

Meenu Sharma
Advocate
SUPREME COURT OF INDIA



MEENU SHARMA & ASSOCIATES
ADVOCATES & SOLICITORS

Office : Bldg. No. F-6, Office No.104 Lotus Tower
Vijay Block Laxmi Nagar Delhi
Cell : +91-8368308369, 9711028091
Flat No.1004, Ferrera Block, Mahagun Mansion-1,
Vishav Khand Indrapuram Ghaziabad-201014

No. LO-SBI-SME 2122011

Dated: April 27, 2021

To,
BRANCH MANAGER
STATE BANK OF INDIA,
SME DEHRADUN BRANCH (04186)
KRISHNA TOWERS
69, RAJPUR ROAD
DEHRADUN (UTTRAKHAND).
PIN CODE-248009.

Dear Sir,

BILL

Re. A/C M/S Continental Earthmovers in respect of Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor , Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana) in the ownership of Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttrakhand.

Professional Fees for TIR
Alongwith Certified and clerkeage

Rs. 11,500/-
(Rupees Eleven thousand, Five hundred only)

FOR MEENU SHARMA

MEENU SHARMA
Advocate

(SBI SB A/C No. 39816203916)

BRANCH-Tis Hazari Courts, New Delhi

RNCSNEFTIFS CODE: SBIN0000726

PAN CARD NO.CSGPS0829F



No. LO-SBI-SME 2122011

Dated: April 27,2021

To,
BRANCH MANAGER
STATE BANK OF INDIA,
SME DEHRADUN BRANCH (04186)
KRISHNA TOWERS
69, RAJPUR ROAD
DEHRADUN (UTTRAKHAND).
PIN CODE-248009.

ANNEXURE - B

Dear Sir,

Re. A/C M/S Continental Earthmovers (Partnership Firm) in respect of Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor , Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana) in the ownership of Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttarakhand.

This is in reference to the documents submitted to our office for conducting Title Investigation Search Report in respect of the abovementioned property. Upon reviewing the documents and the evidence on record, I hereby adduce my legal opinion as follows.

1.	a) Name of Branch/Business Unit/ Office seeking opinion.	STATE BANK OF INDIA SME DEHRADUN BRANCH (04186) KRISHNA TOWERS 69, RAJPUR ROAD DEHRADUN (UTTRAKHAND). PIN CODE-248009
	b) Reference No. and Date of the letter under the cover of which the documents tendered for Security are forwarded.	STATE BANK OF INDIA SME DEHRADUN BRANCH (04186)



		KRISHNA TOWERS 69, RAJPUR ROAD DEHRADUN (UTTRAKHAND). PIN CODE-248009
	c) Name of the Borrower	M/S Continental Earthmovers (Partnership Firm)
2.	a) Name of the unit/concern/ company/person offering the property/(ies) as security.	Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttarakhand.
	b) Constitution of the unit/ concern/person/body/ authority offering the property for creation of charge.	Person
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Mortgagor
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor , Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana).
	a) Survey No.	Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor , Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms



		with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana)
	b) Door/House no. (in case of house property)	Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor , Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana).
	c) Extent/area including plinth/ built up area in case of house property.	having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana).
4.	a) Particulars of the documents scrutinized - serially and chronologically.	<p>(Following the documents scrutinized - serially and chronologically in Original available with the proposed mortgager)</p> <ol style="list-style-type: none"> 1. Original Buyer's Agreement dated 1.10.2014 issued by Unitech Limited in the name of Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh



Nagar, Uttarakhand for Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor, Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing, namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana).

2. Original CONVEYANCE DEED Dated 24.03.2015 executed between M/S UNITECH LIMITED, through its attorney Shri M.F Burney, AGM (Legal) duly authorized vide Resolution dated 02.02.2012 passed in the meeting of Committee of Directors of the Company as 'the UNITECH' and (2) M/S PIONEER URBAN LAND & INFRASTRUCTURE LIMITED, a Company registered under the Companies Act, 1956 and having its Registered office at A-22, 3rd floor Green Park, Aurbindo Marg New Delhi through its President Mr. Manit Jaju duly authorized vide Resolution dated 29.07.2006 passed



