

Pradeep Kumar

Advocate

Court :
Room No.7,
Civil Court Bar Building,
Meerut.
Residence:-
Manan, C-102, Samrat Palace,
Garh Road, Meerut.
☎ 4005657
Mobile-98370 24235
Email:-
advpradeeprastogi@gmail.com

Date:- 05.09.2024

CERTIFICATE

The Asstt. General Manager,
Punjab National Bank, MCC-1,
Mangal Pandey Nagar, Meerut.

Reg: Opinion on investigation of title and obtaining of search report in respect of A residential plot, pertaining to Khasra No. 60, having an area 1196 sq. yards i.e. 1000 sq. meters, situated at Village Kazipur, Pargana, Tehsil & District Meerut, belonging to M/S ARIES INFRAVENTURES.

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

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

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

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

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

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

1. Original Sale Deed dated 13.05.2024, which was registered in the office of Sub-Registrar, Meerut on 14.05.2024, at Bahi No. 1, Zild no. 8273, on pages no. 57-76, at serial no. 8542 & its certified copy.
2. Certified copy of Khatauni 1421-1426 fasli year.
3. Certified copy of Khatauni 1427-1432 fasli year.
4. Certified copy of Will dated 17.02.2018, which was registered in the office of Sub-Registrar, Meerut on 17.02.2018, at Bahi No. 3, Zild no. 500, on pages no. 109-120, at serial no. 133.
5. Photostat copy of Death Certificate of Late Shri Shyam Singh.
6. Photostat copy of Lay out plan approved by MDA.
7. Photostat copy of Partnership Deed of M/s Aries Infraventures.



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

The search report of which is annexed hereto, conducted by me, for the period from 1994 to 2024 disclose some agricultural loans as encumbrances. All the Loan are paid and Bank have issued no dues certificate in this regard. No other encumbrances are found.

Inspection Receipt No. 51 dated 24.08.2024 and Non-encumbrance Certificate No 22024254002609 dated 27.08.2024 are annexed herewith.

I have not given opinion earlier on investigation of title relating to the same property as detailed.

- (a) Name of lender- Punjab National Bank
- (b) Date of opinion & reference no. (if any) No.
- (c) Remarks. None

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

No Defect.

I hereby certify that said M/S ARIES INFRAVENTURES through its all partners have a clear, valid and marketable title over the above said property and they are competent to create the mortgage.

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

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

1. Original Sale Deed dated 13.05.2024, which was registered in the office of Sub-Registrar, Meerut on 14.05.2024, at Bahi No. 1, Zild no. 8273, on pages no. 57-76, at serial no. 8542 & its certified copy.
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7. Photostat copy of Partnership Deed of M/s Aries Infraventures.
8. No dues certificates from different Banks.

I have returned the original title deeds and other documents shown to me to the Branch.

- Encl: 1. Special Report
2. Chain of Title
3. Certified Copy of Title Deed
4. Search Report


(PRADEEP KUMAR)
Advocate, Meerut.

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SPECIAL REPORT ON TITLE

Reg: A residential plot, pertaining to Khasra No. 60, having an area 1196 sq. yards i.e. 1000 sq. meters, situated at Village Kazipur, Pargana, Tehsil & District Meerut, belonging to said M/S ARIES INFRAVENTURES.

A.	ASPECTS TO BE CONSIDERED <u>PARTICULARS.</u>	COUNSEL'S STATEMENT
1.	Name of the Borrower with Address:-	M/S ARIES INFRAVENTURES (A Partnership Concern) 105, 1 st floor, Akansha Heights, Modipuram Bypass, Meerut Shri Arvind Kumar S/o Shri Brahm Singh R/o 105, Akansha Heights, Modipuram Bypass, Meerut & Shri Vikas Tyagi S/o Shri Yalendra Kumar Tyagi R/o 167, Sheel Kunj, Roorkee Road, Meerut are its partners.
2.	Name of the person offering Mortgage with parentage/ constitution and address.	Said M/S ARIES INFRAVENTURES through its all partners
3.	Details of the property to be mortgaged: As per title deed, As per present position- A residential plot, pertaining to Khasra No. 60, having an area 1196 sq. yards i.e. 1000 sq. meters, situated at Village Kazipur, Pargana, Tehsil & District Meerut.	

