created by deposit of title deeds as stipulated by section 58(f) of T.P. Act.
- > I have perused the Certified copy of Original title deeds of the property and if the mortgage created by obtaining the document list out at Sl no. 18, Mortgage so created shall be valid and enforceable in the eye of law.
- > The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property.
- > Title is clear property is free from Encumbrance.
- > The certificate is based on the record available and maintained in the office of Sub Registrar, Sadar Shahjahanpur.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

- I. Certified copy of Khathauni in Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur Khata Number 1 Fasli 1408-1413
- II. Original Sale Deed dated 02/07/2019 in Book-I, Volume- 12528, Pages 245-278, at Sl.No. 9835 on Dated 02/07/2019 in the office of Sub-Registrar Sadar Shahjahanpur.
- III. Original Sale Deed dated 30/09/2020 in Book-I, Volume- 13739, Pages 67-92, at Sl.No. 12527 on Dated 07/10/2020 in the office of Sub-Registrar Sadar Shahjahanpur.
- IV. Certified Copy of Non- Agricultural Land declared by S.D.M. Sadar Case Number T202112610111579 U/s 80 Revenue Act 2006 Order Dated: 25/10/2021 Santosh Kumar V/s U.P. Gov.
- V. Copy of Lay-Out Plan have been approved by Competent Authority Viniyamt Kshetra Shahjahanpur vide Lay-Out Plan No. 04/2021-2022
- VI. Affidavit of mortgagors.

19. Whether any additional formalities to be completed by the Present mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required.

As Mentioned in Sl.No.18

20. Comments on enforceability of property under SARFAESI Act, 2002 over the proposed security.

The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property

Encl: Receipt No- 202231900-7675

Dated-31/03/2022

Yours faithfully

Rajeev Kumar Singh
Advocate

Rajeev Kumar Singh
Advocate
Reg. No. 08229/2008
31/03/2022

Rajeev Kumar Singh

Advocate

JUDGES COURT, SHAHJAHANPUR

Standing Counsel for

State Bank of India, Shahjahanpur

Bank of Baroda, Shahjahanpur



Regis. No.-08229/2008

Residence : Krishna Bhawan

Moh. Lodhipur, New Colony,

Netrapal Singh School

Near Shiv Mandir, Lodhipur

Shahjahanpur-242 001 (U.P.)

Mob.: 9919585999

E-mail : advocaterajeevkumarsingh@gmail.com

Date 31/03/2022

Ref.

The Chief Manager

Bank of Baroda

Branch Chowk

District Shahjahanpur

Dear Sir,

Sub:- Title opinion Report Certifying non encumbrance of the Property Situated at Village- Akarra Rasoolpur, Tehsil- Sadar, District- Shahjahanpur belonging to M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur.

I refer to your letter No Nil dated Nil requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/Present to be granted to M/S Megha Builders, Partnership Firm (borrower).

- 1) Description and Area of the property Present to be mortgaged. Specific number(s) and address of the property along with the boundaries and measurements.

SCHEDULE -I

(Description OF Document/ Title Deed)

Certified copy of Sale Deed dated 28/12/2020 executed by Sri Chetram S/o Jodha R/o Village- Akarra Rasoolpur, Tehsil- Sadar, District- Shahjahanpur in favour of M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur above name is duly registered in Book-I, Volume- 14031, Pages 195-216, at Sl.No. 17464 on Dated 28/12/2020 in the office of Sub-Registrar Sadar Shahjahanpur.

SCHEDULE -II

(Description of Property)

Non Agricultural Land Khasra Number 160 Situated at Village- Akarra Rasoolpur, Tehsil- Sadar, District- Shahjahanpur Measuring total Area 0.757 Hect. bounded as under-

East : Khet Ram Sanehi
West : Khet Ram Bilas & Harish Chandra
North : Khet Purchaser (M/S Megha Builders)
South : Khet Ramautar

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference & date of conversion order from the competent authority should also be mentioned.

Non- Agricultural Land declared by S.D.M. Sadar Case Number T2021126101110406 U/s 80 Revenue Act 2006 Order Dated: 25/10/2021 Sri Ankit Gupta etc. V/s U.P. Sankar.