in the meeting of Board of Directors of the Company as 'the PIONEER'. The said UNITECH & PIONEER are jointly referred as 'the DEVELOPERS' and (3) (1) Sri Roshan Lal S/O Sri Kundan Lal (2) Sri Tek Ram S/O Sri Kundan Lal (3) Sri Dayanand S/O Sri Kundan Lal (4) Sri Ram Niwas S/O Sri Roshan Lal (5) Smt. Krishna (Widow) W/O Sri Chattar Singh (6) Smt. Sonu D/O Sri Chattar Singh (7) Sri Sumit Kumar S/O Sri Chattar Singh and (8) Sri Amit Kumar S/O Sri Chattar Singh through their General Attorney M/S Unitech Limited DULY AUTHORISED VIDE Power of Attorney dated 22.12.2011, registered as Document no. 901 in the office of Sub Registrar Gurgaon as 'the LAND OWNERS' IN FAVOUR OF Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttrakhand for Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor, Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and



terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana)., registered as registration no. 29,698 in Book No.I, Volume no.13109 on page no. 26, an Additional copy of which is pasted in Additional Book no.I, Volume no. 4172 on pages 31 to 32 dated 24.03.2015 in the office of Sub Registrar GURGAON.

3. Original Possession Letter alongwith Possession Certificate

Ref:UL:RED:2505/2015 Dated 06.07.2015 issued by Unitech Limited in the name of Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttrakhand for handing over the possession of Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor , Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue



			estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana).	
4 (b) Nature of documents verified and as to whether they are originals or certified copies or registrations extracts duly certified. Note: Only Originals or Certified extracts from the registering/land/revenue/other Authorities be examined.			Originals verified available with the proposed mortgager	
Sl. No	Date		Original/Certified Copy/Certified Extract/Photocopy etc.	In Case of copies, whether the Original was Scrutinized by the Advocate
1.	Dated 1.10.2014	Buyer's Agreement	Original	-
2.	Dated 24.03.2015	CONVEYANCE DEED	Original	-
3	Ref:UL:RED:2505/2015 Dated 06.07.2015	Possession Letter alongwith Possession Certificate	Original	-
5.	a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)		Yes, certified copy of CONVEYANCE DEED Dated 24.03.2015 is obtained from the relevant sub-registrar office and compared with the Original made available by the proposed mortgager	
	b) i) Whether all pages in the certified copies of title documents which are		Yes, all pages in the certified copies of title documents which is obtained directly from Sub-	



	obtained directly from Sub-Registrar's Office have been verified page by page with the Original documents submitted?	Registrar's Office has been verified page by page with the Original made available by the proposed mortgager.
	<p>ii) Where the certified copies of the title documents are not available, the copy provided Should be compared with the Original to ascertain whether the total page numbers in the copy tally page by page with the Original produced</p> <p>(In case originals title deed is not produced for comparing with the certified or ordinary copies Should be handled more diligently & cautiously)</p>	N.A
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	N.A
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	N.A
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made.	No
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar- GURUGRAM
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	Yes as per records and Jurisdiction the registration of documents in respect of the property in question is in Sub Registrar- GURUGRAM



	1) Whether search has been made at all the offices named at (b) above?	Yes
	d) Whether the searches in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 1.00 Crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Mentioned on separate Sheet Annexure-B
9.	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.	Freehold rights
10	If Lease Hold, Whether:	NO
	a) Lease Deed is duly stamped and registered	N.A
	b) Lease is permitted to mortgage the Leasehold right	N.A
	c) Duration of the Lease/ unexpired period of lease	N.A
	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
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A
	f) Right to get renewal of the	N.A



	leasehold rights and nature thereof.	
11	If Govt. Grant/Allotment/Lease-cum Sale Agreement, whether;	N.A
	a) Grant/Agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N.A
	b) The mortgage is competent to create charge on such property?	N.A
	c) Any permission from Govt. or any other authority is required for creation of mortgage and if so, whether such valid permission is available?	N.A
12	If occupancy rights, whether;	Not Applicable
	a) Such right is heritable and transferable	Not Applicable
	b) Mortgage can be created.	Not Applicable
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	None No Minor interest involved
14	If the property has been transferred by way of Gift/ Settlement Deed, Whether;	No
	a) The Gift/Settlement Deed is duly stamped and registered?	Not Applicable
	b) The Gift/Settlement Deed has been attested by two witnesses?	Not Applicable
	c) The Gift/Settlement Deed transfers the property to Donee?	Not Applicable
	d) Whether the Donee has accepted the Gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	Not Applicable
	e) Whether there is any restriction on the Donor in executing the Gift/ Settlement Deed in question?	Not Applicable
	f) Whether the Donee is in possession of the gifted property?	Not Applicable



