

E.1 Primary Security

i. For working capital limits:

First charge by way of hypothecation of raw materials, stock in process, finished goods, consumables, stock and spares, receivables and other current assets both present & future of the company ranking pari passu under multiple banking

ii. For Term Loan: NA

a. Hypothecation/ Mortgage of Block Assets Immovable Properties

Security description	Area in Sq.M.or Sq.Ft.	Ownership*	Value in ₹ Cr			Basis for valuation	Date	Whether Existing /Fresh	Insurance Amount & Date of Expiry
			Last sanction	Present book value	Realisable value				

NA

E.2 Collateral Security (Information in respect of mortgage of IP to be given only in the following format:

i. Hypothecation/ Mortgage of Block Assets Immovable Properties

Security description	Area in Sq.M.or Sq.Ft.	Ownership*	Value in ₹ Cr			Basis for valuation	Date	Whether Existing /Fresh	Insurance Amount & Date of Expiry
			Last sanction	Present book value	Realisable value				
Second pari passu charge	Land Area- 46,488 sq	Hindustan Tin Works	32.33		32.46	Valuation report of	27.02.2019	Existing	40.00 (having



on Industrial Land & Building Property situated at Village Bhigan Tehsil Ganour, Murthal Distt. Sonipat

yards/ 38874. 79 sq mtr.

Buildi ng meas uring : 20300 0 sq ft

s Ltd

47.1 3

HSB D Tech serv

Goel & Asso ciate s

28.0 9.20 21

validity upto 30 04 2022)

(Land having Killa No 41 & 61, Khewat Nos 358,359, 474,475, 355, 463 to 465 having a total area of 76 kanals 17 marlas)

Note : Since the difference in valuation of property is more than 20% , 3rd valuation required for the property . Same has been assigned to bank's approved valuer.

ii. First/Second/Third charge/Paripassu charge (tick mark the appropriate charge)

Nature of limits	Securit y	Value of block assets as on 31.03.2021 (including right of use assets and CWIP): excluding land and building	Value of block assets excluding specific charge if any	Extent of first/secon d charge holders	Balance/residu al value of charge available to bank/consortiu m
Working Capital	2 nd pari-	64.98	3.63	25 06*	36.29

TARUN KUMAR SHARMA Advocate



Dated:-28.08.2021

To
The Branch Head
Punjab National Bank
Branch-LCB Sec-63
Noida U.P

REF NO-28

REG:- SEARCH REPORT/NON-ENCUMBRANCE CERTIFICATE IN RESPECT OF Factory/Land measuring area-76 Kanals, 17 Marlas related to Khewat No-385,359,474,475,355,463 to 465 and Killa Nos-41 & 61 Situated in the Revenue Estate Of Village Bhigan Tehsil Ganaur District Sonapat Haryana **belongs to M/s Hindustan Tin Works Ltd.** having its registered office at 488 Bartan Market Sadar Bazar Delhi.


Borrower Name: - M/s Hindustan Tin Works Ltd. having its registered office at 488 Bartan Market Sadar Bazar Delhi.

Mortgage created at- PNB Branch Office Mohan Nagar Ghaziabad U.P

Dear Sir,

Please find enclosed the title search report of above-mentioned property this is with reference to your request for my opinion on the title of the above-mentioned property. I have carefully examined the documents submitted to me and inspected the records at office of the **Concerned Sub-Registrar** in relation to the above-mentioned property. If you have any observation kindly inform me for necessary corrections.

Thanks, with regards


TARUN SHARMA ADVOCATE
Tarun Kumar Sharma
219, Indraprastha, Ghaziabad (U.P.)
Advocate
Mob. 986581154, tks1973@gmail.com

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Court Add. :

Library No.-1 Bar Association
Supreme Court Compound
New Delhi-110001

Lucknow Office :

Adv. Tarun Kumar Sharma
Adv. Amit Kumar Shukla
Chamber No. 47 IInd Floor, Near Gate No. -5
Collectrate Compound Kaiser Bagh, Lucknow
(U.P.) - 226001

