Pradyumn Kumar Garg B.Com., LL.B. ADVOCATE

M. 9414261550 18, Vikas Path, ALWAR-301001

Chamber No.65, Court Campus, ALWAR-301001

SEARCH REPORT

1.	Name and address of the Branch, to whom the title report is given.	:	Union Bank of India BO: Dayal Bag, Agra
2.	Name of the Account and details of the Borrower.	i.	M/s Ganpati Leasing Infrastructure Pvt. Ltd.
3.	Full Description of the Property	:	Commercial Plot No. P-1 Situated at Irrigation Campus, (सिंचाई भवन योजना) Near Railway Station (Madhu Van), Alwar.
3.1	Nature of Immoveable Property.	:	Commercial Plot
3.2	(I) Survey No.		N.A.
	(II) Hissa No.		N.A.
	(III) Ghat No.		N.A.
	(IV) Town Survey No.		N.A.
	(V) Khasara No.		N.A.
	(VI) Patta No.		N.A.
	(VII) Khatha No.		N.A.
	VIII] Plot No.		Commercial Plot No. P-1
	(Local name of the field as applicable including sub- divisions should be mentioned)		Irrigation Campus, (सिंचाई भव- योजना) Near Railway Station (Madhu Van), Alwar.
3.3	Number/ identification details as per building map/ plan (mention here numbers like flat numbers etc. mentioned as per Map/ plan in the case of Flats / Condominium / Apartments)	:	Commercial Plot No. P-1
3.4	Extent of property (Please mention as described in document / title deed and show it in Sq. Ft. also)	:	2382 Sq. Meters.
3.5	Name/s of the Owner/s (Full description of the owners should be given)	:	M/s Ganpati Leasing Infrastructure Pvt. Ltd.
3.6	Nature of ownership	14	
	Free hold	:	No
_	Lease hold (mention the residual lease term clearly)	:	Yes.
	• License	:	No.
	 Undivided interest (mention the 		Full

shares)		
 Trust Property (mention whether the borrower is a Trustee or beneficiary) 	:	No.
 Assignee/Guarantee Govt. 	1	No.
 Cultivating tenant 	:	No.
 Title only by possession (mention whether adverse possession /or others) 		No.
 As a Member / share holder of society. 	÷	No.
As a mortgage.	3	No.
 As a servant owner of easement right 	1	No.
 Another (please mention the nature of ownership here) 	:	Lease Hold Full ownership

Tracing of Title

The Advocate Submitting the opinion should give a flow chart for 30 year title ordinarily. In the event it is not possible, it should be at least for period of 13 years giving reasons why 30 years is not possible in terms of circular I.C. No.6118 dated 15th November, 2000, the flow chart ideally should be as follows:

First Owner

I

Second Owner

Borrower It should be clearly brought out how ownership came to be acquired by each of the owners both predecessor in interest and successor

per the documents affidavit produced it found that the Commercial Plot No. P-1 Situated at Irrigation Campus, (सिंचाई भवन योजना) Near Railway Station (Madhu Van), Alwar Allotted in auction by Urban Improvement Trust, (UIT), Alwar to M/s Ganpati Infrastructure Pvt. Ltd. A Lease Deed has also been executed and registered in between UIT, Alwar Ganpati and M/s Leasing Infrastructure Pvt. Ltd. The Site Plan of the plot also attached with the Lease Deed.

5.	Tit	le deeds/Document details der which ownership is acquired	3	As mentioned below:
	1.	First Owner		
		Second Owner		
		Present Owner & Borrower		
	2.	Name / Nature of Deed		
	3.	Details like Registration etc.		

Allotment Letter No. 17645/19 dated 24.12.2019 issued by UIT, Alwar to M/s Ganpati Leasing Infrastructure Pvt. Ltd.,

- 2. Lease Deed dated 19.04.2021 registered dated 03.06.2021 Sr. No. 202103069101777 executed in between the UIT, Alwar and M/s Ganpati Leasing Infrastructure Pvt. Ltd., With Site Plan,
- Affidavit of above mortgagor/s (With Photo) written on non judicial 3. stamp paper as applicable in your state duly signed and duly notarized by notary public to the effect that the above mortgagor is owner and in peaceful possession of the property, No litigation is pending in any Court of Law, the property is free from all sorts of charges/encumbrances/ attachments, etc. (Draft enclosed).

