

TITLE INVESTIGATION REPORT

1.	Name of the Branch/BU seeking opinion.	SMECCC, Dehradun.
2.	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny was forwarded.	Nil.
3.	Name of the unit/concern/company/person offering the property/(ies) as security.	M/s Rawat Engg. Tech Pvt. Ltd.
4.	Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Company
5.	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	Borrower
6. a)	Particulars of the documents scrutinized – serially and chronologically.	Sale deed dated 10.10.1986 and 22.10.1983 and Khatooni.
b)	Nature of the documents verified and as to whether they are original or certified copies or registration extracts duly certified. Note. Only original or certified extracts from the registering/land/revenue other authorities be examined.	Original
7.	Complete or full description of the immovable property (ies) offered as security for creation of mortgage whether equitable/registered mortgage.	Khasra No. 106 अ (Old Khasra No. 47 Min) Mauza Mohebewala, Pargana Central Doon, District Dehradun.
i)	Survey No.	-----
ii)	Door No. (In case of house property)	
iii)	Extent/area including plinth/built up area in case of house property.	384.4 Sq. Mts. having covered area of 166.73 Sq. Mts.
iv)	Locations like name of the place, village, city, registration, sub-district etc.	Mohebewala Industrial Area, Dehradun.
v)	Boundaries	Described in the Schedule of property.

<p>8. Flow of titles tracing out the title, of the intended mortgagor and his/its predecessors in interest from the Mother Deed to the Latest Title Deed. And wherever Minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the title. (Separate Sheets may be used)</p>	<p>All that property forming part of Khasra No. 47 Min situated at Mauza Mohebewala, Pargana Central Doon, District Dehradun measuring 384.4 Sq. Mts. was purchased by M/s P. R. Polyplast Pvt. Ltd. a company in corporate under the Companies Act, having its registered office at 19/1, New Road, Dehradun through its Director Shri Praveen Kumar Gupta son of Shri H. L. Gupta from Maharaj Kumar Radhka son of Shri Mahendra Singh through his attorney Shri H. L. Gupta son of Shri B. L. Gupta vide sale deed dated 10.10.1986 duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 2574 on pages 126 to 129 and in additional file book no. I volume 2579 on pages 43/44 at serial no. 8169 dated 17.10.1986.</p> <p>It is informed that M/s P. R. Polyplast Pvt. Ltd. had got a building constructed over the said Khasra plot after getting the site plan approved from the MDDA, Dehradun vide map No. 1268/86 dated 10.12.1986 having covered area of 132.6 Sq. Mts. at the ground floor and 34.13 Sq. Mts. at the first floor.</p> <p>The name of M/s P. R. Polyplast Pvt. Ltd. has been duly mutated in the revenue records vide orders of the Naib Tehsildar, Dehradun passed in case No. 144 dated 15.12.1986.</p> <p>Maharaj Kumar Radhka son of Shri Mahendra Singh had purchased the said Khasra plot from its previous owner Shri Vijay Singh son of Shri Sher Singh vide sale deed dated 22.10.1983 duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 2136 on pages 218 and in additional file book no. I volume 2157 on pages 31/38 at serial no. 7602 dated 24.10.1983.</p> <p>The said Khasra plot alongwith other property was recorded in the name of Shri Vijay Singh in the revenue records as Bhumidhar with transferable rights since the fasli year 1384 i.e. 1977.</p> <p>M/s P. R. Polyplast Pvt. Ltd. a company in corporate under the Companies Act, having its registered office at 19/1, New Road, Dehradun through its Director Shri Praveen Kumar Gupta son of Shri H. L. Gupta resident of 19/1, New Road, Dehradun has entered into an agreement to sell the said property (more fully described in the Schedule of Property) to M/s Rawat Engg. Tech Pvt. Ltd. having its registered office at 206, Bell Road, Clement Town, Dehradun through its Managing Director Mrs. Rajni Rawat wife of Shri R. N. S. Rawat resident of Akansha 206, Bell Road, Clement Town, Dehradun on 16.01.2009 for a sum of Rs. 35,82,568.00.</p>		
<p>9.</p>	<table border="1"> <tr> <td data-bbox="395 1669 1077 1967"> <p>Nature of Title of the intended Mortgagor over the property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam holder or Govt. Grantee/Allottee etc.)</p> </td><td data-bbox="1077 1669 1394 1967"> <p>The Borrower shall get an absolute ownership / Full ownership rights after getting the valid sale deed executed and registered in its favour.</p> </td></tr> </table>	<p>Nature of Title of the intended Mortgagor over the property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam holder or Govt. Grantee/Allottee etc.)</p>	<p>The Borrower shall get an absolute ownership / Full ownership rights after getting the valid sale deed executed and registered in its favour.</p>
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10.	Encumbrances, Attachments, and / or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof. If yes, give the details thereof.	<i>Nil.</i>
(b)	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	<i>30 years. No encumbrance was found.</i>
11.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid what remedy?	<i>N. A.</i>
12.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	<i>Photocopy of extract of Khatooni is enclosed.</i>
13.	Any bar/restriction for creation of mortgage under any local of special enactments, details of proper registration of documents, payment of proper stamp duty etc.	<i>The borrower shall be entitled to create an equitable mortgage over the property in question after getting the valid sale deed executed and registered in its favour.</i>
14.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	<i>The sale deed has to be executed in favour of the Borrower.</i>
15.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	<i>M/s Rawat Engg. Tech Pvt. Ltd. through its authorized representative.</i>