TITLE SEARCH REPORT

	ASPECTS TO BE CONSIDERED PARTICULARS	ADVOCATE OBSERVATIONS
A 1.	Name of the Borrower with address:	M/s Hindustan Tin Works Ltd. having its registered office at 488 Bartan Market Sadar Bazar Delhi.
2.	Name of the Owner with Parentage/Constitution and Address:	M/s Hindustan Tin Works Ltd. having its registered office at 488 Bartan Market Sadar Bazar Delhi.
3	Detail of the property to be Mortgaged: As Per title Deed	Factory/Land measuring area-76 Kanals, 17 Marlas i.e. ➤ (1. Area of land 5 Kanals 15 Marlas 0.7436 acres (i.e. 3599 Sq. Yards.) Killa Nos-41/18/1/2(1-1),61/8/2(2-18),13/1(2-0) ➤ (2. Area of land 37 Kanals 2 Marlas 4.6371 acres (i.e. 22,443 Sq. Yards.) Killa Nos-41/8(7-9),13 (8-0), 18/1/1(3-11),23/2(5-0),61/3(8-0),8/1(5-2) ➤ (3. Area of land 33 Kanals 16 Marlas 4.2246 acres (i.e. 22,447 Sq. Yard.) Killa Nos-41/18/2(3-0),19/1(13-16),22/2(6-0),23/1(3-0),61/2(8-0),9(8-0),10/1(2-0) related to Khewat No-385,359,474,475,355,463 to 465 Situated in the Revenue Estate Of Village Bhigan Tehsil Ganaur District Sonipat Haryana
	As per Present:-	Factory/Land measuring area-76 Kanals, 17 Marlas i.e. ➤ (1. Area of land 5 Kanals 15 Marlas 0.7436 acres (i.e. 3599 Sq. Yards.) Killa Nos-41/18/1/2(1-1),61/8/2(2-18),13/1(2-0) ➤ (2. Area of land 37 Kanals 2 Marlas 4.6371 acres (i.e. 22,443 Sq. Yards.) Killa Nos-41/8(7-9),13 (8-0), 18/1/1(3-11),23/2(5-0),61/3(8-0),8/1(5-2) ➤ (3. Area of land 33 Kanals 16 Marlas 4.2246 acres (i.e. 22,447 Sq. Yard.) Killa Nos-41/18/2(3-0),19/1(13-16),22/2(6-0),23/1(3-0), 61/2(8-0),9(8-0),10/1(2-0) related to Khewat No-385,359,474,475,355,463 to 465 Situated in the Revenue Estate Of Village Bhigan Tehsil Ganaur District Sonipat Haryana
	BOUNDARIES:	East- As per site plan West- As per site plan North- As per site plan South- As per site plan



INVESTIGATIONS:

Detail of the title deeds/documents (including link deeds parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and detail of registration.

Supplementary legal opinion as per pervious report given by Advocate Ajay Vijn on dated- 06.05.2017

1. **Initially** M/s Alpha Pestochem Limited possession of said property through various sale deed vide sale deed registered in the office of sub registrar Ganaur Serial No-219 in bahi no-41 bahi SI No-177 on dated- 10.05.1993 and vide sale deed registered in the office of sub registrar Ganaur Serial No-271 in bahi no-41 bahi SI No-190 on dated- 15.05.1993 and vide sale deed registered in the office of sub registrar Ganaur Serial No-288 in bahi no-42 bahi SI No-02 on dated- 17.05.1993
2. **Thereafter** M/s Alpha Pestochem Limited was mutation in the revenue record for above stated immovable property/sale deeds vide mutation no-3683,3684,3685 on dated-26.11.1993
3. **Thereafter** Sale deed executed by M/s Alpha Pestochem Limited for Factory/Land measuring area-76 Kanals, 17 Marlas related to Khewat No-385,359,474,475,355,463 to 465 and Killa Nos-41 & 61 Situated in the Revenue Estate Of Village Bhigan Tehsil Ganaur District Sonipat Haryana **In Favour Of** M/s Hindustan Tin Works Ltd. vide sale deed registered in the office of sub registrar Ganaur Serial No-121 in book no-01 volume-47 page no-97 addl. book no-01 volume no-699 pages no-49 to 55 on dated-20.04.1995
4. **Thereafter** NOC issued by Office Of Zila Nagar Yojnakar Sonipat for Factory/Land measuring area-76 Kanals, 17 Marlas related to Khewat No-385,359,474,475,355,463 to 465 and Killa Nos-41 & 61 Situated in the Revenue Estate Of Village Bhigan Tehsil Ganaur District Sonipat Haryana **In Favour Of** M/s Hindustan Tin Works Ltd. as per NOC, the said department have no objection to run industry on the said land mentioned in the letter on dated-10.05.1995 copy of letter issued by Office Of Zila Nagar Yojnakar Sonipat is enclosed herewith



