

ADVOCATE


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To:

State Bank of India, IFB Branch, AMT-V
Jeevandeep Building, 4th Floor, Kolkata

ANNEXURE -B**REPORT ON INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE
PROPERTY****Date: 26.07.2022**

1	a	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, IFB Branch, AMT-V Jeevandeep Building, 4 th Floor, Kolkata
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	IFB/KOL/AMT-V/2022-23/002 dated 08.04.2022
	c	Name of the Borrower.	M/s Anvil Cables Pvt. Ltd.
2	a	Type of Loan	Working Capital
	b	Type of property	Commercial unit
3	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/s Anvil Cables Pvt. Ltd.


NIRUPAM MOHANTY
ADVOCATE
En. No. O-352-2003

	b	Constitution of the unit/concern/ person/body/ authority offering the property for creation of charge.	Private Limited Company
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Corporate Borrower
4	a	Value of Loan (Rs. in crores)	Rs. 137.24 Crores
5		Complete or full description of the immovable property (ies) offered as security including the following details.	<p>ALL THAT Industrial land measuring 2.00 Acres comprised in Survey Plot 205 (P), 206 (P), 207 (P), 208, 209, 210 and 211, Village - Kalikapur, Thana No.50, PS- Seraikella, Dist. Seraikella- Kharsawa.</p> <p>which is butted and bounded as follows:</p> <p>ON THE NORTH: By S.P. No.205,206 & 209 ;</p> <p>ON THE SOUTH: By S.P.No.211;</p> <p>ON THE EAST: By S.P. No.209 & 211 ;</p> <p>ON THE WEST: By S.P. No.205,206,207 & 211</p>
	a	Survey No.	
	b	Door/House no. (in case of house property)	NIL
	c	Extent/ area including plinth/ built	NA

		up area in case of house property		
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Village - Kalikapur Thana- Seraikella Dist. Seraikella- Kharsawa Large Sector, Industrial Area, Adityapur, Jamshedpur	
6	a	Particulars of the documents scrutinized-serially and chronologically.	As mentioned below	
	b	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.		
Sr. No	Date	Name / Nature of document	Original/ certified copy/ certified extract/ photocopy etc.	In case of copies, whether the original was scrutinized by the advocate.
a)	16.06.2004	Lease Deed being 2512 dated 16.06.2004 before DSR, Siraikella	Certified Copy	Original
b)	21.02.2018	Factory License	Photocopy	Photocopy
c)	13.11.2002	Land Allotment Order issued by AIADA	Photocopy	Photocopy

d)	27.01.2022	Rent paid by Jharkhand Area Development Authority, Adityapur Region	Photocopy	Photocopy
e)	20.06.2022	NEC 1354 of 2022 from SRO, Sareikella	Photocopy	Photocopy
7	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.) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	Yes. The certified copies of primary deed being No. 2512 of 2004 is available with branch and same is compared with the original. The original deposited with State Bank of India, IFB Branch.	
	b	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? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	Certified Copy compared with original.	
8	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?	Yes	
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	Not Applicable.	

	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?	There is no Provision to verify of genuineness of the stamp paper
	d	Whether proper registration of documents completed. Details thereof to be provided.	Not Applicable.
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	SRO, Sarikella
	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?	SRO, Sarikella
	c	Whether search has been made at all the offices named at (b) above?	Yes, search has been made at the Office mentioned aforesaid.
	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
10	a	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.	Mentioned Separately.
	b	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	No

		than 30 years is mandatory. (Separate Sheets may be used)	
	c	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.	Not Applicable
11	a	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or InamHolder or Govt. Grantee/ Allottee etc.)	Lease hold Right
		If Ownership Rights,	
	a	Details of the Conveyance Documents	NA
	b	Whether the document is properly stamped.	NA
	c	Whether the document is properly registered.	NA
		If leasehold, whether;	
	a	The Lease Deed is duly stamped and registered	Yes. Deed of Lease being 2512 of 2004
	b	The lessee is permitted to mortgage the Leasehold right,	Yes
	c	duration of the Lease/unexpired period of lease,	30 Years from 16.06.2002.
	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.	No

	c	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Yes
	f	Right to get renewal of the leasehold rights and nature thereof.	Yes
		If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	Not Applicable
	a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable.
	b	The mortgagor is competent to create charge on such property?	Not Applicable.
	c	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;	
	a	Such right is heritable and transferable,	Yes
	b	Mortgage can be created.	Yes
12		Has the property been transferred by way of Gift/Settlement Deed	Not Applicable.
	a	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable.
	b	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	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 separate writing or by implication or by actions?	Not Applicable.
	e	Whether the Donee is in possession of the gifted property?	Not Applicable.
	f	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.
	g	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable.
13		Has the property been transferred by way of partition / family settlement deed	Not Applicable.
	a	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	Not Applicable.
	c	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable.
	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	Not Applicable.
	e	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
	f	Whether any of the documents in question are executed in counterparts or in more	Not Applicable

		than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	
14		Whether the title documents include any testamentary documents /wills?	Not Applicable (a- g)
	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?	
	c	Whether the property is mutated on the basis of will?	
	d	Whether the original will is available?	
	e	Whether the original death certificate of the testator is available?	
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	
	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.	
15		Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	NA

	a	Any restriction in creation of charges on such properties?	NA
	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	NA
16	a	Where the property is a HUF/joint family property?	Not Applicable
	b	Whether 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
	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
17	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	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 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
18		Is the property an Agricultural land	Industrial Property
	a	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	Not Applicable

		laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not Applicable
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No, said property is not affected by any local laws or other regulations having a bearing on the creation of security
	b	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Not Applicable.
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No Litigation is found pending.
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	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/markings?	No. Court Seal appeared in the document

