

REPORT FORMAT: V-L1 (Basic) | Version: 6.1_2018

DATED: 25/03/2019

FILE NO. RKA/FY18-19/953

VALUATION REPORT

OF

RESIDENTIAL BUILDER FLOOR

SITUATED AT

PLOT NO. 116, SECOND FLOOR, SPRINGWOOD ENCLAVE, SECTOR-4, WAVE CITY,
DISTRICT GHAZIABAD, UTTAR PRADESH

OWNER/S

MR. PRADEEP RANA S/O MR. RATTAN SINGH RANA

A/C: M/S IMAGINATIVE COLOURS PVT LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, GANDHI NAGAR BRANCH, DELHI

REGISTERED
14 JUL 2019

■ Valuers

■ Chartered Engineers

■ Lender's Independent Engineer (UE)

■ Techno Engineering Consultants

■ Business Valuations

■ Project Reports & Consultants

■ Industry / Trade Rehabilitation Consultants

■ NPA Management

Important - In case of any query/issue/concern or escalation you may please contact Incident Manager @ info@imaginativecolours.org. We will appreciate your feedback in order to improve our service.

Please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

REGISTERED

G-183, Basement, Preet Vihar, Delhi
011-261099597 Fax : (011) 261099597

ess:

Residence:

53. Sahyog Apartments.
Opp. M2K Multiplex Rani Bagh
Pitampura.
Delhi – 110 034

er No. 231.
tern Wing.
s Hazari Courts.
Delhi – 110 054.

E-Mail ID:- advocatepmittal@gmail.com / pdmlegal@gmail.com

ANNEXURE 'B'

26-02-2019

To

STATE BANK OF INDIA,
JHEEL CHOWK BRANCH,
409, JHEEL KHURRINJA,
JHEEL CHOWK, GANDHI NAGAR,
DELHI-110031

Subject: TITLE INVESTIGATION REPORT of IMMOVABLE PROPERTY i.e. FREEHOLD BUILT UP PROPERTY RESIDENTIAL FLOOR No. 116, SECOND FLOOR, admeasuring 170.15 Sq. Mtrs. (1830.85 Sq. Fts.), constructed on Plot No. 116, without any Terrace / Roof Rights, located in SPRINGWOOD ENCLAVE, WAVE CITY, GHAZIABAD (U.P.), owned by PRADEEP RANA S/o. Sh. RATTAN SINGH RANA R/o. DELHI

CONVEYANCE DEED No. 75 Dated 10-01-2019

ACCOUNT M/s. IMAGINATIVE COLORS PVT. LTD., DELHI

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	STATE BANK OF INDIA, JHEEL CHOWK BRANCH, DELHI
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Instructions of Branch Manager
	c) Name of the Borrower.	M/s. IMAGINATIVE COLORS PVT. LTD., DELHI
2.	a) Name of the unit/concern/ company/ person offering the property/ (ies) as security.	PRADEEP RANA S/o. Sh. RATTAN SINGH RANA R/o. 31-C, CGH COMPLEX, VASANT VIHAR, KUSUM PUR, DELHI-110057
	b) Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge.	INDIVIDUAL
	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.	FREEHOLD BUILT UP PROPERTY RESIDENTIAL FLOOR No. 116, SECOND FLOOR, admeasuring 170.15 Sq. Mtrs. (1830.85 Sq. Fts.), constructed on Plot No. 116, without any Terrace / Roof Rights, located in SPRINGWOOD ENCLAVE, WAVE CITY, GHAZIABAD (U.P.) and bounded as under:- NORTH- Flat No. 115 SOUTH- Flat No. 117 EAST - 12 Meter Wide Road WEST – Other's Plot
	(a) Survey No.	NA
	(b) Door/House no. (in case of house property)	Flat No. 116



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम

क्रम संख्या 2019136004797

गाजियाबाद

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 22/02/2019

प्रस्तुतकर्ता या प्रार्थी का नाम पूरुषोत्तम मितल एड

लेख का प्रकार: मुआयना 1989 वर्ष से 2019 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुछ्तार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भना