8	INVESTIGATION		
1.	<p>Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration).</p> <p>-Sale Deed dated 13.05.2024, which was registered in the office of Sub-Registrar, Meerut on 14.05.2024, at Bahi No. 1, Zild no. 8273, on pages no. 57-76, at serial no. 8542, which was executed by Shri Pramod Kumar & Shri Manoj Kumar & Shri Sandeep Kumar Sons of Late Shri Shyam Singh in respect of the said property in question in favour of said M/S ARIES INFRAVENTURES.</p> <p>-After purchasing the said property, said M/S ARIES INFRAVENTURES have got approved residential Group Housing plot approved by MDA.</p> <p>-Initially, Shri Shyam Singh S/o Shri Amichandra was bhumidhar with transferable rights since 1379 fasli year i.e. 1971 English Calendar year, land of Khasra No. 60, having an area 1.4810 hectares, situated at Village Kazipur, Pargana, Tehsil & District Meerut. Pramod Kumar S/o Shri Shyam Singh was bhumidhar with transferable rights since 1379 fasli year i.e. 1971 English Calendar year, land of Khasra No. 60, having an area 1.4810 hectares, situated at Village Kazipur, Pargana, Tehsil & District Meerut.</p> <p>-Said Shri Shyam Singh executed a Will dated 17.02.2018, which was registered in the office of Sub-Registrar, Meerut on 17.02.2018, at Bahi No. 3, Zild no. 500, on pages no. 109-120, at serial no. 133 in favour of said Shri Manoj Kumar & Shri Sandeep Kumar.</p> <p>-Said Shri Shyam Singh died. After the death of said Shri Shyam Singh, said Shri Manoj Kumar & Shri Sandeep Kumar became owners of the said property of said Shri Shyam Singh on the strength of his Will dated 17.02.2018 and they have also got mutated their names as owners in the revenue record.</p>		
2.	<table border="1"> <tr> <td data-bbox="81 711 598 803">Whether certified copies have been obtained from the Registrar's office?</td> <td data-bbox="598 711 1249 803">Yes.</td> </tr> </table>	Whether certified copies have been obtained from the Registrar's office?	Yes.
Whether certified copies have been obtained from the Registrar's office?	Yes.		
3.	<table border="1"> <tr> <td data-bbox="81 803 598 979">Whether documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?</td> <td data-bbox="598 803 1249 979">Original documents are compared with certified copies and found to be in order. No doubt or suspicion is arisen.</td> </tr> </table>	Whether documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Original documents are compared with certified copies and found to be in order. No doubt or suspicion is arisen.
Whether documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Original documents are compared with certified copies and found to be in order. No doubt or suspicion is arisen.		
4.	<table border="1"> <tr> <td data-bbox="81 979 598 1201">Whether 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?</td> <td data-bbox="598 979 1249 1201">Yes, Sub-Registrar, Meerut on 13.12.2023, at Bahi No. 1, Zild no. 3448, on pages no. 353-376, at serial no. 15186.</td> </tr> </table>	Whether 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, Sub-Registrar, Meerut on 13.12.2023, at Bahi No. 1, Zild no. 3448, on pages no. 353-376, at serial no. 15186.
Whether 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, Sub-Registrar, Meerut on 13.12.2023, at Bahi No. 1, Zild no. 3448, on pages no. 353-376, at serial no. 15186.		
5.	<table border="1"> <tr> <td data-bbox="81 1201 598 1422">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?</td> <td data-bbox="598 1201 1249 1422">Yes.</td> </tr> </table>	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.
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.		
6.	<table border="1"> <tr> <td data-bbox="81 1422 598 1648">Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?</td> <td data-bbox="598 1422 1249 1648">Yes.</td> </tr> </table>	Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes.
Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes.		

7.	Whether contents of the 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 person offering the mortgage?	No. N.A
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	It can only be created within notified area.
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non agricultural purposes).	No.
11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States there are restrictions for sale of property to residents outside the State).	No.
12.	Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	No approvals, clearance/ sanctions required for creation of the mortgage.
13.	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property? If so, its effect thereof?	No.
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No.
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Urban Land Ceiling Act is already repealed.

