

# VIKAS BHARDWAJ

ADVOCATE

E. No. : D/1521/01

**Chamber :**

271, Chander Shekhar Azad Block, District Courts Gurugram.

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LGLOP/SBI/195

February 6, 2020

The Assistant General Manager,  
State Bank of India,  
HLST-III, Netaji Subhash Place,  
New Delhi.

SUB.: ANNEXURE-C-3-CERTIFICATE OF TITLE : SUPPLEMENTARY TIR IN RESPECT TO PROJECT KNOWN AS "THE NEW TOWN" BEING DEVELOPED UPON LAND SITUATED AT VILLAGE RATHDHANA, SECTOR-33, TEHSIL AND DISTRICT SONEPAT, HARYANA BEING DEVELOPED BY M/S SUPER MAX AFFORDABLE HOUSING PVT. LTD.

Sir,

1. In continuation to TIR dated 29.01.2018 from Sh. S.P. Sherawat & Associates, Advocates for the property i.e. project land, viz., land measuring 5.00 acres comprised in rectangle No. 57, killa No. 25/2/1/1 (2-2), rectangle No. 58, killa No. 21/1 (3-8), rectangle No. 65, killa No. 1/1/1 (0-17), rectangle No. 57, killa Nos. 18/1 (5-8), 23/2 min north east (1-12), 16 (7-12), 24/2/1 (3-2), 25/1 (3-16), 29/1 (3-1), 17 (8-0), 24/1 (1-2), situated in the revenue estate of Village Rathdhana, Tehsil and District Sonapat, Haryana. I confirm having examined the Original Title Deeds intended to be deposited relating to the schedule property to be offered as security by way of Equitable Mortgage and certify that the documents of title referred to in the Opinion are valid evidence of Right, title and interest and that if the said Equitable Mortgage is created it will satisfy the requirements of creation of Equitable Mortgage and I further certify that :
2. I have examined the documents in details, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.

*Vikas*

3. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of relevant Government Offices/Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/Charges/encumbrances whatsoever as could be seen from the search made for the period from 29.01.2018 to 06.02.2020 pertaining to the Immovable Property/ies covered by above-said Title Deeds. The property is free from all encumbrances except the fact that the project land is already mortgaged with SBI, SME, MG Road, Gurugram.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.  
Not Applicable.
7. There is no Minor(s) interest.
8. The Mortgage if created, will be available to the Bank for the liability of the intending borrower/s.
9. I certify that intending borrower/s will acquire clear, valid & legal title qua the dwelling units to be constructed upon the project land after execution and registration of Sale Deed/ Conveyance Deed in their favour by the said Developer and/or Land Owners/Collaborators. I further certify that the above documents are genuine and valid mortgage can be created and the said Mortgage would be enforceable.

*Vishal*

10. I certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage :-
- i) All original payment receipts issued in the name of intending Borrower/s.
  - ii) Original Allotment Letter issued in favour of the intending Borrower/s.
  - iii) Original Buyer's Agreement to be executed by **M/s Super Max Affordable Housing Pvt. Ltd.** in favour of intending Borrower/s.
  - iv) Tripartite Agreement to be executed between **M/s Super Max Affordable Housing Pvt. Ltd.**, the intending Borrower/s and the Bank.
  - v) NOC/Relinquishment Letter from SBI, SME, MG Road, Gurugram releasing their charge in respect of the dwelling unit/s in question those are proposed to be financed by the Bank.
  - vi) Permission to mortgage and No Objection Certificate issued by **M/s Super Max Affordable Housing Pvt. Ltd.**
  - vii) Original Possession Letter to be issued by the said **M/s Super Max Affordable Housing Pvt. Ltd.**
  - viii) Original Sale Deed/Conveyance Deed to be executed in favour of the intending Borrower by **M/s Super Max Affordable Housing Pvt. Ltd.**
11. There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force. Should you require any further clarification please let me know.
12. Provisions of SARFASI Act are applicable upon the project land in question.

**SCHEDULE OF THE PROPERTY/IES.**

Project land measuring 5.00 acres comprised in rectangle No. 57, killa No. 25/2/1/1 (2-2), rectangle No. 58, killa No. 21/1 (3-8), rectangle No. 65, killa No. 1/1/1 (0-17), rectangle No. 57, killa Nos. 18/1 (5-8), 23/2 min north east (1-12), 16 (7-12), 24/2/1 (3-2), 25/1 (3-16), 29/1 (3-1), 17 (8-0), 24/1 (1-2), situated in the revenue estate of Village Rathdhana, Tehsil and District Sonapat, Haryana.

Yours faithfully,



**VIKAS BHARDWAJ,  
ADVOCATE**

Vikas Bhardwaj  
Advocate  
E.No. D/161/1/1/1  
M.- 821626723