-	Nature of encumbrance	
ŀ	Charge under contact	No.
ı	Mortgage	No.
ı	Negative Lien	No.
ı	Lease /Tenancy	No.
	Right of Maintenance/ reversion	No.
	Charge by operation of Law	No.
T	Preemption rights	No.
	Right to specific performance under an agreement to sell	No.
	Liens / First Charge under Laws	No.
	List of Encumbrance :	1:
	In the case of encumbrance, the advocate should clearly opine as to:	N.A.
	How far such an encumbrance, would affect the value of the property.	N.A.
	 Any permission / approvals are required for the Bank to create security. 	N.A.
	The extent to which Bank's security would be jeopardized because of encumbrance.	N.A.
	How far such an encumbrance, would affect the value of the property.	N.A.
	 Manner and cost of removal 	N.A.

Regulatory issue

of encumbrance.

6. List of Encumbrance

	Clearly provide the following details:	
	Whether the property is a affected by:	
	Land Ceiling Law.	No.
	Land fragmentation Law.	No.
	Forest Law.	No.
	Planning Law.	No.
	Land Ceiling Law.	No.
	Rent restriction/ control Law.	No.
	Environment Law.	No.
	User restrictions under Municipal/Revenue Law.	No.
	Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to Industrial parks. Advocate has to give a report clearly that property is not subject any regulatory issues, if nothing above is applicable.	Not subject to any regulatory issues.
9.	Views on regulatory hurdles. If the property is affected by regulatory issues, the Advocate has to give a clear view, as to: How far such an encumbrance are required for the Bank to create security. The extent to which Bank's security would be jeopardized because of encumbrance.	N.A.
- 1	circumorance,	

10.	List of documents / deeds provided to Advocate and pursued by him. The advocate has to give full description of the documents received and perused by him one by one.		Documents mentioned Column No. 05 above.	in
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Manner and cost of removal of

encumbrance.

11. List of documents found out, while examining the deeds as above and in the search in the offices of registers / revenue authorities affecting to property and examined.

Certified copy of Lease Deed registered dated 03.06.2021 obtained from SR office is enclosed herewith for your reference.

(Advocate should take out certified copies and examine the same in the case of documents found out by him during examination as above in column No. - 10. List of further documents called : for examined and perused. Affidavit of mortgagor also be · Advocate should provide the list taken (Draft enclosed) of further documents asked for and examined. In Case further documents are not necessary, the Advocate should make a statement here that further documents are not necessary. Whether the documents examined |: are duly stamped as per the Yes Stamp Act · (Advocate should clearly state as to whether the document are duly stamped are not as per stamp act) Whether Registration : the Yes. endorsements are in order. (Advocate should clearly state as to whether registration endorsements are regular.) List of documents to be deposited |: As mentioned below: for creating the mortgage by deposit of Title Deeds:

- Original Allotment Letter No. 17645/19 dated 24.12.2019 issued by UIT, Alwar to M/s Ganpati Leasing Infrastructure Pvt. Ltd., with deposit receipts of UIT, Alwar,
- Original Lease Deed dated 19.04.2021 registered dated 03.06.2021 Sr. No. 202103069101777 executed in between the UIT, Alwar and M/s Ganpati Leasing Infrastructure Pvt. Ltd., With Site Plan,
- Affidavit of Directors of mortgagor company written on non judicial stamp paper as applicable in your state duly signed and duly notarized by notary public to the effect that the above mortgagor is owner and in peaceful possession of the property, No litigation is pending in any Court of Law, the property is free from all sorts of charges/encumbrances/ attachments, etc. (Draft enclosed).

16. Certificate of examination
The Advocate has to give certificate as follows This is to

I have examined each and every page of the documents required for giving the title clearance

certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the document sham and fictitious certificate and do not find that transactions under the document sham and fictitious.

17. Certificate of title

Title Clearance certificate should be as follows:-

This is to certify that title to the property of the borrower is clear and marketable without any further act on the part of borrower OR

This is to certify that the title to the property of the borrower is clear and marketable., if the following acts/ deeds are done or caused to be done.(1) (2)

This is to certify that title to the property of the borrower is clear and marketable, except the charge of IIFL.

18. Any other suggesting or Advise to : protect the security interest of the Bank.

>Necessary Resolution of Mortgagor Company be taken,

> Search of ROC be taken,

> Charge must be registered with the ROC,

>Charge must be registered with the Central Registry created under the SARFAESI Act,

>Possession on the property be verified by the Bank.