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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?	Not applicable
17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	Not applicable.
18.	Whether copy of title deed favoring lessor (other than Govt.) is made available to examine the validity of the lease?	Not applicable.
19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof	Not applicable.
20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	No
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	Not applicable.
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	There is no other outstanding toward the property, proposed to be mortgaged.
23.	Whether the owner's title valid, absolute, clear and marketable one?	The mortgagor's title is valid, absolute, clear and marketable one.
24.	Based on the documents available, whether the owner's title is saleable?	Based on the documents available, the mortgagor's title is saleable.
25.	Based on the documents available, whether the owner's title transferable?	Based on the documents available, the mortgagor's title is transferable.
26.	Whether the mortgaged property is enforceable under SARFAESI Act- 2002.	The Provisions of SARFAESI Act, 2002 are applicable on the above said property.

DATE :- 05.09.2024

PLACE:- Meerut.


(PRADEEP KUMAR)
 Advocate, Meerut

Pradeep Kumar

Advocate

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Date:- 05.09.2024

SEARCH CERTIFICATE

The Asstt. General Manager,
Punjab National Bank, MCC-1,
Mangal Pandey Nagar, Meerut.

Reg: Opinion on investigation of title and obtaining of search report in respect of A residential plot, pertaining to Khasra No. 60, having an area 1196 sq. yards i.e. 1000 sq. meters, situated at Village Kazipur, Pargana, Tehsil & District Meerut, belonging to M/S ARIES INFRAVENTURES.

Search report relates to searches made in :

- a) Sub Registrar Office: Meerut – Yes.
- b) Registrar of Companies: N.A.
- c) Courts: N.A.
- d) Other offices: Office of Tehsildar
 - a) Office of the Co-operative Society: N.A.
 - b) _____ Development Authority N.A.
(DDA / HUDA / and the like)
- e) Any other documents
 - i) Receipt for payment of Municipal Taxes etc.

1. Sub Registrar / Registrar of Assurance Office
The encumbrance certificate was obtained from the Sub Registrar, Meerut for the period from 1994 to 2024 does not disclose any encumbrances therein. (Certificate enclosed).
2. Besides obtaining encumbrance certificate from the Sub Registrar, personal search was carried out by me for the purpose. Inspection was made on 27.08.2024 for the period from 1994 to 2024 at the concern sub registrar/office does not disclose any encumbrances therein.
3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies:-

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

ROC	INFORMATION
N. A.	N. A.



4. Inspection of Court records disclosed:-

Not Applicable.

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

Name of Court	Date of Order	Nature of order

5. Searches made / Inspections carried out in the following offices disclosed:

Office	Date of search / Inspection	Information
Sub Registrar, Meerut	27.08.2024	Inspection Receipt No. 51 dated 24.08.2024 and Non-encumbrance Certificate No. 22024254002609 dated 27.08.2024 are annexed herewith.

6. A study of the following documents disclosed:

Details of documents perused	Information
<ol style="list-style-type: none">1) Original Sale Deed dated 13.05.2024, which was registered in the office of Sub-Registrar, Meerut on 14.05.2024, at Bahi No. 1, Zild no. 8273, on pages no. 57-76, at serial no. 8542 & its certified copy.2) Certified copy of Khatauni 1421-1426 fasli year.3) Certified copy of Khatauni 1427-1432 fasli year.4) Certified copy of Will dated 17.02.2018, which was registered in the office of Sub-Registrar, Meerut on 17.02.2018, at Bahi No. 3, Zild no. 500, on pages no. 109-120, at serial no. 133.5) Photostat copy of Death Certificate of Late Shri Shyam Singh.6) Photostat copy of Lay out plan approved by MDA.7) Photostat copy of Partnership Deed of M/s Aries Infraventures.8. No dues certificate from different Banks.	All the documents found to be genuine and in order.

Defects noticed are indicated in the Certificate given by me. Not Applicable

DATE :- 05.09.2024

PLACE:- Meerut.