	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage?	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the Gift/ Settlement Deed.	Not Applicable
15	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.	Not Applicable
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his Share.	Not Applicable
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	Not Applicable
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	Not Applicable
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgage?	Not Applicable
16	Whether the title documents include any testamentary documents/wills?	NO
	a) In case of wills, whether the will is registered will or unregistered will?	N.A
	b) Whether will in the matter needs mandatory probate and if so whether the same is probate by a competent court?	N.A



	c) Whether the property is mutated on the basis of will?	N.A
	d) Whether the original will is available	N.A
	e) Whether the Original death certificate of the testator is available?	N.A
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
	g) (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original Title Deeds are to be explained)	Not Applicable
17	a) Whether the property is subject to any wakf right?	No, the property does not contain any Wakf issue
	b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable
	c) Precautions/Permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18	a) Where the property is a HUF/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.	Not Applicable
	b) Please also comment on any other aspect which adversely affect the validity of security in such cases?	Not Applicable
19	a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not Applicable
	b) Where the trust is a private or public trust and whether trust deed specifically authorizes the	Not Applicable



	mortgage of the property?	
	c) If Yes, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	Not Applicable
20	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	No, the property is Freehold Residential Property as per deed
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	N.A
21	Whether the property is affected by any local laws or other regulations, having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No. The property does not affect with any local law.
22	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	NO
	b) Whether any search/inquiry is made with the land Acquisition Office and the outcome of such search/enquiry?	Not Applicable
23	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	NO
	b) If so, whether such litigation could adversely affect the creation of a valid mortgage or	Not Applicable



	have any implication of its future enforcement?	
	c) Whether the title documents have any court seal/markings which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	Not Applicable
24	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	N.A
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	N.A
25	a) Whether the property belongs to a Limited Company, check the Borrowing Powers, Board resolution, authorization to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/Provision for common seal etc.	N.A
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) Firm? Yes/No	N.A
	ii) If Yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/LLP (Seller) and the vendee company (purchaser)?	N.A
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on	N.A



	the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No	
	iv) If the search reveals encumbrances/charges, whether such charge/encumbrances have been satisfied? Yes/No	N.A
26	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
27	a) Whether any POA is involved in the chain of title?	NO
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	N.A
	c) In case the title documents is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favour of their Partners/Employees/ Authorized Representatives to sign Flat Allotment Letters, NOC's, Agreements of Sale, Sale Deeds, etc., in favour of buyers of Flats/ Units (Builder's POA) or (ii) other type of POA (Common POA)	N.A
	d) In case of Builder POA, whether a certified copy of POA is available and the same has been verified/ compared with original POA	N.A
	e) In case of common POA (i.e. POA other than Builder's POA), please clarify the followings clauses in respect of POA.	N.A
	Whether the original POA is verified and the title	N.A



	investigation is done on the basis of original POA?	
	ii) Whether the POA is a registered One?	N.A
	iii) Whether the POA is a special or general one?	N.A
	iv) Whether the POA contains a specific authority for execution of title document in question?	N.A
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of Sub-Registrar also?	N.A
	g) Please comment on the genuineness of POA?	N.A
	h) The unequivocal opinion on the enforceability and validity of the POA?	N.A
28	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
29	If the property is a flat/ apartment or residential/ commercial complex, check and comment on the following:	Freehold Residential Apartment
	a) Promoter's/Land owner's title to the land/building;	Extent to the registration of CONVEYANCE DEED Dated 24.03.2015
	b) Development Agreement/ Power of Attorney;	N.A as Conveyance Deed is duly registered
	c) Extent of authority of the Developer/Builder;	Subject to the terms and conditions mentioned in CONVEYANCE DEED Dated 24.03.2015
	d) Independent title verification of land and/or building in	YES



question;	
e) Agreement for sale (duly registered);	N.A, as further CONVEYANCE DEED Dated 24.03.2015 has been registered
f) Payment of proper stamp duty;	YES
g) Requirement of registration of sale agreement, development agreement, POA etc.;	N.A as further CONVEYANCE DEED Dated 24.03.2015 has been registered
h) Approval of building plan, permission of appropriate/ local authority etc.;	Yes , specified
i) Conveyance in favour of Society/Condominium concerned,	N.A
j) Occupancy Certificate/ Allotment Letter/Letter of Possession;	Yes, Specified
k) Membership details in the Society etc.;	N.A
l) Share Certificates;	N.A
m) No Objection Letter from the Society;	N.A
n) All legal requirements under the local/Municipal laws, regarding ownerShip of Flats/Apartments/ Building Regulations, Development Control Regulations, Co-Operative Societies Laws etc.;	YES
o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N.A
p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any;	The property is constructed.