Date : 17.02.2009
Place: Dehradun

Signature of the Advocate

S. K. Sehgal
S. K. Sehgal
Advocate

Checklist for the Guidance of the Advocates
Verifying the title to the property(ies) offered as security.

1.	Nature of title (Ownership/Leasehold/occupation/Govt. grant/allotments etc.)	Absolute Ownership
2.	If Leasehold, whether; a) Lease Deed is duly stamped and registered b) Lessee is permitted to mortgage the Leasehold right. c) Duration of the lease/unexpired period of lease d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also	N. A.
3.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether. A) Grant/agreement etc. provides for alienable rights to the mortgagor with or without condition. B) The mortgagor is competent to create charge on such property.	N. A.
4.	If occupancy right, whether; (a) Such right is heritable and transferable. (b) Mortgage can be created.	N. A.
5.	a. Urban land ceiling clearance, whether required and if so, details thereon. b. Whether No objection Certificate under the income Tax Act is required / obtained.	N. A.
6.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible the modalities/procedure to be followed and the reasons for coming to such conclusion.	N. A.
7.	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for enforcing, thereon.	N. A.
8.	In the Case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	<i>The owner of the property had got a building constructed over the said Khasra plot after getting the site plan approved from the MDDA, Dehradun vide map No. 1268/86 dated 10.12.1986 having covered area of 132.6 Sq. Mts. at the ground floor and 34.13 Sq. Mts. at the first floor.</i>
9.	Whether the property is affected by any local laws (viz. Agricultural Laws, weaker Sections, minorities, Land Laws.)	N. A.
10.A	In Case of partition/settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N. A.
B	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N. A.
C	Whether the partition made is valid in law and the mortgagor has acquired a mortgagor title thereon.	N. A.
11.A	In Case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	N. A.