(PRADEEP KUMAR)
Advocate, Meerut

कार्यालय उपनिबन्धक सदर प्रथम मेरठ जनपद मेरठ

आवेदन संख्या :2202425402672

प्रमाण संख्या :22024254002609

भार मुक्त प्रमाण-पत्र (रजि० मैनुअल के नियम 328)

श्री- प्रदीप कुमार एड० पुत्र- ० तहसील मेरठ जिला मेरठ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण: ग्राम/मोहल्ला - काजीपुर, वार्ड/परगना- मेरठ, आवासीय- एरिस इन्फावेंचर्स द्वारा पार्टनर श्री अरविन्द कुमार पुत्र श्री ब्रह्म सिंह निवासी प्रथम तल आकांक्षा हाईटस मोदीपुरम मेरठ।, जो कि एक आवासीय भूमि रकबई 1196 वर्ग गज यानि 1000 वर्ग मी मध्ये खसरा नम्बर 60 स्थित ग्राम काजीपुर मेरठ।, 60

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2013 से दिनांक 23/08/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :27-08-2024

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. योजित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों 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 स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: नवीन कुमार गुप्ता।

मिलान करने वाले निबन्धन लिपिक: नवीन कुमार गुप्ता।

ANJALI
YADAV
Digitally signed
by ANJALI
YADAV
Date: 2024.08.27
11:12:59 +05'30'

उपनिबन्धक सदर प्रथम
मेरठ

Pradeep Kumar

Advocate

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Date:- 03.09.2024

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

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

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- (a) Name of lender- Punjab National Bank
- (b) Date of opinion & reference no. (if any) No.
- (c) Remarks. None

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I have returned the original title deeds and other documents shown to me to the Branch.

- Encl: 1. Special Report
2. Chain of Title
3. Certified Copy of Title Deed
4. Search Report


(PRADEEP KUMAR)
Advocate, Meerut.

Pradeep Kumar

Advocate

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Meerut.
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Date:- 03.09.2024

SPECIAL REPORT ON TITLE

Reg: A residential plot, pertaining to Khasra No. 60, having an area 16058 sq. yards i.e. 13426 sq. meters, situated at Village Kazipur, Pargana, Tehsil & District Meerut, belonging to said M/S ARIES INFRAVENTURES.

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A.	<u>PARTICULARS.</u>	
1.	Name of the Borrower with Address:-	M/S ARIES INFRAVENTURES (A Partnership Concern) 105, 1 st floor, Akansha Heights, Modipuram Bypass, Meerut Shri Arvind Kumar S/o Shri Brahm Singh R/o 105, Akansha Heights, Modipuram Bypass, Meerut & Shri Vikas Tyagi S/o Shri Yatendra Kumar Tyagi R/o 167, Sheel Kunj, Roorkee Road, Meerut are its partners.
2.	Name of the person offering Mortgage with parentage/ constitution and address.	Said M/S ARIES INFRAVENTURES through its all partners
3.	Details of the property to be mortgaged: As per title deed, As per present position-	
	A residential plot, pertaining to Khasra No. 60, having an area 16058 sq. yards i.e. 13426 sq. meters, situated at Village Kazipur, Pargana, Tehsil & District Meerut, boundaries of which are given as under:- East:- Rasta 12 meter wide. West:- Remaining part of the property of Pramod Kumar & others. North:- Land of Khasra No. 61 & 62. South:- Remaining part of the property of Pramod Kumar & others.	



