

(a) Survey No.	NA			
(b) Door/House no. (in case of house property)	A-26			
(c) Extent/ area including plinth/ built up area in case of house property	334.40 Sq. Yds.			
(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	JHILMIL INDUSTRIAL AREA, DELHI			
4.	a)Particulars of the documents scrutinized-serially and chronologically. (a) 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.			CONVEYANCE DEED Document No.15892 Dated 17-09-2014 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	15892 Dated 17-09-2014	CONVEYANCE DEED	PHOTOCOPY	PROPERTY is already MORTGAGED with the SBI and all the ORIGINAL TITLE DEEDS are lying with the BANK.
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.)		YES, TWO CERTIFIED COPIES of CONVEYANCE DEED Document No. 15892 Dated 17-09-2014 and LEASE DEED Document No. 595 Dated 04-04-1984 to COMPLETE the CHAIN of TITLE DEEDS pertain to the abovesaid property have been APPLIED & obtained by me from the concerned Sub Registrars, Delhi.	
	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?			NO
	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 originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).			Not Applicable
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



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
a) Property offered as security falls within the jurisdiction of which sub-registrar office?		SUB REGISTRAR, IV-A - SHAHDARA located at NAND NAGRI, DELHI
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
c) Whether search has been made at all the offices named at (b) above?		YES
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 OWNERSHIP RIGHT
10.	If leasehold, whether;	CONVERTED from LEASEHOLD to FREEHOLD vide CONVEYANCE DEED No.15892 Dated 17-09-2014
	a) lease Deed is duly stamped and registered	NOT APPLICABLE
	b) lessee is permitted to mortgage the Leasehold right,	NOT APPLICABLE
	c) duration of the Lease/unexpired period of lease,	NOT APPLICABLE
	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.	NOT APPLICABLE
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	NOT APPLICABLE
	f) Right to get renewal of the leasehold rights and nature thereof.	NOT APPLICABLE
11.	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



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THE REGISTRAR OF
A SHARE
LOCATED IN HANG
KONG, CHINA

YES

NO

IN THE EVENT OF
A SHARE

FREEDOM
CARRIED OVER

1. The property is situated in the territory of the People's Republic of China.

NOT APPLICABLE

NOT APPLICABLE

NOT APPLICABLE

NOT APPLICABLE

NOT APPLICABLE

NOT APPLICABLE

NOT APPLICABLE

NOT APPLICABLE

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
	If occupancy right, whether;	NOT APPLICABLE
	a) Such right is heritable and transferable,	NOT APPLICABLE
	b) Mortgage can be created.	NOT APPLICABLE
3.	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 mortgaged property has not been transferred by way of GIFT/SETTLEMENT DEED
	a) The Gift/Settlement Deed is duly stamped and registered;	NO
	b) The Gift/Settlement Deed has been attested by two witnesses;	NO
	c) The Gift/Settlement Deed transfers the property to Donee;	NO
	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;	NO
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	NO
	f) Whether the Donee is in possession of the gifted property;	NO
	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;	NO
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	NO
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 does not include any TESTAMENTARY



	(a) In case of wills, whether the will is registered will or unregistered will?	DOCUMENTS WILLS NOT APPLICABLE
	(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
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (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 rights?	The mortgaged 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.	The mortgaged property is neither 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?	Neither the mortgaged property belongs to any TRUST nor is 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



	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
	(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.	Whether the property is subject to any pending or proposed land acquisition proceedings?	NOT APPLICABLE
	(a) 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?	<p>We have gone through the record of concerned Office of SUB REGISTRAR only for Searching of Encumbrances on the Title of Property Mortgaged. So far as any Pending Litigations etc is concerned, it is not practically possible to search.</p> <p>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 mortgaged in any Court of Law in any part of India.</p>
	(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/marking.	NOT APPLICABLE
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	NO
	(b) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	NOT APPLICABLE
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	NOT APPLICABLE