3. Name of the Mortgagor/Owner and status in the Account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director /Trustee who is mortgaging the property on behalf of Partnership / Company /Trust, whether he/she has the authority. Copy of Resolution / Memorandum & Articles of Association / Trust Deed etc whether examined and verified.

M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur (Being Mortgagors / borrower).

Rajeev Kumar Singh

Advocate

Reg. No. U.P. 08/22908

Judges Court Shahjahanpur



Ref.

Date.....

4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the mortgagor has sufficient capacity to contract. Precautionary steps to be taken.

No lunatic, No minor's interest is involved in the property. Mortgagor is having sufficient title and capacity to contract of creation of mortgage.

5. Whether the property is Freehold or Lease hold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.

Above mentioned property is free hold Ownership right. Urban Land Ceiling Act not applied.

6. Source of Property i.e. self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available.

Self Aquired Vide Sale Deed dated 28/12/2020 in Book-I, Volume- 14031, Pages 195-216, at Sl.No. 17464 on Dated 28/12/2020 in the office of Sub-Registrar Sadar Shahjahanpur.

7. Whether the mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.

M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad is Sole Owner of the Property.

8. Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to third party.

Mortgagor is in exclusive possession of the property, but the physical possession of the above property is liable to be verified on the spot.

9. Whether the property is mutated in municipal/ revenue records and Mortgagors' name is reflecting and if not the reason thereof.

Property is mutated in Revenue Record, Mortgagors' name is reflecting in Revenue Record Khathauni.

10. Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage.

No.

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

I. Extract of Khathauni in Village- Akarra Rasoolpur, Tehsil- Sadar, District- Shahjahanpur.

II. Certified copy of Sale Deed dated 28/12/2020 executed by Sri Chetram S/o Jodha R/o Village- Akarra Rasoolpur, Tehsil- Sadar, District- Shahjahanpur in favour of M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Pawayan, District- Shahjahanpur above name is dully registered in Book-I, Volume- 14031, Pages 195-216, at Sl.No. 17464 on Dated 28/12/2020 in the office of Sub-Registrar Sadar Shahjahanpur.

III. Certified Copy of Non- Agricultural Land declared by S.D.M. Sadar Case Number T2021126101110406 U/s 80 Revenue Act 2006 Order Dated: 25/10/2021 Sri Ankit Gupta etc. V/s U.P. Sarkar.

IV. Copy of Lay-Out Plan have been approved by Competent Authority Vinayamit Kshetra Shahjahanpur vide Lay-Out Plan No. 04/2021-2022.

12. Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records. Yes.

13. Whether the Search is being made for the period of -30- years. If no, reason thereof.

Search from 1/1/1991 to 2022 date of Indexing as available 31/12/2021 in the office of Sub Registrar Sadar Shahjahanpur.

14. Details of documents examines/ scrutinized (This should be in Chronological order with serial number, type / nature of document, date of execution, parties, date of registration details including the details of revenue/ society records etc.

Reg. No. U.P. 08229/08
Advocate Rajeev Kumar Singh



Ref.

Date.....

16. Whether there is any doubt/ suspicion about the genuineness of the original documents. If yes, then specify.
No.

17. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable and the provisions of SARFAESI Act, 2002 are applicable on the said property.

- > On the basis of observation as mentioned above, I am of the opinion that Present owner of the property M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad his title is good, clear and marketable. The said title deed is good evidence of conferring of title Chain of title is complete and the said title deed can be safely accepted for creation of mortgage to be created by deposit of title deeds as stipulated by section 58(f) of T.P. Act.
- > I have perused the Certified copy of Original title deeds of the property and if the mortgage created by obtaining the document list out at Sl no. 18, Mortgage so created shall be valid and enforceable in the eye of law.
- > The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property.
- > Title is clear property is not free from Encumbrance already mortgage in favour of Branch SBI Nawada Indapur Shahjahanpur.
- > The certificate is based on the record available and maintained in the office of Sub Registrar, Sadar Shahjahanpur.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