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

22/02/2019

दिनांक जब लेख प्रतिलिपि या तलाश

22/02/2019

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Sub-Registrar-1st
Ghaziabad

including plinth/ built up area in case of house property				170.15 Sq. Mtrs
like name of the place, village, city, location, sub-district etc. Boundaries.				SPRINGWOOD ENCLAVE, WAVE CITY, GHAZIABAD (U.P.)
Particulars of the documents scrutinized-serially and chronologically. Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.				Photocopy of CONVEYANCE DEED Document No. 243 Dated 07-01-2009 and complete CHAIN of TITLE DEEDS
Sl. No.	Document No. & Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
1	243 Dated 07-01-2009	SALE DEED	PHOTOCOPY	N.A.
5.	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.)			NO
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the ORIGINAL documents submitted?			Not Available
	b) 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. (In case ORIGINAL title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).			Not Available
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?			NO
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.			NO
	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?			NA
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?			SUB REGISTRAR, I, GHAZIABAD
	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?			NO
	c) Whether search has been made at all the offices named at (b) above?			SEE Para 5 of the ANNEXURE "C"
	d) Whether the searches in the offices 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)			As per Sheet-I of ANNEXURE-"TIR"
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 RIGHT
10.	If leasehold, whether,			NOT APPLICABLE
	a) lease Deed is duly stamped and registered			NOT APPLICABLE



	to mortgage the Leasehold right,	NOT APPLICABLE
	Lease/unexpired period of lease,	NOT APPLICABLE
	lease, check the lease deed in favour of Lessee as to whether permits sub-leasing and mortgage by Sub-Lessee also.	NOT APPLICABLE
	whether the leasehold rights permits for the creation of any structure (if applicable)?	NOT APPLICABLE
	Right to get renewal of the leasehold rights and nature thereof.	NOT APPLICABLE
	if Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	NOT APPLICABLE
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	NOT APPLICABLE
	the mortgagor is competent to create charge on such property,	NOT APPLICABLE
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	NOT APPLICABLE
12.	If occupancy right, 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.	NO MINOR INTEREST
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	The property has not been transferred by way of Gift/Settlement Deed
	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/family 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. (b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. (c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. (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. (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 mortgages?	Clause 15 (a) to (e) are NOT APPLICABLE
16.	Whether the title documents include any testamentary documents /wills?	The title documents did not include any TESTAMENTARY DOCUMENTS /WILLS NO
	(a) In case of wills, whether the will is registered will or unregistered will?	
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	NOT APPLICABLE
	(c) Whether the property is mutated on the basis of will?	NOT APPLICABLE
	(d) Whether the original will is available?	NOT APPLICABLE
	(e) Whether the original death certificate of the testator is available?	NOT APPLICABLE



	the circumstances and/or documents to establish the question is the last and final will of the testator? the circumstances such as the availability of a declaration beneficiaries about the genuineness/ validity of the will, all acted upon the will, etc., which are relevant to rely on the will, of Mother/Original title deeds are to be explained.)	NOT APPLICABLE
	Whether the property is subject to any wakf rights?	The property is not subject to any WAKF rights
	(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.	Neither the property is a HUF nor JOINT FAMILY PROPERTY
	(b) Please also comment on any other aspect which may 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?	The property does not belongs to any trust or is not subject to the rights of any trust
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	NOT APPLICABLE
	(c) If so 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.	NOT APPLICABLE
	(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?	NOT APPLICABLE
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	NOT APPLICABLE
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
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	NOT APPLICABLE
	(b) Whether any search/enquiry 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?	<i>We have gone through the record of concerned Office of SUB REGISTRAR only for Searching of Encumbrances on the Title of Property offered for Mortgage. So far as any Pending Litigations etc is concerned, it is not practically possible to search.</i> <i>To ensure it whether the property is involved in or subject matter of any litigation which is pending or concluded, to direct to the Mortgagor to file an Affidavit in regard that there are no Litigation is pending against the property offered for mortgage in any Court of Law in any part of India.</i>
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	NOT APPLICABLE
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markng.	NOT APPLICABLE
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	The property does not belongs to a Partnership Firm



