

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक चंदौसी

क्रम संख्या 2022268032477

सम्भल

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 07/12/2022

प्रस्तुतकर्ता या प्रार्थी का नाम श्रीगोपाल शर्मा एड०

लेख का प्रकार: मुआयना , 1991 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुक़्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

07/12/2022

दिनांक जब लेख प्रतिलिपि या तलाश

07/12/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक
चंदौसी

Shri Gopal Sharma Adv (Notary)

Practice in Civil & Criminal.

Chamber No-12, D J Court Compound Chandausi
Disst - Sambhal.

Legal Adviser :-

Punjab National Bank

Bank of Baroda

Union Bank of India

Prathma U.P Gramin Bank

Bank of India

R/O- Moradabad gate Near Punjabi Mandir

Chandausi, Disst- Sambhal .

Mob. No- 9412367094

Who may be concerned Office/ Officer

Date - 11-12-2022

SPECIAL REPORT ON TITLE

*Property/Building situated at Vill- Wajahawali Urf Majhawali Teh-
Chandausi Disst Sambhal...*

Belonging to

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
	A. PARTICULARS	
1.	Name of the Applicant with address	M.S. Menthol Pvt Ltd bisauli gate Chandausi Teh Chandausi Distt- Sambhal.
2.	Details of the property: As per the title deed As per the present Position	<i>Property/Building situated at Wajahawali Urf Majhawali Teh-Chandausi Disst Sambhal.</i> Gata No.- 876, Area- 1.829 hec Applicant Share 1.732 hec. 1732 metre
	B. INVESTIGATION	

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Legal Adviser Bank

1.	Details of the title deeds/documents (including Link Deeds/Parent deeds) (with full particulars regarding the nature of the document, date of execution, and details of registration)	<p>1.. Photo Copy of sale deed executed on 31.07.2021 registered on 04.08.2021 Behi no-1 zild no- 11126 page 243-256 document no-16768 executed by Mukut Gir in favor of M.S. Menthol Pvt Ltd.in S.R Chandausi with a certified copy.</p> <p>2-Photo Copy of sale deed executed on 08.02.2022 registered on 09.02.2022 Behi no-1 zild no- 11569 page 151-164 document no-2481 executed by Mukut Gir in favor of M.S. Menthol Pvt Ltd. in S.R Chandausi with a certified copy</p> <p>3- Photocopy Of Order Section 80'C' by Competent Court S.D.M. Chandausi on 08-07-2022 NOC National Highways Authority of India on 12-10—2022.</p> <p>4-NOC issued by competent Authority Zila Panchayat Sambhal on 28-09-2022 with map</p> <p>5- Khatauni of Gata No,. 876 Vill Wajhawali Urf Majhawali Fasli 1430-1435, 1424-1429, 1418-1423, 1412-1417, 1406-1411, 1400-1405, 1397 CH 45 and CH 41.</p>
2.	Whether certified copies have been obtained from the Registrar's office	Yes
3.	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion	The documents in hand are compared with the certified copies and there is no doubt or suspicion.
4	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes

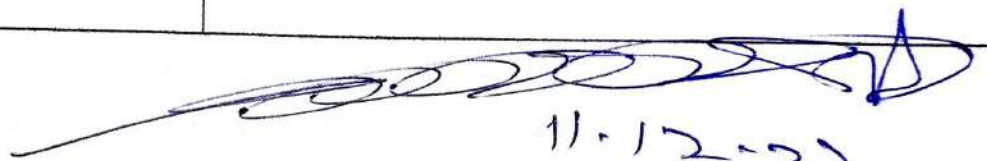

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5	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office ?	Yes
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6.	Whether the photographs of parties as affixed in the conveyance deed/title deed tally with the photographs seen in the certified copy as obtained from the registrar's office?	Yes
7.	Whether contents as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes
8.	Whether the property has been mutated in the name of the applicant?	YES/ In the name of <i>M.S. Menthol Pvt Ltd Bisauli Gate Chandausi Director Sanchit Agarwal S/O Satish Chand Agarwal</i> in the revenue record
9.	Whether equitable mortgage can be created	Yes
10.	Whether there is any bar under any local law for the creation of the mortgage of the property? (In some States, there are legal restrictions on the creation of the mortgage of agricultural property for nonagricultural purposes)	NO
11.	Whether there are any restriction regarding sale of the property? (In some States, there are restriction for sale of property to residents outside the State).	NO
12.	Whether all the approvals clearance/ sanction required for creation of the mortgage have been obtained? If not obtained, what are such sanction, approvals and clearances yet to be obtained?	N A

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13.	Whether the property is ancestral / of under joint ownership or the minor is having an interest in the property? If so, its effect thereof.	No Purchase by sale deed full owner
14.	been acquired under land Whether the property to be mortgaged has Acquisition Act, 1894 ?	N A
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located ?	N A
16.	In case of leasehold property , whether permission /NOC from the lessor is required for creation of mortgage ? whether permission of the lessor / NOC is obtained ?	N A
17.	What is the rate of sharing of unearned income with lessor , in the event of sale of the property /	N A
18.	Whether a copy of title deed favoring lessor (other than Govt .) is made available to examine the validity of the lease ?	N A