- I. Certified copy of Khathauni in Village- Akarra Rasoolpur, Tehsil- Sadar, District- Shahjahanpur Khata Number 38 Khasra Number 160 fasli year 1408-1413
- II. Original Sale Deed dated 28/12/2020 in Book-I, Volume- 14031, Pages 195-216, at Sl.No. 17464 on Dated 28/12/2020 in the office of Sub-Registrar Sadar Shahjahanpur.
- III. Certified Copy of Non- Agricultural Land declared by S.D.M. Sadar Case Number T2021126101110406 U/s 80 Revenue Act 2006 Order Dated: 25/10/2021 Sri Ankit Gupta etc. V/s U.P. Sarkar.
- IV. Copy of Lay-Out Plan have been approved by Competent Authority Viniyamit Kshetra Shahjahanpur vide Lay-Out Plan No. 04/2021-2022
- V. Affidavit of mortgagors.

19. Whether any additional formalities to be completed by the Present mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required.

As Mentioned in Sl.No.18

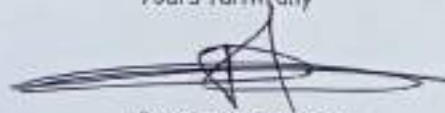
20. Comments on enforceability of property under SARFAESI Act, 2002 over the proposed security.

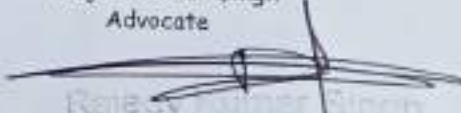
The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property

Encl: Receipt No- 202231900 7673

Dated-21/03/2022

Yours faithfully


Rajeev Kumar Singh
Advocate


Rajeev Kumar Singh

Reg. No. UP/08229/08

Judge, Court, Shahjahanpur

31/03/2022

Rajeev Kumar Singh

Advocate

JUDGES COURT, SHAHJAHANPUR

Standing Counsel for

State Bank of India, Shahjahanpur

Bank of Baroda, Shahjahanpur



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Shahjahanpur-242 001 (U.P.)

Mob.: 9919585999

E-mail: advocaterajeevkumarsingh@gmail.com

Ref.

Date: 31/03/2022

The Chief Manager

Bank of Baroda

Branch Chowk

District Shahjahanpur

Dear Sir,

Sub:- Title opinion Report Certifying non encumbrance of the Property Situated at Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur belonging to M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur.

I refer to your letter No Nil dated Nil requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/Present to be granted to M/S Megha Builders, Partnership Firm (borrower).

1) Description and Area of the property Present to be mortgaged. Specific number(s) and address of the property along with the boundaries and measurements.

SCHEDULE -I

(Description OF Document/ Title Deed)

Certified copy of Sale Deed dated 23/12/2019 executed by Sri Vinod Kumar Agarwal, Pramod Kumar & Aamod Kumar Agarwal Ss/o Parmanand Agarwal, Both R/o Mohalla- Rangmahla, Tehsil- Sadar, District- Shahjahanpur in favour of M/S Megha Builders, Patnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Patner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur above name is dully registered in Book-I, Volume- 13002, Pages 275-314, at Sl.No. 18726 on Dated 23/12/2019 in the office of Sub-Registrar Sadar Shahjahanpur.

SCHEDULE -II

(Description of Property)

Non Agricultural Land Khasra Numbers 719min Area 0.259 Hect, 719min Area 0.263 Hect. & 725 Area 0.138 Hect. Situated at Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur Measuring Khasra Numbers 719min Area 0.259 Hect (Share 1/2), 719min Area 0.263 Hect. (Share 1/2) & 725 Area 0.138 Hect. (Share 100%) Total 3kita Purchased Area 0.399 Hect. bounded as under-

East : Khasra Number 726
West : Khasra Number 718
North : Khet Khasra Number 717
South : Khasra Number 724

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference & date of conversion order from the competent authority should also be mentioned.

Non- Agricultural Land declared by S.D.M. Sadar Case Number T2021126101110407 U/s 80 Revenue Act 2006 Order Dated: 25/10/2021 M/S Megha Builders, Patnership Firm V/s U.P. Sarkar on dated 25/10/2021 Khasra Number 719min.

Required Declaration Khasra Number 725 Agricultural to Non- Agricultural U/S 800 Revenue Act 2006.