Documents to be obtained for : Creation of Mortgage.

Originals as mentioned in column No. 15 above.

20. Remark:

NOC for Mortgage is mentioned as Note at bottom of Allotment Letter, so it is sufficient to intimate the UIT, Alwar regarding mortgage of property with the Bank by the above mortgagor.

Enclosures:-

Receipt No. 2021020690006504 dated 18.10.2021 Rs. 1500/-.

Documents as received,

2. Certified Copy of Lease Deed,

3. Draft Affidavit. Place : Alwar

Dated: 18.10.2021

ALWAR SU

Yours faithfully,

(Pradyumn Kumar Garg) Advocate.

Government of Rajasthan REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER SUB-REGISTRAR : ALWAR-I

Fee Receipt

Print Date: 18-10-2021 5:55 PM Appendix I-Form No. 9 (Rule 75 & 131)

Fee Receipt No	1	202102069006504	Receipt Date	-12	18/10/2021
Name	1	PK GARG, Advocate, na	Document S. No.	1	202101069006361
Address		na			
Document Type	1	Inspection And Search	**		
Face Value	1	₹0	Evaluated Value	1	40
Ord-Registration Fee		10	Fee for Memorandum Us_64_67		*
CSI	1	₹0	Certified copying fees Us_57	:	*0
Stamp (Memorandum)	:		Reg (memorandum)	2	*
Surcharge	2	₹0	Stamp Duty	1	4.0
Penalty	1	₹0	Inspection fee		₹ 1500
Us 25 34	-	*0	Commission	- 1	6.0
Custody	:		Others	4	4.0
POTOS REPORT			Cash Amount Received	:	6.0
			Other than Cash	:	₹ 1500
From Year 1992 To Y	ear :	2021	Total Amount		₹ 1500

Mode of Payment (#Mode Number Amount #)

e-Gras Challen 54570829 ₹ 1500

Signature of presenter or applicant for copy or Search certificate

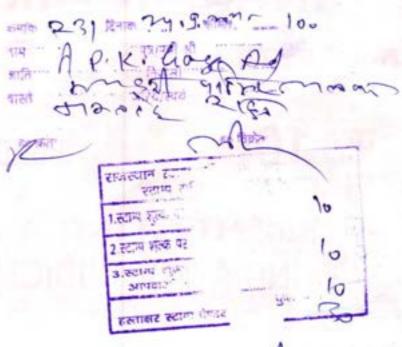
Signature of recipient and date of return receipt



राजस्थान RAJASTHAN

BB 881232





भिन्न चार्च गुप्ताः एटाम्प विक्रेताः साई॰ नं॰ 208/05



URBAN IMPROVEMENT TRUST, ALWAR

LEASE DEED

(For Commercial Plot)



				D. 1
enture made this				
2021				
onstituted under Rajasthan Urb				
which expression shall unless is and assigns, on the one part	and Shri/Shrima	uired another and	different me	eaning include its
कर्ता की मानीय विद्यान	520 स्त्रेत्र मा	F. Ly Still Solon		
EAS the Lessor has agreed	to demise a C	ommercial Plot of	fland, herei	in after described
hedule attached to the lease t			515	
THIS INDENTURE WITNESST premium before the execution adges)and of the Urban Asses herein after contained, the Commercial Plot No ட்.ம்.!in	on of there pressent here after the layout of	ents (the receipt r reserved and of eby demise upto t किंसाई अवन	where of the the convent the lessee a	ne lessor here by ants on the part of all the plot of land
containing by a measurment a	an area of the th	ere about situated	d at Alwar w	hich Commercial
ore particularly described in	the schedule	here in after write	ten and bot	undaries there of
teamess has been delineaded	on the plan and	nexed to these pre	sents (here	inafter referred to
Commercial Plot") together claiplot belonging or apperationate internal places of the commercial Plot"	ng to hold the p	remises hereby de	mised upto	the lessee for the
195,046 (Rupess 475 &	paying therefore	yearly urban ass உரிட்ட வெபில்	essment pa जि. ४६.प.चे	yable in advance.
ner urban assessment as may nother place as may be notified	hereafter be pa by the lessor fo	yments at the offic	e of Improve	ement Trust, Alwar
	25. 1.17.11			
talways to the exceptions, res	ervation conven	ants and condition	s hereinafte	r contained that is
assorreserve unto himself all n		oals washing eart	h oils and gu	uarries in or under
ommercial Plot, and full right ry of expedient for the purpose the without providing or leav ullding for time being standing ensation to the lessee for the control of them.	and power at a set of searching ing any vertical g there on, prov	Il times to do all a for working, obta suport for the surf ided always that th	acts and thir ining,remov ace of the C ne lessor sha	ing which may be ing and enjoying ommercial plot or all pay reasonable
anner following that is to say		rator and assigns	convenants	with the lessor in
lessee shall pay unto lesse ain before mentioned. Laieusing		भागारित प्रमा	उप पंउ गिरक्षलबर	and in the manner Contd नियक प्रथम

