

Annexure-B

Date: 12.08.2022

Report of Investigation of Title in respect of immovable Property

1.	a.	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, SME Branch, Dehradun
	b.	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	-
	c.	Name of the Borrower.	Technox Engineering Services P Ltd.
2.	a.	Type of Loan	-
	b.	Type of property	Industrial
3.	a.	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Technox Engineering Services P Ltd. through its director.
	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.)	Borrower
4.	a.	Value of Loan (Rs. in crores)	-
5.		Complete or full description of the immovable property (ies) offered as security including the following details.	All that part of land bearing khasra no. 1215 area 0.50 acre or 2280 sq. meter new khasra no. 2442 च situated at Mauza Shankarpur Hukumatpur, Pargana Pahwa Doon, District Dehradun.
	a.	Survey No.	Khasra no. 1215 new no. 2442 च
	b.	Door/House no. (in case of house property)	-
	c.	Extent/ area including plinth/ built up area in case of house property	Total land area 2280 sq. meter
	d.	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Mauza/Place- Shankarpur Hakumatpur, Dehradun bounded and butted as under: NORTH: Land of Sara Service and Culture. SOUTH: Land of Neena Mishra. EAST: Land of Shri V.K. Dhawan and Neena Mishra. WEST: Land of seller.
6.	a)	Particulars of the documents scrutinized- serially and chronologically.	1- Sale Deed dated 3.10.1998. 2- Sale Deed dated 12.10.1989.

3- Khatoni.
4- Punrakshit Khatoni 1400 fasli.
5- Khasra Mutabik.
6- Sanctioned map.

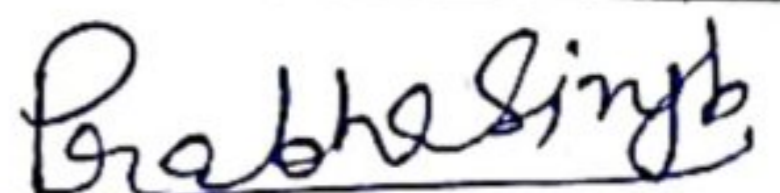
(b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.
Note : Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.

Sl. 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.	03.10.1998	Sale Deed serial no. 596	Certified copy	
2-	12-10-1989	Sale Deed serial no. 9093	Certified copy	
3-		Khatoni	Copy	
4-	19-10-06	Sanctioned map	Copy	
5.		LOD	Copy	
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)		Certified copies are obtained from SRO, Dehradun.
	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? (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 copies are enclosed.
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?		Part of the records are available for verification.

Prabha Singh
PRABHA SINGH
(Advocate)

Reg. No.-UA 2324/04
Ch. No.-7, Court Compound, D.Dun

		such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Records are verified or cross check by me and its o.k.
	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?	Not possible.
	d.	Whether proper registration of documents completed. Details thereof to be provided.	Yes
9.	a.	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Office, Dehradun and vikas nagar.
	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?	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
10.	a.	<p>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.</p> <p>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)</p> <p>This is to certify that I have thoroughly searched and inspected the records available in the office of the Sub Registrar, Dehradun from the year 1992 upto 10.08.2022 in respect of All that part of land bearing khasra no. 1215 area 0.50 acre or 2280 sq. meter new khasra no. 2442 च situated at Mauza Shankarpur Hukumatpur, Pargana Pahwa Doon, District Dehradun (morefully described in the Schedule of property in the end of this report) given at the foot of this certificate. The said property is standing in the names of Sara Industries Ltd. (now M/s Involute Engineering Pvt. Ltd.).</p> <p>Whereas previously khasra no. 1215 having area of 1.25 acre was owned and purchased by Shri Sameer Dhawan son of Shri V.K. Dhawan resident of 7/1 Preetam Road, Dehradun from Shri Jahid Husain son of Shri Meer Husain vide sale deed dated 12-10-1989 duly registered in the office of the sub registrar, Dehradun in book no. 1 volume 2981 page 34 and in additional file book no. 1 volume 3510 pages 15 to 20 registered at serial no. 9093 dated 21-10-1989.</p> <p>Whereas Shri Sameer Dhawan son of Shri V.K. Dhawan sold an area 0.50 acre to Sara Industries Ltd. through its Chairman Shri V.K. Dhawan vide sale deed dated 29.09.1998 duly registered in the office of the sub registrar, Dehradun in book no. 1 volume 93 page 108 and in additional file book no. 1 volume 160 pages 807 to 816 registered at serial no. 596 dated 03.10.1998.</p> <p>Whereas the name of Sara Industries Ltd. duly mutated in the revenue records.</p> <p>Whereas Sara Industries Ltd. incorporated as company act and duly registered in Registrar of Co. and got map sanctioned for industrial purpose on 19.10.2006 vide map no. 1633/AEP/SIDA/06 from S.I.D.A. and the name was changed Sara Industries Ltd. to M/s Involute Engineering Pvt. Ltd. and issued new certificate from Registrar of Company New Delhi.</p>	