3. Name of the Mortgagor/Owner and status in the Account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director /Trustee who is mortgaging

Rajeev Kumar Singh
Advocate

Reg No UPA 08229/08

Judges Court, Shahjahanpur

Rajeev Kumar Singh

Advocate

JUDGES COURT, SHAHJAHANPUR

Standing Counsel for

State Bank of India, Shahjahanpur

Bank of Baroda, Shahjahanpur



Regis. No.-08229/2008

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Netrapal Singh School

Near Shiv Mandir, Lodhipur

Shahjahanpur-242 001 (U.P.)

Mob.: 9919585999

E-mail : advocaterajeevkumarsingh@gmail.com

Ref.

Date.....

the property on behalf of Partnership / Company / Trust, whether he/she has the authority. Copy of Resolution / Memorandum & Articles of Association / Trust Deed etc whether examined and verified.

M/S Megha Builders, Partnership Farm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur (Being Mortgagors / borrower).

4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the mortgagor has sufficient capacity to contract. Precautionary steps to be taken.

No lunatic, No minor's interest is involved in the property. Mortgagor is having sufficient title and capacity to contract of creation of mortgage.

5. Whether the property is Freehold or Lease hold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.

Above mentioned property is free hold Ownership right. Urban Land Ceiling Act not applied.

6. Source of Property i.e. self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available.

Self Aquired Vide Sale Deed dated 23/12/2019 in Book-I, Volume- 13002, Pages 275-314, at Sl.No. 18726 on Dated 23/12/2019 in the office of Sub-Registrar Sadar Shahjahanpur.

7. Whether the mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.

M/S Megha Builders, Partnership Farm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad is Sole Owner of the Property.

8. Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to third party.

Mortgagor is in exclusive possession of the property, but the physical possession of the above property is liable to be verified on the spot.

9. Whether the property is mutated in municipal/ revenue records and Mortgagors' name is reflecting and if not, the reason thereof.

Property is mutated in Revenue Record, Mortgagors' name is reflecting in Revenue Record Khathauni.

10. Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage.

No.

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

- I. Extract of Khathauni in Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur.
- II. Certified copy of Sale Deed dated 09/05/2005 executed by Smt. Rekha Modi W/o Har Govind Modi & Smt. Archana Modi W/o Radhey Govind Modi in favour of Sri Vinod Kumar Agarwal, Pramod Kumar & Aamod Kumar Agarwal Ss/o Parmanand Agarwal, Both R/o Mohalla- Rangmahla, Tehsil- Sadar, District- Shahjahanpur above name is dully registered in Book-I, Volume- 3750, Pages 149-174, at Sl.No. 3363 on dated 09/05/2005 in the office of Sub-Registrar Sadar Shahjahanpur.
- III. Certified copy of Sale Deed dated 11/09/2008 executed by Sri Sushil Chandra Gupta in favour of Sri Vinod Kumar Agarwal, Pramod Kumar & Aamod Kumar Agarwal Ss/o Parmanand Agarwal, Both R/o Mohalla- Rangmahla, Tehsil- Sadar, District- Shahjahanpur above name is dully registered in Book-I, Volume- 5357, Pages 105-136, at Sl.No. 7399 on dated 11/09/2008 in the office of Sub-Registrar Sadar Shahjahanpur.
- IV. Certified copy of Sale Deed dated 23/12/2019 executed by Sri Vinod Kumar Agarwal, Pramod Kumar & Aamod Kumar Agarwal Ss/o Parmanand Agarwal, Both R/o Mohalla- Rangmahla, Tehsil- Sadar, District- Shahjahanpur in favour of M/S Megha Builders, Patnership Farm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through

Reg. No. UPA/08229/2008
Judges Court Shahjahanpur

Rajeev Kumar Singh

Advocate

JUDGES COURT, SHAHJAHANPUR

Standing Counsel for

State Bank of India, Shahjahanpur

Bank of Baroda, Shahjahanpur



Regis. No.-08229/2008

Residence : Krishna Bhawan

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Mob.: 9919585999

E-mail : advocaterajeevkumarsingh@gmail.com

Ref.

Date.....

conferring of title Chain of title is complete and the said title deed can be safely accepted for creation of mortgage to be created by deposit of title deeds as stipulated by section 58(f) of T.P. Act.