	q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	YES
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Lines etc. and details thereof.	No encumbrance registered in the Sub registrar office
31	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.	Period covered under Non-Encumbrance Certificate is 29 years i.e. from 2009 to 2021 and we found the ownership of Shri Harinder Singh S/O Ch. Inder Singh
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yes
33	a) Urban land ceiling clearance, whether required and if so, details thereon.	N.A
	b) Whether No Objection Certificate under the Income Tax is required/ obtained?	N.A
34	Details of RTC extracts/ mutation extracts/Katha extracts pertaining to the property in question.	N.A
35	Whether the name of mortgagor is reflected as owner in the Revenue/Municipal/Village records?	Yes
36	a) Whether the property offered as security is clearly demarcated?	Yes, vide Site plan of the property.
	b) Whether the demarcation/partition of the property is legally valid?	Yes
	c) Whether the property has clear access as per documents?	Yes
	(The property Should be legally accessible through normal carriers to transport goods to factories/houses, as the case may be).	



37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Yes
	a) Document in relation to electricity connection;	Can be obtain
	b) Document in relation to water connection;	Can be obtain
	c) Document in relation to sales tax registration, if any applicable;	Can be obtain
	d) Other utility bills, if any.	Can be obtain
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate/comment on the same.	No difference/discrepancy in the title document or any other documents which is to be verified from Actual Site by the Valuer/Bank Authorities.
39	If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Please request the Borrower/Mortgager to submit Valuation Report
40	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
	a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes, the property attracts provisions of SARFAESI Act, 2002 and the Bank can take its possession whenever required.
	b) Property is SARFAESI Compliant? (Y/N)	Yes
42	In case of absence of original title deeds, details of legal and other requirements for creation of a	N.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.	
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N.A
44	Additional aspects relevant for investigation of title as per local laws.	NIL
45	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	N.A as all the terms and conditions are fulfilled.
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Shri Harinder Singh S/O Ch. Inder Singh
	a) Whether the Real Estate Project comes under Real Estate (Regulations and Development) Act, 2016?	N.A
	b) Whether the Project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished;	N.A
	c) Whether the registered Agreement for Sale as prescribed in the above Act/Rules there under in executed?	N.A
	d) Whether the details of the Apartment/Plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the Promoter in the website of Real Estate Regulatory Authority?	N.A

**FOR MEENU SHARMA & ASSOCIATES
ADVOCATES & SOLICITORS**

(MEENU SHARMA)



Annexure 'B' Column No. 8

Original of following Deed required to be obtain from proposed mortgager to create equitable mortgage of the said property with SBI :

1. Original Buyer's Agreement dated 1.10.2014 issued by Unitech Limited in the name of Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttrakhand for Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor , Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana).
2. Original CONVEYANCE DEED Dated 24.03.2015 executed between M/S UNITECH LIMITED , through its attorney Shri M.F Burney, AGM (Legal) duly authorized vide Resolution dated 02.02.2012 passed in the meeting of Committee of Directors of the Company as 'the UNITECH' and (2) M/S PIONEER URBAN LAND & INFRASTRUCTURE LIMITED, a Company registered under the Companies Act, 1956 and having its Registered office at A-22, 3rd floor Green Park, Aurbindo Marg New Delhi through its President Mr. Manit Jaju duly authorized vide Resolution dated 29.07.2006 passed in the meeting of Board of Directors of the Company as 'the PIONEER'. The said UNITECH & PIONEER are jointly referred as 'the DEVELOPERS' and (3) (1) Sri Roshan Lal S/O Sri Kundan Lal (2) Sri Tek Ram S/O Sri Kundan Lal (3) Sri Dayanand S/O Sri Kundan Lal (4) Sri Ram Niwas S/O Sri Roshan Lal (5) Smt. Krishna (Widow) W/O Sri Chattar Singh (6) Smt. Sonu D/O Sri Chattar Singh (7) Sri Sumit Kumar S/O Sri Chattar Singh and (8) Sri Amit Kumar S/O Sri Chattar Singh through their General Attorney M/S Unitech Limited DULY AUTHORISED VIDE Power of Attorney dated 22.12.2011, registered as Document no. 901 in the office of Sub Registrar Gurgaon as 'the LAND OWNERS' IN FAVOUR OF Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttrakhand for Town House Apartment No. 002 (Duplex)



on Ground floor and Upper Floor , Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana)., registered as registration no. 29,698 in Book No.I, Volume no.13109 on page no. 26, an Additional copy of which is pasted in Additional Book no.I, Volume no. 4172 on pages 31 to 32 dated 24.03.2015 in the office of Sub Registrar GURGAON.