	ing to partners, whether thrown on hotchpots? nalities for the same have been completed as per aws?	NOT APPLICABLE
	the person(s) creating mortgage has/have authority to create age for and on behalf of the firm.	NOT APPLICABLE
	er the property belongs to a Limited Company, check the Borrowing ers, 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.	The property does not belongs to a Limited Company
	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
	(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.	NOT APPLICABLE
	(c) In case the title document 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, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	NOT APPLICABLE
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	NOT APPLICABLE
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	NOT APPLICABLE
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	NOT APPLICABLE
	ii. Whether the POA is a registered one?	NOT APPLICABLE
	iii. Whether the POA is a special or general one?	NOT APPLICABLE
	iv. Whether the POA contains a specific authority for execution of title document in question?	NOT APPLICABLE
	(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?)	NOT APPLICABLE
	(g) Please comment on the genuineness of POA?	NOT APPLICABLE
	(h) The unequivocal opinion on the enforceability and validity of the POA?	NOT APPLICABLE
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.	NO
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building; (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); (f) Payment of proper stamp duty; (g) Requirement of registration of sale agreement, development agreement, POA, etc.; (h) Approval of building plan, permission of appropriate/local authority, etc.; (i) Conveyance in favour of Society/ Condominium concerned; (j) Occupancy Certificate/allotment letter/letter of possession; (k) Membership details in the Society etc.; (l) Share Certificates; (m) No Objection Letter from the Society; (n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Clause 29 (a) to (q) are NOT APPLICABLE

	for noting the Bank charges on the records of the property, if any; The property is a vacant land and construction is yet to be made, of lay-out and other precautions, if any. The numbering pattern of the units/flats tally in all documents as approved plan, agreement plan, etc. Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	NOT APPLICABLE
	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.	Search has been made for 30 years period from 01-01-1989 to 25-02-2019.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Direct to Mortgagor to submit Latest House/Property Tax Payment Receipt
33.	(a) Urban land ceiling clearance, whether required and if some details thereon.	NOT APPLICABLE
	(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	NOT APPLICABLE
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	NOT APPLICABLE
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Direct to Mortgagor to submit Mutation Letter issued by the Ghaziabad Municipal Corporation.
36.	(a) Whether the property offered as security is clearly demarcated?	YES
	(b) Whether the demarcation/ partition of the property is legally valid?	YES
	(c) Whether the property has clear access as per documents?	YES
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection;	YES, Property offered for Mortgage has the Electricity Connection.
	(b) Document in relation to water connection;	N.A.
	(c) Document in relation to Sales Tax Registration, if any applicable;	NOT APPLICABLE
	(d) Other utility bills, if any.	HOUSE/PROPERTY TAX BILL.
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 DISCREPANCY
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.)	NOT AVAILABLE
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
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	YES, the Property offered for Mortgage is SARFAESI compliant and in case of default in repayment, the Bank can take the possession of the above detailed property under the SARFAESI Act, 2002 and can SALE the MORTGAGED PROPERTY under the Rules made under the SARFAESI Act and the said property is covered under the SARFESI Act, 2002.
	Property is a SARFAESI Compliant (Y/N)	YES
42.	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.	NOT APPLICABLE



...ing law/constitutional documents of the mortgagor ... persons) permits creation of mortgage and additional ... any to be taken in such cases.	YES, No Additional Precautions required
...pects relevant for investigation of title as per local laws.	NONE
... suggestions, if any to safeguard the interest of Bank/ ensuring ...ection of security.	NONE
... specific persons who are required ... create mortgage/to deposit ... documents creating mortgage.	PRADEEP RANA S/o. Sh. RATTAN SINGH RANA R/o. 31-C, CGH COMPLEX, VASANT VIHAR, KUSUM PUR, DELHI-110057
7. Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	NO
Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	NOT APPLICABLE
Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	NOT APPLICABLE
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?	NOT APPLICABLE