- > I have perused the Certified copy of Original title deeds of the property and if the mortgage created by obtaining the document list out at Sl no. 18, Mortgage so created shall be valid and enforceable in the eye of law.
- > The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property.
- > Title is clear property is free from Encumbrance.
- > The certificate is based on the record available and maintained in the office of Sub Registrar, Sadar Shahjahanpur.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

- I. Certified Copy of Khathauni in Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur. Khathauni Khata Number 170 Village- Lalpur fasli year 1408-1413.
- II. Certified Copy of Khathauni in Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur. Khathauni Khata Number 27 Village- Lalpur fasli year 1408-1413.
- III. Original Sale Deed dated 09/05/2005 in Book-I, Volume- 3750, Pages 149-174, at Sl.No. 3363 on Dated 09/05/2005 in the office of Sub-Registrar Sadar Shahjahanpur.
- IV. Original Sale Deed dated 11/09/2008 in Book-I, Volume- 5357, Pages 105-136, at Sl.No. 7399 on Dated 11/09/2008 in the office of Sub-Registrar Sadar Shahjahanpur.
- V. Original Sale Deed dated 23/12/2019 in Book-I, Volume- 13002, Pages 275-314, at Sl.No. 18726 on Dated 23/12/2019 in the office of Sub-Registrar Sadar Shahjahanpur.
- VI. Certified Copy of Non- Agricultural Land declared by S.D.M. Sadar Case Number T2021126101110407 U/s 80 Revenue Act 2006 Order Dated: 25/10/2021 M/S Megha Builders, Patnership Firm V/s U.P. Sarkar Khasra Number 719 min
- VII. Obtain Declaration Non- Agricultural Land Declared by S.D.M. Sadar khasra Number 725
- VIII. Copy of Lay-Out Plan have been approved by Competent Authority Viniyamit Kshetra Shahjahanpur vide Lay-Out Plan No. 04/2021-2022.
- IX. Affidavit of mortgagors.

19. Whether any additional formalities to be completed by the Present mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required.

Obtain Declaration Non- Agricultural Land Declared by S.D.M. Sadar khasra Number 725

20. Comments on enforceability of property under SARFAESI Act, 2002 over the proposed security.

The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property

Encl: Receipt No- 202231900.7676

Dated 31/03/2022

Yours faithfully

Rajeev Kumar Singh
Advocate

Rajeev Kumar Singh
Advocate
Reg. No. U.P. 08229/08
Judges Court, Shahjahanpur

Rajeev Kumar Singh

Advocate

JUDGES COURT, SHAHJAHANPUR

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Bank of Baroda, Shahjahanpur



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Near Shiv Mandir, Lodhipur

Shahjahanpur-242 001 (U.P.)

Mob.: 9919585999

E-mail : advocaterajeevkumarsingh@gmail.com

Ref.

Date... 31/03/2022

The Chief Manager

Bank of Baroda

Branch Chowk

District Shahjahanpur

Dear Sir,

Sub:- Title opinion Report Certifying non encumbrance of the Property Situated at Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur belonging to M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur.

I refer to your letter No Nil dated Nil requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/Present to be granted to M/S Megha Builders, Partnership Firm (borrower).

- 1) Description and Area of the property Present to be mortgaged. Specific number(s) and address of the property along with the boundaries and measurements.

SCHEDULE -I

(Description OF Document/ Title Deed)

Certified copy of Sale Deed dated 23/12/2019 executed by Sri Vinod Kumar Agarwal, Pramod Kumar & Amod Kumar Agarwal Ss/o Parmarand Agarwal, Both R/o Mohalla- Rangmahla, Tehsil- Sadar, District- Shahjahanpur in favour of M/S Megha Builders, Patnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Patner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur above name is dully registered in Book-I, Volume- 13002, Pages 315-354 at Sl.No. 18727 on Dated 23/12/2019 in the office of Sub-Registrar Sadar Shahjahanpur.

SCHEDULE -II

(Description of Property)

Non Agricultural Land Khasra Number 718min & 718 min Situated at Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur Measuring total Area 0.049 Hect. bounded as under-

East : Khasra Number 719
West : Sadak
North : Khet Khasra Number 717
South : Khasra Number 720

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference & date of conversion order from the competent authority should also be mentioned.
Non- Agricultural Land declared by S.D.M. Sadar Case Number T202112610110407 U/s 80 Revenue Act 2006 Order Dated: 25/10/2021 M/S Megha Builders, Patnership Firm V/s U.P. Gov.