19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, the effect thereof	N A
20.	Whether any permission of Income Tax Authorities / Assessing officer is required under the provisions of Income Tax Act for the creation of a mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	N A
21.	In respect of agricultural land, whether the land is declared surplus or under consolidation of holdings?	N A
22.	Whether certified copies of Revenue Records have been obtained and examined to confirm whether there are any encumbrances on the property?	Yes, and there are no encumbrances on the property.
23.	Surface Act is applicable or Not	Yes/Applicable

DATE :...11-12-2022.....
Place -Chandausi

Shri -GOPAL SHARMA Adv.
Legal adviser P N B

Shri Gopal Sharma
Advocate
Legal Adviser Bank

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CERTIFICATE

REFERENCE NO

Shri GOPAL SHARMA Adv

A.D./ Code compound -chandausi

ENTRY SERIAL NO 16768. 2481 / REGISTER NO index 2. OF 31.07.2021. 08-02-2022 YEAR (Counsel to give serial no. to the certificate as entered in register of searches maintained by him).

DATE :- 11-12-2022

Who may be concerned Office/ Officer

Opinion on the investigation of title and obtaining of search report in respect of M.S. Menthol Pvt Ltd Bisauli Gate Director Sanchit Agarwal S/O Satish Chand Agarwal Munsif Road Chandausi Teh Chandausi Distt- Sambhal

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

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

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

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

The chain of title relating to the property is complete.

I have verified, tallied, and compared their documents from the record of the office of the Sub-Registrar/Registrar of assurances and also from the record of other appropriate authorities.


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Legal Advisor Bank 11.12.22 713/198

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

The search report which is annexed hereto, conducted by me, for the period from 01/01/1991 to 06-12-2022 search receipt no- 2022268032477 on 07-12-2022 Issue by S R Chandausi does not disclose any encumbrances / disclose encumbrances as stated hereunder :

- i. Name of Applicant – **M.S. Menthol Pvt Ltd Bisauli Gate Director Sanchit Agarwal**
- ii. Date of opinion & reference on. (if any) **11/12/2022**
- iii. Remarks –

I find the following defects /on defects in the title:-

No. Defects

I hereby certify that **M.S. Menthol Pvt Ltd Bisauli Gate Director Sanchit Agarwal S/O Satish Chand Agarwal Munsif Road Chandausi Teh Chandausi Distt- Sambhal** has a clear, valid, and marketable title over the above-said property and the above-said property is free from all encumbrances.

The valid mortgage can be created by deposit of the following original title deed The said title deeds are Original and genuine and are not duplicates or fake as observed by me.

(Give hereunder details of title deeds)

- 1- Photo Copy of sale deed execution on 31.07.2021 registered on 04.08.2021 Behi no-1 zild no- 11126 page 243-256 document no-16768 executed by Mukut Gir in favour of M.S. Menthol Pvt Ltd. in S.R Chandausi with certified copy.
- 2- Photo Copy of sale deed execution on 08.02.2022 registered on 09.02.2022 Behi no-1 zild no- 11569 page 151-164 document no-2481 executed by Mukut Gir in favour of M.S. Menthol Pvt Ltd. in S.R Chandausi with certified copy


ADVOCATE
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Chain of title

Chain of title detail of sale deed 08-02-2022 and 31-07-2021 of Gata No. 876 Vill Wajhawali Urf Majhawali Teh- Chandausi distt Sambhal. The first owner of said property Sardar Gir S/O Kesho Gir recorded in CH 45 & 1400-1405.

After Death of Sardar Gir his Two Son Mukat Gir and Hari Gir got said land in inheritance and Birasat Order by competent Authority on 30-07-1992 recorded on 1400-1405 fasli. Mukat Gir and Hari Gir recorded in revenue record 1400-1405, 1406-1411, 1412-1417, 1418-1423, 1424-1429.

Mukat Gir sale his share of Gata No. 876, 1.380 hec. by sale deed on 31-07-2021 & Gata No. 876 sale his share 0.3523hec share by sale deed on 08-02-2022 to M.S. Menthol Pvt. Ltd. Director. After purchasing M.S. Menthol Pvt Ltd, moved an application for mutation and after completing all formalities the competent Authority passed the mutation order in favor of M.S. Menthol Pvt Ltd, Now as per revenue record Khatauni 1424-1429, 1430-1435 are recorded in name of M.S. Menthol Pvt Ltd. Gata No. 876 declared non-agriculture under section 80C rajashaw sahita by competent authority S.D.M. Chandausi. Therefore last 30 years chain of title is complete **M.S. Menthol Pvt Ltd** has cleared marketable title, is in possession and is free from all encumbrances

Now Present owner of **M.S. Menthol Pvt Ltd.**, is the Absolute owner & Peaceful possession of the subject property, has a clear, valid, and Marketable title over the Subject Property and the same is free from all encumbrances, owner is fully competent to transfer and sale & Mortgage the said Property.

Thus the Chain of Title to the Subject property is complete & the Flow of title of the property is clear Consistent & Convincing and the property. Can be fully identified and is Demarcated at the spot.


Shri Gopal Sharma

Advocate.

Shri Gopal Sharma
Advocate
Legal Advisor Bank

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