Date: 26-02-2019
Place: DELHI

PURUSHOTTAM MITTAL
PANEL ADVOCATE of STATE BANK OF INDIA



TITLE

I have examined the Photocopy of Title Deeds intended to be deposited relating to the schedule property and offered as security by way of Equitable Mortgage and that the documents of title referred to are valid evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I certify that:

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.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the 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 Encumbrance Certificate for the period from 01-01-1989 to 25-02-2019 i.e. in the Offices of SUB REGISTRAR, S.R.-I, GHAZIABAD, pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

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 (Delete, whichever is inapplicable).

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of NIL.
There is not any Interest of Minor(s) involved in the Property offered for Mortgage.

8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower, **M/s. IMAGINATIVE COLORS PVT. LTD., DELHI.**

9. I certify that PRADEEP RANA S/o. Sh. RATTAN SINGH RANA R/o. 31-C, CGH COMPLEX, VASANT VIHAR, KUSUM PUR, DELHI-110057 has an absolute, clear and Marketable Title over the Schedule property/ (ies) and the said Mortgage would be enforceable.

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

SEE SHEET -II of ANNEXURE-"TIR".

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

12. It is certify that the property is SARFAECI Compliant.

SCHEDULE OF THE PROPERTY –

FREEHOLD BUILT UP PROPERTY RESIDENTIAL FLOOR No. 116, SECOND FLOOR, admeasuring 170.15 Sq. Mtrs. (1830.85 Sq. Fts.), constructed on Plot No. 116, without any Terrace / Roof Rights, located in SPRINGWOOD ENCLAVE, WAVE CITY, GHAZIABAD (U.P.) and bounded as NORTH- Flat No. 115, SOUTH- Flat No. 117, EAST - 12 Meter Wide Road and WEST – Other's Plot.

Date: 26-02-2019

Place: DELHI

Encl.- SHEET I & II of ANNEXURE –TIR and Original INSPECTION RECEIPTS issued by the Office of Concerned Sub Registrars

PURUSHOTTAM MITTAL

PANEL ADVOCATE of STATE BANK OF INDIA



SEPARATE SHEET - Ithe ANNEXURE "B"OF TITLE:-

AND WHEREAS the HOUSING & URBAN PLANNING DEVELOPMENT, GOVERNMENT of UTTAR PRADESH announced a HI-TECH TOWNSHIP POLICY announced vide Government Order No. 6087 (1) / 9-Aa-1-2003-34-Vividh / 03, dated 22-11-2003 and notified Vide Government Order No. 3189 / Eight-1-07-34-Vividh / 03, dated 16-08-2007 and subsequently revised / altered / modified by Government Order No. 3872 / Eight-1-07-34-Vividh / 03, dated 17-09-2007 and Government Order No. 4916 / Eight-1-07-34-Vividh / 03, dated 27-08-2008 which were issued in continuation of HI-TECH TOWNSHIP POLICY announced by GOVERNMENT of UTTAR PRADESH vide Government Order No. 6087 (1) / 9-Aa-1-2003-34-Vividh / 03, dated 22-11-2003, to be known as the ("HI-TECH TOWNSHIP POLICY") to promote and facilitate private sector participation in the development of HI-TECH TOWNSHIP.

AND WHEREAS GOVERNMENT of UTTAR PRADESH selected the Consortium lead by M/s. UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED for the development of the HI-TECH TOWNSHIP at the location of National Highway 24 near the town Ghaziabad (the "HI-TECH TOWNSHIP") and a MEMORANDUM of UNDERSTANDING / AMENDED / REVISED MEMORANDUM of UNDERSTANDING was signed between GHAZIABAD DEVELOPMENT AUTHORITY and the M/s. UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED from time to time for the development of the said HI-TECH TOWNSHIP.