3. Name of the Mortgagor/Owner and status in the Account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director / Trustee who is mortgaging the property on behalf of Partnership / Company / Trust, whether he/she has the authority. Copy of Resolution / Memorandum & Articles of Association / Trust Deed etc whether examined and verified.

Rajeev Kumar Singh
Reg. No. 08229/2008
Judges Court, Shahjahanpur

Rajeev Kumar Singh

Advocate

JUDGES COURT, SHAHJAHANPUR

Standing Counsel for

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Date.....

M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad R/o Mohalla- Rajeev Chowk, Prem Medico Khutar Road Powayan, District- Shahjahanpur (Being Mortgagors / borrower).

4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the mortgagor has sufficient capacity to contract. Precautionary steps to be taken.

No lunatic, No minor's interest is involved in the property. Mortgagor is having sufficient title and capacity to contract of creation of mortgage.

5. Whether the property is Freehold or Lease hold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.

Above mentioned property is free hold Ownership right. Urban Land Ceiling Act not applied.

6. Source of Property i.e. self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available.

Self Aquired Vide Sale Deed dated 23/12/2019 in Book-I, Volume- 13002, Pages 315-354 at Sl.No. 18727 on Dated 23/12/2019 in the office of Sub-Registrar Sadar Shahjahanpur.

7. Whether the mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.

M/S Megha Builders, Partnership Firm Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur through Partner Sri Santosh Kumar S/o Lalta Prasad is Sole Owner of the Property.

8. Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to third party.

Mortgagor is in exclusive possession of the property, but the physical possession of the above property is liable to be verified on the spot.

9. Whether the property is mutated in municipal/ revenue records and Mortgagors' name is reflecting and if not, the reason thereof.

Property is mutated in Revenue Record, Mortgagors' name is reflecting in Revenue Record Khathauni.

10. Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage.

No.

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

- I. Extract of Khathauni in Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur.
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Rajeev Kumar Singh
Reg. No. 08229/2008
Judges Court, Shahjahanpur



Ref.

Date.....

- > I have perused the Certified copy of Original title deeds of the property and if the mortgage created by obtaining the document list out at Sl no. 18, Mortgage so created shall be valid and enforceable in the eye of law.
- > The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property.
- > Title is clear property is free from Encumbrance.
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18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.

- I. Certified Copy of Khathauni in Village- Lalpur, Tehsil- Sadar, District- Shahjahanpur. Khathauni Khata Number 170 Village- Lalpur fasli year 1408-1413.
- II. Original Sale Deed dated 09/05/2005 in Book-I, Volume- 3750, Pages 149-174, at Sl.No. 3363 on Dated 09/05/2005 in the office of Sub-Registrar Sadar Shahjahanpur.
- III. Original Sale Deed dated 23/12/2019 in Book-I, Volume- 13002, Pages 315-354 at Sl.No. 18727 on Dated 23/12/2019 in the office of Sub-Registrar Sadar Shahjahanpur.
- IV. Certified Copy of Non- Agricultural Land declared by S.D.M. Sadar Case Number T202112610110407 U/s 80 Revenue Act 2006 Order Dated: 25/10/2021 M/S Megha Builders, Patnership Firm V/s U.P. Sarkar
- V. Copy of Lay-Out Plan have been approved by Competent Authority Viniyamt Kshetra Shahjahanpur vide Lay-Out Plan No. 04/2021-2022.
- VI. Affidavit of mortgagors.

19. Whether any additional formalities to be completed by the Present mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required.

As Mentioned in SL.No. 18

20. Comments on enforceability of property under SARFAESI Act, 2002 over the proposed security.

The provisions of SARFAESI Act, 2002 shall applicable for recovery of bank's dues from the above said property

Encl: Receipt No- 2022319007669

Dated: 31/03/2022

Yours faithfully

Rajeev Kumar Singh
Advocate

Rajeev Kumar Singh
Advocate
Reg. No. U.P. 08229/08
Judges Court, Shahjahanpur
31/03/2022