3. Original Possession Letter alongwith Possession Certificate Ref:UL:RED:2505/2015 Dated 06.07.2015 issued by Unitech Limited in the name of Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttrakhand for handing over the possession of Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor , Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana).

**FOR MEENU SHARMA & ASSOCIATES
ADVOCATES & SOLICITORS**

(MEENU SHARMA)
Advocate



Brief History of OwnerShip

DETAILS OF PROPERTY TO BE MORTGAGED

Re. A/C M/S Continental Earthmovers in respect of Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor , Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana) in the ownership of Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttrakhand.

FLOW OF TITLE:

It reveals from the deeds and documents it reveals that :-

Initially the Developers with their subsidiaries and associates owned and possessed land in Village Badshahpur, Tehsil and District Gurgaon and further the Developers also entered into a Collaboration Agreement dated 24.12.2003 with the land owners (1) Sri Roshan Lal S/O Sri Kundan Lal (2) Sri Tek Ram S/O Sri Kundan Lal (3) Sri Dayanand S/O Sri Kundan Lal (4) Sri Ram Niwas S/O Sri Roshan Lal (5) Smt. Krishna (Widow) W/O Sri Chattar Singh (6) Smt. Sonu D/O Sri Chattar Singh (7) Sri Sumit Kumar S/O Sri Chattar Singh and (8) Sri Amit Kumar S/O Sri Chattar Singh for developing their land as a part of a Group Housing Residential Complex on a total 10.89 acres of land in Village Badshahpur, Gurgaon and to realized the sale proceeds of respective shares of Developers and land owners from the prospective buyers .

And whereas after obtaining requisite Licenses and approvals from Director Town and Country Planning, Haryana, the Developers have developed and constructed a residential multi-storeyed Group Housing Complex known as "**ESCAPE**" in Sector 50 Gurgaon, on the said land and have been selling Residential Apartments & Town House Apartments therein to the prospective buyers/purchasers.

And whereas in pursuance of the above arrangement , subsidiary companies of Unitech Limited as also the land owners (1) Sri Roshan Lal S/O Sri Kundan Lal (2) Sri Tek Ram S/O Sri Kundan Lal (3) Sri Dayanand S/O Sri Kundan Lal (4) Sri Ram Niwas S/O Sri Roshan Lal



(5) Smt. Krishna (Widow) W/O Sri Chattar Singh (6) Smt. Sonu D/O Sri Chattar Singh (7) Sri Sumit Kumar S/O Sri Chattar Singh and (8) Sri Amit Kumar S/O Sri Chattar Singh, have executed General Power of Attorney in favour of Unitech Limited, registered with the office of Sub Registrar Gurgaon, authorizing Unitech Limited to execute the Conveyance Deed of Apartments of its share and present the same for registration before the concerned authorities.

And whereas the DEVLEPORS vide an Agreement dated 18.09.2014 agreed to transfer, sell and convey to **Shri Harinder Singh S/O Ch. Inder Singh** a Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor, Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, in the Group Housing, namely 'ESCAPE', Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana).

And whereas thereafter a **Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor, Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing, namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana)** has been allotted to **Shri Harinder Singh S/O Ch. Inder Singh** vide Buyer's Agreement dated 1.10.2014 issued by Unitech Limited in the name of Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttarakhand for Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor, Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing, namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana).