B	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N. A.
12.A	Whether the property belongs to a Limited Company, check the Borrowing powers, BOD resolution, Authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar, Articles of Association / provision for common seal etc.	Yes. The property in question is owned by a Limited Company. The company has entered into an agreement to transfer the said property.
B	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, byelaws.	N. A.
13.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed / stamped / authenticated in terms of the Law of the place, where it is executed.	N. A.
14.	If the property is a flat/apartment or residential/commercial complex, check.	
A	Promoter's / Land owner's title to the land/building	Absolute owner
B	Development Agreement/Power of Attorney.	.....
C	Extent of Authority of the Developer/builder.	.....
D.	Independent title verification of the land and / or building in question.	.....
E.	Agreement for sale (duly registered)	Unregistered
F.	Payment of proper stamp duty.	.....
G.	Conveyance in favor of Society /Condominium.	.....
H.	Occupancy Certificate/allotment letter/letter of possession.	.....
I	Membership details in the society etc.	.....
J.	Share Certificates	.....
K.	No Objections Letter from the Society.	.....
I.	All legal requirements under the local / Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations/ Co-operative Societies' Laws etc.	.....
15.	Where the property is a joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	-----
16.	Pending Litigations/Court attachments/injunction/stay orders/acquisition by the Govt./Local authorities etc. that could be ascertained.	There is no such record available for inspection. Please take a declaration from the mortgagor in this regard.
17.	Any other details required for the purpose.	

CERTIFICATE OF TITLE

I have examined the title deeds relating to the Schedule property intended to be purchase by the Borrower and offered as security by way of Equitable Mortgage and that the documents of title of the Seller referred to in the opinion are valid evidence of Right, title and interest and that the Borrowers shall be entitled to create an equitable mortgage over the Schedule property after getting the valid sale deed in respect of the same executed and registered in its favour and I further certify that:

1. I have examined the Documents in detail, taking into account all the Guidelines in the Checklist vide Annexure C and the other relevant factors.

1 A. I confirm having made a search in the office of the Sub-Registrar, Dehradun of the index/records available for the period 01.01.1979 to 31.08.2008. I do not find anything adverse which would prevent the Title Holder from transferring the said property.

1 B. Following scrutiny of Land Records/Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.

2. The property is free from all Encumbrances.

3. To safeguard the interest of the bank the enclosed affidavit be taken since the revenue records and the record/Index kept in the office of the Sub Registrars, Dehradun is incomplete and is in a very poor condition.

4. The Mortgage, if created, will be available to the Bank for the liability of the intending Borrower, M/s Rawat Engg. Tech Pvt. Ltd.

I certify that M/s Rawat Engg. Tech Pvt. Ltd. shall get an absolute, clear and Marketable title over the Schedule property after getting the valid sale deed executed and registered in its favour.

In case of creation of Mortgage by Deposit of title deeds, I certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage.

- ✓ 1. Original sale deed to be executed in favour of the borrower. ✓
- ✓ 2. Original sale deed dated 10.10.1986. ✓
- ✓ 3. Copy of sale deed dated 22.10.1983.
- ✓ 4. Khatooni.

There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

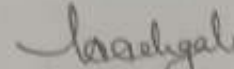
SCHEDULE OF PROPERTY

All that property forming part of Khasra No. 106 ख (Old Khasra No. 47 Min) Mauza Mohebewala, Pargana Central Doon, District Dehradun measuring 384.4 Sq. Mts. having covered area of 166.73 Sq. Mts. bounded and butted as under :-

North : Road,
South : Property of Ms. Nipha,
East : Property of M/s Adriot Pharma Pvt. Ltd.,
West : Property of Gram Panchayat,

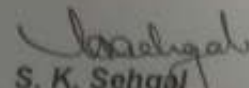
Place: Dehradun
Date: 17.02.2009

Signature of the Advocate


S. K. Sehgal
Advocate

Encl :-

1. Search receipt.
2. Photocopy of sale deed dated 10.10.1986.
3. Photocopy of sale deed dated 22.10.1983.
4. Photocopy of Khatooni.
5. Photocopy of power of attorney of Maharaj Kumar Radhka.
6. Photocopy of Certificate of Search issued by Sub-Registrar, Dehradun.
7. Photocopy of approved site plan.
8. Photocopy of agreement to sell.
9. Photocopy of Certificate of incorporation of M/s Rawat. Engg. Tech. Pvt. Ltd.
10. Copy of resolution dated 22.01.2009 passed by M/s Rawat. Engg. Tech. Pvt. Ltd.
11. Copy of resolution dated 04.01.2009 passed by M/s P. R. Polyplast Pvt. Ltd.
12. Affidavit.


S. K. Sehgal
Advocate