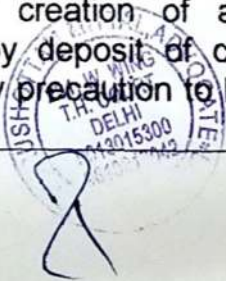


	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	NO
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	NO
	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) ?	NOT APPLICABLE
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	NO
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	NOT APPLICABLE
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?	YES
	(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.	COMMON POA
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	NO, because GPA is unregistered
	ii. Whether the POA is a registered one?	NO being GPA is NOTARIZED
	iii. Whether the POA is a special or general one?	GENERAL
	iv. Whether the POA contains a specific authority for execution of title document in question?	YES
	(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?)	YES, was in force, because the DDA on the basis of the said GPA executed the

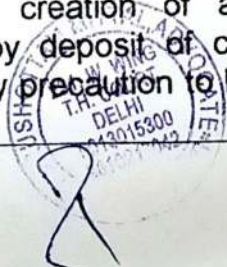
		Conveyance Deed.
Please comment on the genuineness of POA?		YES, GENUINE, because the DDA on the basis of the said GPA executed the Conveyance Deed and the SUB REGISTRAR, S.D.-VII, INA, NEW DELHI registered the Conveyance Deed.
(h) The unequivocal opinion on the enforceability and validity of the POA?		YES, the GPA was Enforceable and Valid, because the DDA on the basis of the said GPA executed the Conveyance Deed and the SUB REGISTRAR, S.D.-VII, INA, NEW DELHI registered the Conveyance Deed.
8.	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.; (o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; (p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. (q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Clause 29 (a) to (q) are NOT APPLICABLE
30.	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
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.	Search has been made for 31 years period from 1989 to 28-07-2020.
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 the Property Tax paid receipt for the Year 2020-2021
33.	(a) Urban land ceiling clearance, whether required and if	NOT APPLICABLE



som details thereon.		
b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.		NOT APPLICABLE
Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.		NOT APPLICABLE
Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Property has been MUTATED in the name of Prospective Mortgagor vide MUTATION LETTER No. Tax/Shah (S) MR/2015-16/1382 dated 20-01-2016 issued by Shahdara (South) Zone of East MCD, if not filed earlier.	
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?	YES	
(a) Document in relation to electricity connection;		
(b) Document in relation to water connection;	YES	
(c) Document in relation to Sales Tax Registration, if any applicable;	N.A.	
(d) Other utility bills, if any.	N.A.	
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.	NOT APPLICABLE	
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 APPLICABLE	
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 mortgaged is SARFAESI compliant and in case of default in repayment, the Bank can take the possession of the above detailed property under the SARFESI Act, 2002 and can SALE the MORTGAGED PROPERTY and the Rules made under the SARFESI Act and the said property is covered under the SARFESI Act, 2002.	
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 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	



som details thereon.		
b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.		NOT APPLICABLE
Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.		NOT APPLICABLE
Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Property has been MUTATED in the name of Prospective Mortgagor vide MUTATION LETTER No. Tax/Shah (S) MR/2015-16/1382 dated 20-01-2016 issued by Shahdara (South) Zone of East MCD, if not filed earlier.	
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?	YES	
(a) Document in relation to electricity connection;		
(b) Document in relation to water connection;	YES	
(c) Document in relation to Sales Tax Registration, if any applicable;	N.A.	
(d) Other utility bills, if any.	N.A.	
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.	NOT APPLICABLE	
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 APPLICABLE	
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 mortgaged is SARFAESI compliant and in case of default in repayment, the Bank can take the possession of the above detailed property under the SARFESI Act, 2002 and can SALE the MORTGAGED PROPERTY and the Rules made under the SARFESI Act and the said property is covered under the SARFESI Act, 2002.	
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 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	