	whether certified copies have been obtained from the registrar's office.	YES						
	whether the documents in hand are compared with the certified copies	YES						
	Whether the documents given raise any doubt or suspicion.	NO						
04.	Whether the registration Particulars number & Date and page Particulars as given in the title deed shown to the counsel tally with the Particulars as stated in the records of the registrar's office?	YES						
05.	Whether the registration Particulars number & date and page Particulars as given in the title deed tally with the Particulars as stated in the certified copy was obtained from the registrar's office?	<table><tr><th colspan="2">YES</th></tr><tr><th>As per Original</th><th>As per certified</th></tr><tr><td>vide Serial No-121 in book no-01 volume-47 page no-97 addl. book no-01 volume no-699 pages no-49 to 55 on dated-20.04.1995</td><td>Serial No-121 in book no-01 volume-47 page no-97 addl. book no-01 volume no-699 pages no-49 to 55 on dated-20.04.1995</td></tr></table>	YES		As per Original	As per certified	vide Serial No-121 in book no-01 volume-47 page no-97 addl. book no-01 volume no-699 pages no-49 to 55 on dated-20.04.1995	Serial No-121 in book no-01 volume-47 page no-97 addl. book no-01 volume no-699 pages no-49 to 55 on dated-20.04.1995
YES								
As per Original	As per certified							
vide Serial No-121 in book no-01 volume-47 page no-97 addl. book no-01 volume no-699 pages no-49 to 55 on dated-20.04.1995	Serial No-121 in book no-01 volume-47 page no-97 addl. book no-01 volume no-699 pages no-49 to 55 on dated-20.04.1995							
06.	Whether the Photographs of parties as affixed in conveyance deed/title deed tally with the Photograph seen in the certified copy was obtained from the registrar's office?	YES						
07.	Whether contents as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's Office? If not, Variations be specified. What is its effect?	YES						
08.	Whether the property has been mutated in the name of the person offering the mortgage?	YES						
09.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	YES						
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged in some states there are legal restrictions on creation of mortgage agriculture property for non agriculture purpose.	NO						
11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of the property to residents outside the state.)	NO						



	whether all the approvals, Clearance/Sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	YES
13.	Whether the property is ancestral/Or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	NO
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	NA
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	NA
16.	In case of leasehold property, whether permission/NOC from the lessor is required for creation of mortgage?	FREE HOLD PROPERTY
	Whether permission of the lessor/NOC is obtained?	NA
17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	NA
18.	Whether copy of tile deed favoring lessor (other than Govt.) is made available to examine the validity of the lease?	NA
19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated effect thereof?	NA
20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	YES
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	NA



CERTIFICATE

Dated:-28.08.2021

P.No-28.

The Branch Head
Punjab National Bank
 Branch-LCB Sec-63
 Noida U.P

Sub:-Opinion on investigation of title and obtaining of search report in respect of Factory/Land measuring area-76 Kanals, 17 Marlas related to Khewat No-385,359,474,475,355,463 to 465 Situated in the Revenue Estate Of Village Bhigan Tehsil Ganaur District Sonipat Haryana **belongs to M/s Hindustan Tin Works Ltd.** having its registered office at 488 Bartan Market Sadar Bazar Delhi.