AND WHEREAS M/s. UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED has acquired for the purpose of the development of the said HI-TECH TOWNSHIP, the requisite Land through direct purchase apart from having been transferred part of the land by GHAZIABAD DEVELOPMENT AUTHORITY under the HI-TECH TOWNSHIP POLICY comprising of 4500 Acres (approx.) of Land and detailed Layout Plan has also been approved by the GHAZIABAD DEVELOPMENT AUTHORITY and in pursuance of the said approval requisite DEVELOPMENT AGREEMENT has been signed between GHAZIABAD DEVELOPMENT AUTHORITY and M/s. UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED, in terms of the HI-TECH TOWNSHIP POLICY of the GOVERNMENT of UTTAR PRADESH.

AND WHEREAS M/s. UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED accordingly developed the said HI-TECH TOWNSHIP namely "WAVE CITY" on the Land and received approval from the GHAZIABAD DEVELOPMENT AUTHORITY.

AFTER THAT PRADEEP RANA S/o. Sh. RATTAN SINGH RANA R/o. 31-C, CGH COMPLEX, VASANT VIHAR, KUSUM PUR, DELHI-110057 booked RESIDENTIAL FLOOR No. 116, SECOND FLOOR, admeasuring 170.15 Sq. Mtrs. (1830.85 Sq. Fts.), constructed on Plot No. 116, without any Terrace / Roof Rights, located in SPRINGWOOD ENCLAVE, WAVE CITY, GHAZIABAD (U.P.) as per the terms & conditions stipulated in the Application Form and Allottee(s) Arrangement dated 17-10-2013.

AND LASTLY a CONVEYANCE DEED has been executed on 10-01-2019 between M/s. UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED (VENDOR) and PRADEEP RANA S/o. Sh. RATTAN SINGH RANA R/o. 31-C, CGH COMPLEX, VASANT VIHAR, KUSUM PUR, DELHI-110057 (VENDEE) & registered as Document No. 75 in Addl. Bahi No. 1 Zild No. 16073 on Pages 225 - 264 on 10-01-2019 in the Office of SUB REGISTRAR, SADAR FIRST, GHAZIABAD.

As such PRADEEP RANA S/o. Sh. RATTAN SINGH RANA R/o. 31-C, CGH COMPLEX, VASANT VIHAR, KUSUM PUR, DELHI-110057 became the SOLE & ABSOLUTE OWNER of FREEHOLD BUILT UP PROPERTY RESIDENTIAL FLOOR No. 116, SECOND FLOOR, admeasuring 170.15 Sq. Mtrs. (1830.85 Sq. Fts.), constructed on Plot No. 116, without any Terrace / Roof Rights, located in SPRINGWOOD ENCLAVE, WAVE CITY, GHAZIABAD (U.P.) and competent to Mortgage the said property.

Date: 26-02-2019
Place: DELHI


PURUSHOTTAM MITTAL
PANEL ADVOCATE of STATE BANK OF INDIA


SHEET - II10 OF ANNEXURE-"C" - CERTIFICATE OF TITLE

the BANK must OBTAIN the FOLLOWING TITLE DOCUMENTS for creation of
EQUITABLE MORTGAGE:-

1. ORIGINAL / SELF ATTESTED COPY of AGREEMENT / Arrangement dated 17-10-2013.

2. ORIGINAL CONVEYANCE DEED executed & registered as Document No. 75 in Addl. Bahi No. 1
Zild No. 16073 on Pages 225 - 264 on 10-01-2019 in the Office of SUB REGISTRAR, SADAR
FIRST, GHAZIABAD.

3. ORIGINAL POSSESSION CERTIFICATE.

4. SELF ATTESTED COPY of BUILDING SITE PLAN sanctioned by the Competent Authority.

5. Latest HOUSE TAX PAYMENT RECEIPT, MUTATION LETTER and ELECTRICITY BILL
PAYMENT RECEIPT.

Date: 26-02-2019
Place: DELHI

PURUSHOTTAM MITTAL
PANEL ADVOCATE of STATE BANK OF INDIA