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.	YES, No Additional Precautions required
Additional aspects relevant for investigation of title as per local laws.	NONE
Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	NONE
46. The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Sh. ARUN KUMAR JAIN S/o. Sh. R. D. Jain, A-26, JHILMIL TAHIRPUR INDUSTRIAL AREA, SHAHDARA, DELHI
47. 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


 PURUSHOTTAM MITTAL

PANEL ADVOCATE of STATE-BANK OF INDIA

Date: 30-07-2020
 Place: DELHI

CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property (ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion 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 further 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 1989 to 28-07-2020 (1989 to 1993 in the Office of SUB REGISTRAR, S.R.-IV, SEELAMPUR, DELHI, record lying at ARCHIEVES located at KATWARIA SARAI, NEW DELHI, from 1994 To 2005 in the Office of SUB REGISTRAR, S.R.-IV, SEELAMPUR, DELHI, and from 2005 to 2020 in the Office of SUB REGISTRAR, S.R.-IVA, SHAHDARA located at NAND NAGRI, DELHI and year 2014 in the Office of SUB REGISTRAR, S.R.-VII, INA, NEW DELHI, 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).

PROPERTY is already MORTGAGED with the STATE BANK OF INDIA.



CERTIFICATE OF TITLE.

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion 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 further certify that:

2. 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.

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PROPERTY is already MORTGAGED with the STATE BANK OF INDIA.



s) and his/ their interest in the property/(ies) is to the extent of NIL.

There are not any Interest of Minor(s) involved in the Property under Mortgage.

The Mortgage if created will be available to the Bank for the Liability of the Intending owner, **M/s. R. D. METALS, DELHI**

I certify that **Sh. ARUN KUMAR JAIN S/o. Sh. R. D. Jain, A-26, JHILMIL TAHIRPUR INDUSTRIAL AREA, SHAHDARA, DELHI** has an absolute, clear and Marketable Title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds by the Prospective Mortgagor **Sh. ARUN KUMAR JAIN S/o. Sh. R. D. Jain, A-26, JHILMIL TAHIRPUR INDUSTRIAL AREA, SHAHDARA, DELHI**, we certify that the creation of Mortgage by deposit of following title deeds/ documents with the Bank by the Mortgagor 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 **SARFAESI Compliant**.

SCHEDULE OF THE PROPERTY

IMMOVABLE PROPERTY i.e. FREEHOLD INDUSTRIAL PLOT No. 26, BLOCK No. A, admeasuring 334.40 Sq. Mtrs., in the layout plan of JHILMIL INDUSTRIAL AREA, JHILMIL INDUSTRIAL AREA, DELHI and bounded as EAST - ROAD 60 feet wide, WEST - SERVICE LANE, NORTH - PLOT No. 25 and SOUTH - PLOT No. 27.

Date: 30-07-2020

Place: DELHI


Encl. - 1. SHEET I & II of ANNEXURE -TIR and Original INSPECTION RECEIPTS & TWO CERTIFIED COPY issued by the Office of Concerned Sub Registrars.


PURUSHOTTAM MITTAL

PANEL ADVOCATE of STATE BANK OF INDIA

Sh. ARUN KUMAR JAIN S/o. Sh. R. D. Jain, A-26, JHILMIL TAHIRPUR
RIAL AREA, SHAHDARA, DELHI became the ABSOLUTE OWNER of
OLD BUILT UP INDUSTRIAL PROPERTY No. 26, BLOCK No. A, admeasuring
Sq. Mtrs., in the layout plan of JHILMIL INDUSTRIAL AREA, JHILMIL
STRIAL AREA, DELHI and MORTGAGED with the STATE BANK OF INDIA by
positing ORIGINAL TITLE DEEDS as COLLATERAL SECURITY with the STATE
NK OF INDIA, SME SHAHDARA, DELHI.

Date: 30-07-2020
Place: DELHI


PURUSHOTTAM MITTAL
PANEL ADVOCATE of STATE BANK OF INDIA