1. As per your request, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.
2. I have answered all the queries in the Special Report which is enclosed. I hereby certify that the registration particulars - number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/ Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.
3. I further certify that the photograph of previous owner and of intending mortgagor affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deed.
4. Chain of title relating to the property is complete as given in the Annexure hereto.
5. I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

THE FOLLOWING DOCUMENTS SCRUTINIZED BY ME AT PNB BRANCH OFFICE MOHAN NAGAR GHAZIABAD U.P

- A. Original Sale deeds vide Serial No-219 in bahi no-41 bahi SI No-177 on dated-10.05.1993 and vide sale deed Serial No- 271 in bahi no-41 bahi SI No-190 on dated-15.05.1993 and vide sale deed Serial No- 288 in bahi no-42 bahi SI No-02 on dated-17.05.1993 all sale deeds registered in the office of sub registrar Ganaur.
- B. Original Sale deed executed by M/s Alpha Pestochem Limited for Factory/Land measuring area-76 Kanals, 17 Marlas related to Khewat No-385,359,474,475,355,463 to 465 and Killa Nos-41 & 61 Situated in the Revenue Estate Of Village Bhigan Tehsil Ganaur District Sonipat Haryana **In Favour Of M/s Hindustan Tin Works Ltd.** vide sale deed registered in the office of sub registrar Ganaur Serial No-121 in book no-01 volume-47 page no-97 addl. book no-01 volume no-699 pages no-49 to 55 on dated-20.04.1995
- C. Original NOC issued by Office Of Zila Nagar Yojnakar Sonipat for Factory/Land measuring area-76 Kanals, 17 Marlas related to Khewat No-385,359,474,475,355,463 to 465 and Killa Nos-41 & 61 Situated in the Revenue Estate Of Village Bhigan Tehsil Ganaur District Sonipat Haryana **In Favour Of M/s Hindustan Tin Works Ltd.** as per NOC the said department have no objection to run industry on the said land mentioned in the letter on dated-10.05.1995 copy of letter issued by Office Of Zila Nagar Yojnakar Sonipat is enclosed herewith



search report of which is annexed hereto conducted by me, for the period from 2017 to 2021 does not disclose any encumbrances/discloses encumbrances as stated therein. I shall be liable/responsible, if any loss is caused to the bank due to negligence on my part in making the search and bank has the unqualified right to publish my name for including in the caution list being maintained by the Indian banks association or RBI or any other such body for circulation amongst banks/financial institutions.

7. **I have not given /have given opinion earlier on investigation of title relating to the same property as detailed hereunder:**

- (a) Name of lender-
- (b) Date of opinion & reference no. (If any)
- (c) Remarks -

8. **I find following defects / no defects in the title of the person offering mortgage:-**
No defect observed by me.

9. I hereby certify that Sh./Smt./M/s Hindustan Tin Works Ltd. has a clear, valid and marketable title over the above said property and he/she is competent to create the mortgage. The said title deeds are Original and genuine and are not duplicate or fake as observed by me (Give hereunder details of title deeds which are required to be deposited to create equitable mortgage)

THE VALID MORTGAGE ALREADY CREATED BY DEPOSIT OF THE FOLLOWING ORIGINAL TITLE DEED AT PNB BRANCH OFFICE MOHAN NAGAR GHAZIABAD U.P

- A. Original Sale deeds vide Serial No-219 in bahi no-41 bahi SI No-177 on dated-10.05.1993 and vide sale deed Serial No- 271 in bahi no-41 bahi SI No-190 on dated-15.05.1993 and vide sale deed Serial No- 288 in bahi no-42 bahi SI No-02 on dated-17.05.1993 all sale deeds registered in the office of sub registrar Ganaur.
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- D. Approved map of property
- E. Affidavit from borrower.

Dated-28.08.2021

Place-Ghaziabad U.P


TARUN SHARMA-ADVOC
Tarun Kumar Sharma
Advocate
Rakesh Marg, Ghaziabad (U.P.)
M.A. 0785583354, tks1973@gmail.com



SEARCH REPORT

Account: - M/s Hindustan Tin Works Ltd.
Punjab National Bank
Branch-LCB Sec-63
Noida U.P

Search report relates to searches made in:

- a). Sub Registrar Office- Ganaur Sonipat
- b) Registrar of Companies.: NA
- c) Courts.: NA
- d) Other offices : NA
- e) Office of the Co-operative Society:
- f) Development Authority: NA
(DDA/HUDA/and the like)
- g) Any other documents
(i) Receipt for payment of Municipal Taxes etc.