- (b) The lessee shall not deviate in any manner from the layout plan nor alter the size of the Comme Plot whether by sub-division amalgamation or otherwise.

Provided further that in the event of consent being given the lessor may impose such terms at tions as he thinks fit.

Provided that such consent shall not be necessary when money is borrowed from L.I.C. or Government for purpose of putting up construction on the plot.

- (e) Whenver the title of the lessee in the said plot is transferred in any manner what so ever the shall be bound by all convenants and conditions contained herein and be answerable in all therefore.
- (f) WHENEVER the title of the lessee in the said plot is transfered in any manner whatsoever the and the transferee shall, within three month of the transfer, give notice of such transfer is writtlessor. In event of the death of the lessee the person on whom the title of the deceased devolved within three month of the devaluation of the lessor, if the lessee and in the event of his survithout sufficient cause, fails or neglect to give such notice shall be liable to pay 100/- to the for such fallure to neglect. The transferee of the persons on whom the title devolves as the see, shall supply to the lessor certified copies of the documents evidencing the transfer or devaluation.
- (g) The lessee shall from time to time and at all times pay and discharged all rates, taxes, characteristic assessments of every description which are now or many at any time there after during the control of this lease be assessed or imposed upon the said plot hereby demised or on any building erected there upon or on the landlord or tenant in respect thereof.
- (h) All arrears of Urban assessment and other payments due in respect of the residential ple demised shall be recoverable in the same manner as arrears of land revenue.
- (I) The lessee shall not without sanction in writing of the Improvement Trust, Alwar erect plot to make any alteration or addition to such building on the said plot.
- (j) The lessee shall not carry on, or permit to be carried on the demised premises and the building any business, trade or manufacture which in the opinion of the lessor in noisy, noxious of of permit the demised premises and the building there on the used for any purpose other commercial.

Paseersinghal

Contd

Signature of Allotee

फाटा प्रति प्रमाणित

प्रभारी अधिकारी आवंटन नगर विकास न्यास अलेक ded that if the lessee is desirous of using the demised permises and the building there on for a see other than shop an additional urban assessment may allow such change of purpose on ent of such additional urban assessment and so such other term and conditions as the lessor is absolute discretion determine.

assee shall be determination of this lease peacefully yield up the said commercial Plot the building thereon unto the lessor.

and or sums payable towards the premium or the yearly urban assessment hereby reserved or at thereof shall at any time be in arrear and unpaid for one calender month next after of the wherein the same shall have become due, whether the same shall have been demanded or or if it is discorvered that lease has been obtained by suppression of any fact or by any mistent mis-representation or fraud or if there shall have been in the lessor, whose decision shall be any breach by the lessee or by any person claiming through or under him of any of the convenants and the interest of the lessor, not withstanding.

waver of any previous cause of re-enter upon the said plot hereby demised and the building on to re-enter upon and take possession of the said Commercial plot and the building and fixtures on and thereupon this lease and everything therein contained shall cease and determine and assee shall not be entitled to any compensation whatsoever nor to the return of any premium whim.

ded that not withstanding anything contained hereinto the contrary, the lessor may without die to his right on re-entry as aforesaid, and in his absolute discretion waiver of condone, hes temporarily or otherwise, on receipt of such amount and on such terms and Conditions by determined by him and may also accept the payment of the said sum or sums of the urban sment which shall be in arrear as aforesaid together with interest at the rate of twelve percent from.

reliture or re- entry shall be effected until the bassor has served on the lessee a notice in writing.

the breach is capable of remedy, requiring the lessee to remedy the breach and the lessee fails is uch reasonable times as may be mentioned in the notice to remedy the breach it is the capable medy, and in the event of the forfeiture or re-entry the lessor may in discretion relieve at for feiture on such terms and conditions as he thinks proper, nothing in this clause shall to forfeiture or re-entry

treach of convenants and conditions relating to sub-division or amalgmation and transfer of

case this lease has been obtained by suppression of any fact, mis-statement mis-representation

tan assessment hereby reserved is liable to revision after every fifteen years but the increase of exceed 25% of the Assessment previously charged.

