

PARDEEPP KUMMAR

ADVOCATE & LEGAL CONSULTANT

Vetting Report

Dated: 13.02.2025

Reference No.SR/02/2025

To,
The Manager,
Bizloan Private Limited
Branch-Bhiwadi

Sub: Report on vetting of original Title Documents

- (1) Applicant : Mr.Santram
(2) Co-Applicant -1 : Mrs.Rajkumari
(3) Property Owners : Mr.Rohit

Sir/Madam,

A. Description of the Property:

A Land measuring 2 Marla (60 Sq.Yards) i.e. 2/622 share of land 31 Kanal 2 Marla comprised in Khewat No.127 Khatoni No.137, Mustil No.24//6(8-0),7/1(4-0),14/2(3-2),15/1(5-16),15/2(2-4),16(8-0) in Jamabandi 2012-2013 situated in Near Modern School, Village Khorī Kalan Tehsil Tauru District Nuh, Haryana. (hereinafter referred as the Said Property) bounded as under:-

West : Rasta

As per Property Tax Record/Municipal Record/Utility Bill: N.A.

B. Type of Loan : LAP

C. Type of Security: UNNATI

D. Type of ownership: Freehold

E. Type of Mortgage: Equitable Mortgage

DISTRICT & SESSION COURT AT NARNAUL
MOBILE :- +919416451093

E-MAIL :- pkummar393@gmail.com

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F. Document Scrutinized/Vetted :

Sr. No.	Description of Document	Registration No. and Date	Original/Xerox/CTC
1	Mr.Dharmender S/O Mr.Khajjan Singh executed A Sale Deed Doc. No.4219 Dated 04-03-2013 and Pasted on Book No.1 & Add.Book No.1, Binding 103/1043,Page No.84/75-76 in favour of Mrs.Rajkumari W/O Mr.Santram in respect of the said property.	A Sale Deed Doc. No.4219 Dated 04-03-2013 and Pasted on Book No.1 & Add.Book No.1, Binding 103/1043,Page No.84/75-76.	Original
2	Intikal No.5228 Dated 23-08-2013 was issued by Patwari in favour of Mrs.Rajkumari W/O Mr.Santram in respect of the said property.	Intikal No.5228 Dated 23-08-2013.	CTC

G. Pending Documents ,if any: NO

H. Did the Antecedent Owner have a valid title to the said Property: Yes

- I. Lis Pendens: As there is no property wise records maintained in the Courts and/or sub registrar of assurances. There is no mechanism to find out the lispensens with respect to the property concern.

However,It is recommended that obtain an affidavit cum declaration that he is exclusive owner and in possession of the said property,free from all types of litigation,encumbrance ,charge etc.Over it and further that he will not transfer in any manner the whole or part of the interest or share of property,during the pendency of the loan, from the borrower before disbursal of loan.

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J. Adverse remarks on title: No

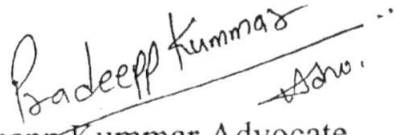
K. Certificate:

We have perused the Title documents forwarded to us and have critically examined the same for authenticity and validity as per law. It is certified that the Title Documents referred above are authentic and valid, and **Mr.Rohit** is the lawful recorded owner of the said property, having valid, clear and marketable title to the same. Security created in accordance with law shall be available for enforceability.

L. Recommendations/Corrective measures to be taken:

i) It is recommended that for Lein Marking/ERM/RM.

Thanking You,
Yours faithfully,


Pardeepp Kummar Advocate
Bar Council Regn. No. P/3257/2008