B.	INVESTIGATION		
1.	<p>Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration).</p> <p>-Sale Deed dated 13.12.2023, which was registered in the office of Sub-Registrar, Meerut on 13.12.2023, at Bahi No. 1, Zild no. 3448, on pages no. 353-376, at serial no. 15186, which was executed by Shri Pramod Kumar & Shri Manoj Kumar & Shri Sandeep Kumar Sons of Late Shri Shyam Singh in respect of the said property in question in favour of said M/S ARIES INFRAVENTURES.</p> <p>-After purchasing the said property, said M/S ARIES INFRAVENTURES have got approved residential Group Housing plot approved by MDA.</p> <p>-Initially, Shri Shyam Singh S/o Shri Amichandra was bhumidhar with transferable rights since 1379 fasli year i.e. 1971 English Calendar year, land of Khasra No. 60, having an area 1.4810 hectares, situated at Village Kazipur, Pargana, Tehsil & District Meerut. Likewise Pramod Kumar S/o Shri Shyam Singh was bhumidhar with transferable rights since 1379 fasli year i.e. 1971 English Calendar year, land of Khasra No. 60, having an area 1.4810 hectares, situated at Village Kazipur, Pargana, Tehsil & District Meerut.</p> <p>-Said Shri Shyam Singh executed a Will dated 17.02.2018, which was registered in the office of Sub-Registrar, Meerut on 17.02.2018, at Bahi No. 3, Zild no. 500, on pages no. 109-120, at serial no. 133 in favour of said Shri Manoj Kumar & Shri Sandeep Kumar.</p> <p>-Said Shri Shyam Singh died. After the death of said Shri Shyam Singh, said Shri Manoj Kumar & Shri Sandeep Kumar became owners of the said property of said Shri Shyam Singh on the strength of his Will dated 17.02.2018 and they have also got mutated their names as owners in the revenue record.</p>		
2.	<table border="1"> <tr> <td data-bbox="203 871 710 938">Whether certified copies have been obtained from the Registrar's office?</td> <td data-bbox="765 871 1350 900">Yes.</td> </tr> </table>	Whether certified copies have been obtained from the Registrar's office?	Yes.
Whether certified copies have been obtained from the Registrar's office?	Yes.		
3.	<table border="1"> <tr> <td data-bbox="203 958 710 1122">Whether documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?</td> <td data-bbox="765 958 1350 1122">Original documents are compared with certified copies and found to be in order. No doubt or suspicion is arisen.</td> </tr> </table>	Whether documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Original documents are compared with certified copies and found to be in order. No doubt or suspicion is arisen.
Whether documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Original documents are compared with certified copies and found to be in order. No doubt or suspicion is arisen.		
4.	<table border="1"> <tr> <td data-bbox="203 1132 710 1335">Whether 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?</td> <td data-bbox="765 1132 1350 1335">Yes, Sub-Registrar, Meerut on 13.12.2023, at Bahi No. 1, Zild no. 3448, on pages no. 353-376, at serial no. 15186.</td> </tr> </table>	Whether 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, Sub-Registrar, Meerut on 13.12.2023, at Bahi No. 1, Zild no. 3448, on pages no. 353-376, at serial no. 15186.
Whether 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, Sub-Registrar, Meerut on 13.12.2023, at Bahi No. 1, Zild no. 3448, on pages no. 353-376, at serial no. 15186.		
5.	<table border="1"> <tr> <td data-bbox="203 1344 710 1547">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?</td> <td data-bbox="765 1344 1350 1373">Yes.</td> </tr> </table>	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.
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.		
6.	<table border="1"> <tr> <td data-bbox="203 1557 710 1723">Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?</td> <td data-bbox="765 1557 1350 1586">Yes.</td> </tr> </table>	Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes.
Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes.		

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7.	Whether contents of the 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 person offering the mortgage?	No.
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	It can only be created within notified area.
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non agricultural purposes).	No.
11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States there are restrictions for sale of property to residents outside the State).	No.
12.	Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	No approvals, clearance/ sanctions required for creation of the mortgage.
13.	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property? If so, its effect thereof?	No.
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No.
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Urban Land Ceiling Act is already repealed.

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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?	Not applicable.
17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	Not applicable.
18.	Whether copy of title deed favoring lessor (other than Govt.) is made available to examine the validity of the lease?	Not applicable.
19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Not applicable.
20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	No.
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	Not applicable.
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)	There is no other outstanding toward the property, proposed to be mortgaged.
23.	Whether the owner's title valid, absolute, clear and marketable one?	The mortgagor's title is valid, absolute, clear and marketable one.
24.	Based on the documents available, whether the owner's title is saleable?	Based on the documents available, the mortgagor's title is saleable.
25.	Based on the documents available, whether the owner's title transferable?	Based on the documents available, the mortgagor's title is transferable.
26.	Whether the mortgaged property is enforceable under SARFAESI Act- 2002.	The Provisions of SARFAESI Act, 2002 are applicable on the above said property.

DATE :- 03.09.2024

PLACE:- Meerut.


(PRADEEP KUMAR)
 Advocate, Meerut

Pradeep Kumar

Advocate

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Mobile-98370 24235
Email:-
advpradeeprastogi@gmail.com

Date:- 03.09.2024

SEARCH CERTIFICATE

The Asstt. General Manager,
Punjab National Bank, MCC-1,
Mangal Pandey Nagar, Meerut.