wor may authorise the Chairman, Improvement Trust or any other officer to excercise all or any of

ers, grealer's issued by the state government from time to time will be applicable on form this

eer singkal

Can

Contd

प्रभारी अ**सचिव**ि आवंटन

नमप्रविकास न्यास,अलवर

व्याणिक वर्ष

या प्रजायक अलट

- 8. All notices, orders direction, consents or approval to be given under this shall be in writing an be signed by such officer as may be authorised by the lessor and shall be considered as duly upon the lessee or any person claiming any right to the Commercial plot if the same shall have affixed to any building or erection whether temporary or otherwise upon the said plot or sha been delivered at or sent by post to the Commercial office or place or business, or last residence, office or place of business of the lessee or such persons.
- 9. The expressions the lessor and the lessee herein before used shall where the context so admits in the case of the lessor his successors and in the case of lessee his heirs executors, administra legal representatives and the person or persons in whom the leasehold interest hereby created shadely the time being be vested by assignment or otherwise.
- 10. The Leessee shall be bounded with the provision of rajasthan Improvenment Trust (Disposal of law) Rules 1974 and conditions of allotment/auction.
- 11. This lease in granted under the Government Grants, Act. 1895 (ACT XV of 1895) as INWITBNESS WHEREOF SHRIISHRIMATH & TOLY TO LO DOOR SA SALE 24 92 VIE TOO अल WIO SHRI LINE अमित कर की अभीत कि दात 510 भी महेशा नाम कि the lessee has hereunto set his/her hands the day and year first above written.

	THE SCHEDULE ABOVE REFERRED TO
out plan of	he plot land being the Commercial Plot no ਨਿਹਾ in scheme ਮੇਂ ਵਰ ਛੇ ਅਫ਼ਰmeasuring .ਨੇ.ਡੈ.ਟੈ.ਟੈ.ਟੈ. sqyard/metres ded as follows :-
NORTH: /	ROAD - 24'O MT WIDE
	RUAD - 12.0 MT WIDE
(425-23) C-22-23 (37)	U.I.T. PLOTS
	TRAILIATION RESIDENTIAL CONTATER

And shown in the annexed plan and marked with its poundaries in red.

WITNESS

1 shri Dheamuer ckyma so Kapal singhagna Address as tot colony Khuclan &

WITNESS

2 shri Hankat SIO Shall Rhattogen Sia Th Address 9 Halalla Huras Fathe babad Read Tora

raseer singla

Signature of Allotee

प्रभारी अधिकारी आवंटन नगर विकास स्थास,अलह

Presentation Endorsement

बाज दिगांक 02 माह 08 मन् 2021 को 12:50 PM वजे की/बीमजी/बुची M/S GANPATI LEASING INFRASTRUCTURE PV । 113 / Through / MR RAJEEV SINGHAL 19/1/1/10 dt SURESH CHAND SINGHAL

उम्र 47 वर्ष, आति 0-VAISHY , व्यवसाय Other ज़िबासी House No.:33/7/2-H, Colony: LOHIYA NAGAR, BALKESHWAR, Area: AGRA, City: AGRA, Pin code: 282004, District AGRA, State: UTTAR PRADESH

ने के मस्मुख दस्ताचेज पंजीयन हेतु प्रश्तत किया। Caseer Sim

202101069003054

The lease deed (not covered under any category specified above) issued/executed by the State Government, local authorities, public enterprises or any other Government bodies in respect of sand allotted or sold by them.

Fees Receipt Endorsement

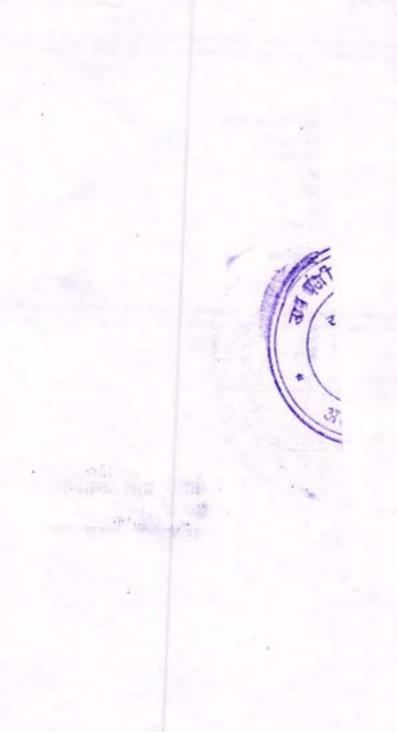
202102069003169
03-06-2021
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1028354

202101069003054

The lease deed (not covered under any extensive specified above) issuediexecuted by the State Government, local authorities, public enterprises or any other Government bodies in respect of land allotted or sold by them.