22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Not Applicable
	b	Property belonging to partner(s), 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
23	a	Whether the property belongs to a Limited Company, check the 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.	Yes. The company is having borrowing power and as per ROC, the charge of SBI is reflecting over the property.
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes / No.	Yes
	b/2	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) ?	Yes
	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	No. Not over the subject unit
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable

24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
25	a	Whether any POA is involved in the chain of title during the period of search?	Not Applicable.
	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.
		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.
	c	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.
	d	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is	Not Applicable.

		a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	
	e	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.
	f	Please comment on the genuineness of POA?	Not Applicable.
	g	The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable.
26		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.	Not Applicable
27	I	If the property is a flat/apartment or residential/commercial complex	Industrial Unit
	a	Promoter's/Land owner's title to the land/building;	Not Applicable
	b	Development Agreement/Power of Attorney;	Not Applicable.
	c	Extent of authority of the Developer/builder;	Not Applicable.
	d	Independent title verification of the Land and/or building in question;	Not Applicable.
	e	Agreement for sale (duly registered);	Not Applicable.
	f	Payment of proper stamp duty;	Yes

g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Not Applicable.
h	Approval of building plan, permission of appropriate/local authority, etc.;	Not Applicable.
i	Conveyance in favour of Society/ Condominium concerned;	Not Applicable
j	Occupancy Certificate/allotment letter/letter of possession;	Not Applicable.
k	Membership details in the Society etc.;	Not Applicable
l	Share Certificates;	Not Applicable
m	No Objection Letter from the Society;	Not Applicable
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;	Not Applicable
p	If the property is a vacant land and Construction is yet to be made, approval of layout and other precautions, if any.	Not Applicable
q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not Applicable
II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Yes
II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable.

	II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes
	II.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?	Not Applicable
28		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	It has been observed from the search carried out in the Office of SRO, Sareikella for a period of, i.e. from 2000 to 2022, no other Encumbrances from any local/Govt./Private Authority has been found
29		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.	There are no prior encumbrances whatsoever, as could be traced from the search made at the relevant registration offices for a period of, i.e. from 2000 to 2022. The NEC for previous period not available.
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	The Lessee is paying rent.
31	a	Urban land ceiling clearance, whether required and if so, details thereon	Not Applicable

	b	Whether No Objection Certificate under the Income Tax Act is required / obtained?	Not Required
32	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	NA
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
33	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? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34	a	Whether the property can be identified from the following documents, : a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Factory License is available.
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No Discrepancy observed
35	a	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Valuation report to be obtained.

36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	SARFAESI Act can be enforced in this case.
	b	Property is SARFAESI compliant (Y/N)	Yes
37	a	Whether original title deeds are available for creation of equitable mortgage	Yes
	b	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
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Branch to ensure that intimation regarding mortgage has been given to AIADA.
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s. Anvil Cables Pvt. Ltd.

Date: 26.07.2022

Place: Kolkata

Signature of the Advocate

TRACING OF TITLE

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

WHEREAS By an Indenture of Lease dated the 16.06.2004 being 2512 dated 16.06.2004 before SRO, Sareikella Adityapur Industrial Area Development Authority has granted a lease for 30 years to M/s. Anvil Cables Pvt. Ltd over the subject property. The Lessee is paying the ground rent and factory license is in place. The land allotment order dated 13.11.2002 issued by AIADA.

ANNEXURE - C**CERTIFICATE OF TITLE**


ADVOCATE 18

En. No.- O-352-2005

1. We have examined the Original and certified copy of Original Title Deed intended to be deposited relating to the schedule property (ies) to be offered as security by way of Equitable Mortgage and that the Certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that if the said Equitable Mortgage to be created on production of original title deeds will satisfy the requirements of creation of Equitable Mortgage and We further certify that:
2. We have examined the Certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors and undertake to re-examine the original title deeds as and when produced and
3. We confirm having made a search in the Land/ Revenue records. We 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, Wakf Board (wherever applicable). We did not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. We are liable /responsible, if any loss is caused to the Bank due to negligence on our part or by our 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), We hereby certify the genuineness on the basis of the Certified copies of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There is no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the online Index Entry pertaining to the Immovable Property/(ies) covered by above said Certified copies of Title Deeds . The said property is free from all Encumbrances save and except the charge created with SBI, SME, Midnapore.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank .Not Applicable.
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable).-Not Applicable.
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower/s of the flats/apartments to be constructed at the subject property. M/s Shri Dakshineshwari Maa Polyfabs Ltd
9. We certify that M/s. Shri Maa Polyfabs Limited have an absolute, clear and Marketable title over the Subject Property. We further certify that the above original of the title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deed and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

(1) Deed of Lease being 2512 dated 16.06.2004 registered at DSR, Siraikela

2) Annual Rent Paid receipt

3) EC

11. There are no legal impediments for creation of the Mortgage on production of original of title deeds the certified copies of which we have examined under any applicable Law/ Rules in force.

12. It is certified that the subject property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

ALL THAT Industrial land measuring 2.00 Acres comprised in Survey Plot 205 (P), 206 (P), 207 (P), 208, 209, 210 and 211, Village – Kalikapur, Thana No.50, PS-Seraikella, Dist. Seraikella- Kharsawa.

ENCLOSURES:-

The Original Search Receipts are enclosed herewith. Roc Details.

Signature of the Advocate



NIRUPAM MOHANTY
ADVOCATE
En. No.- O-352-2005

Place : Kolkata
Date : 26.07.2022