Reg: Opinion on investigation of title and obtaining of search report in respect of A residential plot, pertaining to Khasra No. 60, having an area 16058 sq. yards i.e. 13426 sq. meters, situated at Village Kazipur, Pargana, Tehsil & District Meerut, belonging to M/S ARIES INFRAVENTURES.

Search report relates to searches made in :

- a) Sub Registrar Office: Meerut – Yes.
- b) Registrar of Companies: N.A.
- c) Courts: N.A.
- d) Other offices: Office of Tehsildar
 - a) Office of the Co-operative Society: N.A.
 - b) _____ Development Authority N.A.
(DDA / HUDA / and the like)
- e) Any other documents
 - i) Receipt for payment of Municipal Taxes etc.

1. Sub Registrar / Registrar of Assurance Office
The encumbrance certificate was obtained from the Sub Registrar, Meerut for the period from 1994 to 2024 does not disclose any encumbrances therein. (Certificate enclosed).
2. Besides obtaining encumbrance certificate from the Sub Registrar, personal search was carried out by me for the purpose. Inspection was made on 27.08.2024 for the period from 1994 to 2024 at the concern sub registrar/office does not disclose any encumbrances therein.
3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies:-

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

ROC	INFORMATION
N. A.	N. A.



4. Inspection of Court records disclosed:- Not Applicable.

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

Name of Court	Date of Order	Nature of order

5. Searches made / Inspections carried out in the following offices disclosed:

Office	Date of search / Inspection	Information
Sub Registrar, Meerut	27.08.2024	Inspection Receipt No. 52 dated 24.08.2024 and Non-encumbrance Certificate No. 22024254002808 dated 27.08.2024 are annexed herewith.

6. A study of the following documents disclosed:

Details of documents perused	Information
<ol style="list-style-type: none">1) Original Sale Deed dated 13.12.2023, which was registered in the office of Sub-Registrar, Meerut on 13.12.2023, at Bahi No. 1, Zild no. 3448, on pages no. 353-376, at serial no. 15186 & its certified copy.2) Certified copy of Khatauni 1421-1426 fasli year.3) Certified copy of Khatauni 1427-1432 fasli year.4) Certified copy of Will dated 17.02.2018, which was registered in the office of Sub-Registrar, Meerut on 17.02.2018, at Bahi No. 3, Zild no. 500, on pages no. 109-120, at serial no. 133.5) Photostat copy of Death Certificate of Late Shri Shyam Singh.6) Photostat copy of Lay out plan approved by MDA.7) Photostat copy of Partnership Deed of M/s Aries Infraventures.8) No dues Certificates from different Banks.	All the documents found to be genuine and in order.

Defects noticed are indicated in the Certificate given by me. Not Applicable

DATE :- 03.09.2024

PLACE:- Meerut.


(PRADEEP KUMAR)
Advocate, Meerut

कार्यालय उपनिबंधक सदर प्रथम मेरठ जनपद मेरठ

आवेदन संख्या :2202425402677

प्रमाण संख्या :22024254002608

भार मुक्त प्रमाण-पत्र (रजि० मैनुअल के नियम 328)

श्री- प्रदीप कुमार एड० पुत्र- ० तहसील मेरठ जिला मेरठ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - काजीपुर, वार्ड/परगना- मेरठ, आवासीय- एरिस इन्फावेंचर्स द्वारा पार्टनर श्री अरविन्द कुमार पुत्र श्री ब्रह्म सिंह निवासी १०५ प्रथम तल आकांक्षा हाईट्स मोदीपुरम मेरठ।, जो कि एक आवासीय भूखण्ड मध्ये
का खसरा नम्बर 60 रकबई 13426 वर्ग मी० यानि 16058 वर्ग गज स्थित ग्राम काजीपुर मेरठ। पू-रास्ता 12 मीटर
विवरण : चौड़ा प-शेष सम्पत्ति विक्रेतागण उ-भूमि खसरा नम्बर 61 व 62 द-शेष स , 60

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2013 से दिनांक 23/08/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :27-08-2024

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँदे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित 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 स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: नवीन कुमार गुप्ता।

भिलान करने वाले निबन्धन लिपिक : नवीन कुमार गुप्ता।

ANJALI Digitally signed
by ANJALI
YADAV
Date: 2024.08.27
11:11:44 +05'30'

उपनिबन्धक सदर प्रथम
मेरठ