Endorsement of Execution

फाटो प्रति प्रमाणित



अर्जे ::. पक्षकारी का नाम व पता

। नीजीवतीजुरी UIT, पुत्रजुतीजित नी ALWAR, व्यवसाय जानि Nagar Sudhar Nyas

2 *fr/ftreft/ng-ft M/S GANPATI LEASING
INFRASTRUCTURE PVT LTD / Through / MR RAJEEV
SINGHAL, ngangfarifit 4ft SURESH CHAND SINGHAL
INFRASTRUCTURE PVT LTD / Through / MR RAJEEV
SINGHAL, ngangfarifit 4ft SURESH CHAND SINGHAL
INFRASTRUCTURE AND SINGHAND SINGHAND
HOUSE NO. 33/7/2-H. Colony: LOHIYA NAGAR.
BALKESHWAR, Area: AGRA, City: AGRA, Pin code:
282004. District: AGRA, State: UTTAR PRADESH

द्यामाचित्र	अंग्रहा	4444	
		Executant Age 0 Signature	
2		Claimant Age 47 Signature Rajeer Sting	1

है सेक्पण The lease deed (not covered under any category specified above) issued/executed by the State Government, local authorities, public enterprises or any other Government podies in respect of land sillotted or sold by them. औं यह सुन व समझकर निजादन करना मंदिकार दिका।

प्रतिकार समि र 102805332/- पूर्व में / मेरे समाप्त / में से + 102805332/- पूर्व में स्वीकार किया । Three purisi pares 34s b

पुत्र मिणादन कर्ता की पश्चान निद्ध व्यक्तियों ने की है , जिनके उन्हांसर एवं जेनूस निर्माण में सम्बन्ध किए हैं है

अनु कः समाहों का नाम म पता

Name: strethingst HARDKANT, garphteria string Manager and Singh artifit Brahman age: 31
Add: House No. 9, Colony: KALLASH KUNJ, TORA FATEHABAD ROAD, Area: NEAR J.P PALACE TEJGANJ, City: AGRA, Pin code: 282001, District: AGRA, State UTTAR PRADESH

2 Numo: strethetingst DHARAMVEER DAYMA, gargarette strethetingst SINGH DAYMA at R GURDAN Ago 35 Ago House No. 25, Colony JAT BAST PARAMETER ALWAR, State: RAJASTHAN



ALWAR-I

202101069003054

The lease deed (not covered under any category specified above) his leave-coulded by the Stine Government, local authorities, public lanterprises of any other Government bodies in respect of land allotted or sold by thom.

काटो प्रति प्रमाणिक

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रशाणित किया जाता है कि इस लेख पत्र की मालियत के 102805332 जातरी हुए इस पर देश कारी जुड़ोक राष्ट्रिक 0 पर कारी पंजीयन चुलक के 1028054, सरवाजे सीचे 0 कुल के 1028054 रसीद संख्या 202102089003169 दिलाक 03-06-2021 में जाना किये संखे हैं।

अतः दश्तावेज को 🛪 0 वे मुद्राको घर जिल्लादित गांगा जाता है।

202101069003054

The lease deed (not covered under any category specified above) issued/executed by the State Government, local authorities, public enterprises or any other Government bodies in respect of land allotted or sold by them.

Registration Endorsement

आज दिनावः 03/06/2021 को पुरतक संख्या 1 जिल्द संख्या 1206 में पुष्ठ संख्या 10 क्रम संख्या 202103069101777 पर पजीबद्ध किया गया सथ अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3903 के पुष्ठ संख्या 112 से 121 पर नस्या किया गया।

2021/04/00000043054

to angle of stylicon povered under any category specified above) sisued/executed by the State and on sold by them.

9971888004

फाटो प्रति प्रमाणितः वर्ण पंजिति अलवर प्रथम