And whereas thereafter a CONVEYANCE DEED Dated 24.03.2015 executed between M/S UNITECH LIMITED, through its attorney Shri M.F Burney, AGM (Legal) duly authorized vide Resolution dated 02.02.2012 passed in the meeting of Committee of Directors of the Company as 'the UNITECH' and (2) M/S PIONEER URBAN LAND & INFRASTRUCTURE LIMITED, a Company registered under the Companies Act, 1956 and having its Registered office at A-22, 3rd floor Green Park, Aurbindo Marg New Delhi through its President Mr. Mani Jaju duly authorized vide Resolution dated 29.07.2006 passed in the meeting of Board of Directors of the Company as 'the PIONEER'. The said UNITECH & PIONEER are jointly referred as 'the DEVELOPERS'




and (3) (1) Sri Roshan Lal S/O Sri Kundan Lal (2) Sri Tek Ram S/O Sri Kundan Lal (3) Sri Dayanand S/O Sri Kundan Lal (4) Sri Ram Niwas S/O Sri Roshan Lal (5) Smt. Krishna (Widow) W/O Sri Chattar Singh (6) Smt. Sonu D/O Sri Chattar Singh (7) Sri Sumit Kumar S/O Sri Chattar Singh and (8) Sri Amit Kumar S/O Sri Chattar Singh through their General Attorney M/S Unitech Limited DULY AUTHORISED VIDE Power of Attorney dated 22.12.2011, registered as Document no. 901 in the office of Sub Registrar Gurgaon as 'the LAND OWNERS' IN FAVOUR OF Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttrakhand for Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor, Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing, namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana), registered as registration no. 29,698 in Book No.I, Volume no.13109 on page no. 26, an Additional copy of which is pasted in Additional Book no.I, Volume no. 4172 on pages 31 to 32 dated 24.03.2015 in the office of Sub Registrar GURGAON.

And whereas thereafter a Possession Letter alongwith Possession Certificate Ref:UL:RED:2505/2015 Dated 06.07.2015 issued by Unitech Limited in the name of Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttrakhand for handing over the possession of Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor, Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing, namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana), *through which Shri Harinder Singh S/O Ch. Inder Singh becomes the owner of the said Property and has got actual and absolute freehold marketable title over it. Thus he is competent to create the equitable mortgage of the said property with SBI by way of depositing Original title deeds as documents as mentioned in 'Annexure C' in our TIR*

It is also certified that SARFAESI ACT,2002 is enforceable on the said property.

**FOR MEENU SHARMA & ASSOCIATES
ADVOCATES & SOLICITORS**



E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 04-05-2021 (Cash) 28-04-2021 (Chq./DD)		
GRN No.: 0076841824	Date: 27 Apr 2021 09:18:01	
Office Name: 0364-SDM GURUGRAM		
Treasury: Gurgaon		
Period: (2021-22) One Time		
Head of Account	Amount	₹
0030-03-104-98-51 Fees for searching re	35	
PD AcNo 0		
Deduction Amount: ₹	0	
Total/Net Amount: ₹	35	
₹ Thirty Five Rupees		
Tenderer's Detail		
GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: Meenu Sharma Adv		
Address: Delhi - 110054		
Particulars: fee for inspection of Revenue records Period from 1992 to 2021 gurugram		
Cheque-DD- Detail:	Depositor's Signature	
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	000150990669627042021	
Payment Date:	27/04/2021	
Bank:	SBI Aggregator	
Status:	Success	

E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 04-05-2021 (Cash) 28-04-2021 (Chq./DD)		
GRN No.: 0076841824	Date: 27 Apr 2021 09:18:01	
Office Name: 0364-SDM GURUGRAM		
Treasury: Gurgaon		
Period: (2021-22) One Time		
Head of Account	Amount	₹
0030-03-104-98-51 Fees for searching re	35	
PD AcNo 0		
Deduction Amount: ₹	0	
Total/Net Amount: ₹	35	
₹ Thirty Five only		
Tenderer's Detail		
GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: Meenu Sharma Adv		
Address: Delhi - 110054		
Particulars: fee for inspection of Revenue records Period from 1992 to 2021 gurugram		
Cheque-DD- Detail:	Depositor's Signature	
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	000150990669627042021	
Payment Date:	27/04/2021	
Bank:	SBI Aggregator	
Status:	Success	

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available

ANNEXURE-C CERTIFICATE OF TITLE

I have examined the Chain of document and original has been verified, which as per instructions are lying with the with the Bank relating to the schedule property (ies) and that the documents of title referred to in the Certificate/Opinion are valid evidence of Right, title and interest and that the said Equitable Mortgage has been created rightfully as per legal norms, I will satisfy the requirements of creation of Equitable Mortgage (subject to compliance with our suggestions made in this report) and I further certify that:

1. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
2. I confirm having made a search in the S.R. records. I also confirm having verified and checked the records of the relevant Sub-Registrar (s) office(s). I do not find anything adverse which would prevent the Title Holders from creation a valid Mortgage except that the property is already lying mortgaged with Bank. 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 above-mentioned.
3. Following scrutiny of S.R. 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.
4. There are no prior mortgage/charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate detail mentioned from the period 1992 to 2021 above, pertaining to the immovable property(ies) covered by above said title deeds, the Property is free from all encumbrances in the SR Office- GURUGRAM vide receipt no.0076841824 dated 27.04.2021
5. In case of second/subsequent charge in favor 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 (Delete whichever is inapplicable) which may be confirmed from CERSAI also.
6. Minor(s) and his/their interest in the property(ies) is to the extent of specify the share of the Minor with name) (Not Applicable)
7. The Mortgage will be available to the Bank for if created, the Liability of the Borrower/ Mortgagors.
8. I certify that Shri Harinder Singh S/O Ch. Inder Singh has clear and Marketable title over the Schedule property(ies). I further certify that the above title deed is genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
9. **In case of creation of Mortgage by Deposit of Title Deeds, we certified that the deposit of original title deeds/documents the certified copies of which have been examined created a valid and enforceable mortgage:**



1. Original Buyer's Agreement dated 1.10.2014 issued by Unitech Limited in the Name of Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder

Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttarakhand for Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor, Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing, namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana).

2. Original CONVEYANCE DEED Dated 24.03.2015 executed between M/S UNITECH LIMITED, through its attorney Shri M.F Burney, AGM (Legal) duly authorized vide Resolution dated 02.02.2012 passed in the meeting of Committee of Directors of the Company as 'the UNITECH' and (2) M/S PIONEER URBAN LAND & INFRASTRUCTURE LIMITED, a Company registered under the Companies Act, 1956 and having its Registered office at A-22, 3rd floor Green Park, Aurbindo Marg New Delhi through its President Mr. Manit Jaju duly authorized vide Resolution dated 29.07.2006 passed in the meeting of Board of Directors of the Company as 'the PIONEER'. The said UNITECH & PIONEER are jointly referred as 'the DEVELOPERS' and (3) (1) Sri Roshan Lal S/O Sri Kundan Lal (2) Sri Tek Ram S/O Sri Kundan Lal (3) Sri Dayanand S/O Sri Kundan Lal (4) Sri Ram Niwas S/O Sri Roshan Lal (5) Smt. Krishna (Widow) W/O Sri Chattar Singh (6) Smt. Sonu D/O Sri Chattar Singh (7) Sri Sumit Kumar S/O Sri Chattar Singh and (8) Sri Amit Kumar S/O Sri Chattar Singh through their General Attorney M/S Unitech Limited DULY AUTHORISED VIDE Power of Attorney dated 22.12.2011, registered as Document no. 901 in the office of Sub Registrar Gurgaon as 'the LAND OWNERS' IN FAVOUR OF Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttarakhand for Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor, Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing, namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana), registered as registration no. 29,698 in Book No.I, Volume no.13109 on page no. 26, an Additional copy of which is pasted in Additional Book no.I, Volume no. 4172 on pages 31 to 32 dated 24.03.2015 in the office of Sub Registrar GURGAON.

3. Original Possession Letter alongwith Possession Certificate Ref:REG-2505/2015 Dated 06.07.2015 issued by Unitech Limited in the name of Shri Harinder Singh S/O Ch. Inder Singh C/O M/S Inder Filling Station, Ramraj Road, Bazpur District Udham Singh Nagar, Uttarakhand for handing over the possession of Town House Apartment



No. 002 (Duplex) on Ground floor and Upper Floor , Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana).

There are no legal impediments for creation of the Mortgage on production of Original of Title Deeds the Certified of which I have examined under any applicable Law/Rules in force.

It is certified that the Property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

Town House Apartment No. 002 (Duplex) on Ground floor and Upper Floor , Tower No. 01, having super area 2988.00 sq. feet (277.59 sq. meters) and terrace area 132 sq. feet, comprising of Drawing cum Dining Room, four Bedrooms with attached toilets, kitchen, Powder Room, Servant Room with toilet, Lobby, staircase, balconies and terrace in the said Group Housing , namely ESCAPE, Sector 50, situated in the revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana).

Place: Delhi

Date: 27.04.2021

(MEENU SHARMA)