1. Sub Registrar /Registrar of Assurance Office:

I Have conducted the legal investigation of the title and made a search of records in the search is conducted by me for the period from 2017 to 2021 against vide receipt no-809 on dated-26.08.2021 However said property is already mortgaged with PNB Branch Office Mohan Nagar Ghaziabad U.P

2. The search report disclosed the followings encumbrances:-

The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: -

3. The search made out in the office of Registrar of Companies disclosed:-

ROC	INFORMATION
N/A	N/A



Section of Court records disclosed:

may detail Suit pending, Decrees, Attachment before Judgment, Injunction, Appointment Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order
N/A	N/A	N/A

5. Searches made/ Inspections carried out in the following offices disclosed:

Office	Date of search /Inspection	Information available
Ganaur Sonipat	26.08.2021	

6. A study of the following documents disclosed:

Details of documents perused	Information
Sale deed	20.04.1995

Defects noticed are indicated in the Certificate given by me.

Dated-28.08.2021
Place-Ghaziabad U.P



TARUN SHARMA ADVOCATE
Tarun Kumar Sharma
213, Indraprastha Singh Place,
Rahimabad, Ghaziabad (U.P.)
Advocate
Ph. - 506773354, 8151974297@gmail.com

AFFIDAVIT

Affidavit of M/s Hindustan Tin Works Ltd. I/we, the above named deponent do hereby solemnly affirm and declare on oath as under:

1. That name and address are true.
2. That I Am Owner And Possession Of The Property I.E. Factory/Land measuring area-76 Kanals, 17 Marlas related to Khewat No-385,359,474,475,355,463 to 465 and Killa Nos-41 & 61 Situated in the Revenue Estate Of Village Bhigan Tehsil Ganaur District Sonapat Haryana
3. That the above said property is free from all kind of encumbrances e.g. sale, agreement to sale, gift, attachment, auction or any other govt. dues etc.
4. That the said property is not disputed in any court of law or offices in Delhi & in other states of India.
5. That the said property is not acquired by govt. authority's .the title deeds of the said property is not fake or duplicate.
6. That if at any later stage the above-mentioned matter is found false or subsequently contravened in that case the above said bank is fully entitled to take civil as well as criminal proceedings against me/us to safe guard its interest.
7. That I have not executed any sale deed or will/other documents in favour of any person of the family or others.
8. That I have already relinquish all rights and interest in the afore said property in favour of Sh. -----
-----NIL
9. That the said property is free from all kinds of encumbrances e.g. Lease/ sale, agreement to sale, gift, attachment auction or any other govt. dues etc.
10. That the same shall be continued to be so till such time when all proposed loan being sought by me/us from you are fully paid back with interest and expenses and the said loan stood completely discharged.
11. That the no proceeding U/S-281 of income tax is pending.

Deponent

Verification

Verified at Ghaziabad on this _____ day of _____ 2021 that the contents of this affidavit are true to my knowledge nothing material has been canceled there.

Deponent

जिला नगर योजनाकार, तोनीपत।

लेवा में

यादि क्रमांक 841
दिनांक/ 10/5/95

भारत हिन्दुस्तान टीन वर्कस लि0
ए-10 तहसील- इन्डस्ट्रीयल एरिया
शाहीबाबाद 201010 गाजियाबाद। यू0पी।

विषय: अनापत्ति प्रमाण पत्र जारी करने बारे गाँव भिगान तहसील
गन्तौर जिला तोनीपत।

हवाला: आपका आवेदन पत्र दिनांक 2.5.1995 के तंदर्भ में।

2. हवालाधीन पत्र के तंदर्भ में सूचित है कि गाँव भिगान तहसील,
गन्तौर जिला तोनीपत के किला नम्बर 41//18/1/2, 61//8/2, 13/1, 41//8,
18/1/1, 23/2, 61//3, 8/1, 41//18/2, 19/1, 22/2, 23/1, 61//2, 9, 10/1...
इत विभाग द्वारा घोषित किसी भी नियन्त्रित क्षेत्र एवं अर्बन एरिया में नहीं पड़
अतः स्थल पर उद्योग लगाए जाने में इसका कार्यालय को कोई आपत्ति नहीं है
परन्तु, यह अनापत्ति प्रमाण पत्र किसी अन्य नियम अथवा कानून से कोई छूट प्रदान
नहीं करता।

जिला नगर योजनाकार,
तोनीपत।