PRABHA SINGH
 (Advocate)

Reg. No.-UA 2324/04
 Ch. No.-7, Court Compound, D.Dun

ens the said owner of the property availed finance assistance from HDFC Bank and mortgaged at original sale deed in the said bank.

So on perusal of record and inspection made in the office of the Sub Registrar, Dehradun and revenue records do hereby certify that the said property is not free from all sort of encumbrances etc. and Sara Industries Ltd. (now M/s Involute Engineering Pvt. Ltd.) holding a clear and marketable title with absolute transferable rights over the said property. Subject to already mortgaged in HDFC Bank.

Provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 are applicable to the present property.

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 than 30 years is mandatory. (Separate Sheets maybe used)	N.A.
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.	N.A.
11. a.	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.)	Absolute owners and full ownership rights over the said property.
	If Ownership Rights,	Yes
a.	Details of the Conveyance Documents	Sale Deed.
b.	Whether the document is properly stamped.	Yes
c.	Whether the document is properly registered.	Yes
	If leasehold, whether;	No, free hold property
a.	lease Deed is duly stamped and registered	N.A.
b.	lessee is permitted to mortgage the Leasehold right,	N.A.
c.	duration of the Lease/unexpired period of lease,	N.A.
d.	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	N.A.
e.	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
f.	Right to get renewal of the leasehold rights and nature thereof.	N.A.
	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	N.A.
a.	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N.A.

Prabha Singh
PRABHA SINGH

(Advocate)

Reg. No.-UA 2324/04

Ch. No.-7, Court Compound, D.Dun

		the mortgagor is competent to create charge on such property?	N.A.
	c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N.A.
		If occupancy right, whether;	N.A.
	a	Such right is heritable and transferable,	N.A.
	b	Mortgage can be created.	N.A.
12.		Has the property been transferred by way of Gift/Settlement Deed	No
	a	The Gift/Settlement Deed is duly stamped and registered;	N.A.
	b	The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	c	The Gift/Settlement Deed transfers the property to Donee;	N.A.
	d	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N.A.
	e	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	N.A.
	f	Whether the Donee is in possession of the gifted property?	N.A.
	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;	N.A.
	h	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
13.		Has the property transferred by way of partition/family settlement deeds,	N.A.
	a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N.A.
	b	Whether mutation has been effected	N.A.
	c	whether the mortgagor is in possession and enjoyment of his share.	N.A.
	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
	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.	N.A.
	f	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?	N.A.
14.		Whether the title documents include any testamentary documents /wills?	N.A.

Prabha Singh
PRABHA SINGH
 (Advocate)

Reg. No.-UA 2324/04
 Ch. No.-7, Court Compound, D.Dun

	a	In case of wills, whether the will is registered will or unregistered will?	N.A.
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	c	Whether the property is mutated on the basis of will?	N.A.
	d	Whether the original will is available?	N.A.
	e	Whether the original death certificate of the testator is available?	N.A.
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A.
	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.	N.A.
15.		Whether the property is subject to any wakf rights?	No
	a	Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	No
	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N.A.
16.	a.	Where the property is a HUF/joint family property,	No
	b.	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.	N.A.
	c.	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
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?	N.A.
	c.	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	No -
	d.	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
18.		If the property is Agricultural land,	Not agricultural property.
	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	N.A.
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to	N.A.

Prabha Singh
PRABHA SINGH
 (Advocate)

Reg. No.-UA 2324/04
 Ch. No.-7, Court Compound, D.Dun

	c	verified to ensure the validity of the title and right to enforce the mortgage?	
		In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Industrial
19.	a	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.)?	Not affected
	b	Additional aspects relevant for investigation of title as per local laws.	N.A.
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?	Oral enquiry was made no proceeding found.
21.	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
		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?	No
22.	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	N.A.
	b	Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	N.A.
23.	a	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation 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, relevant papers take from the borrower
	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.	N.A.

		... yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	N.A.
	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) ? Yes / No.	N.A.
	b/4	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	N.A.
24.		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.
25.	a	Whether any POA is involved in the chain of title during the period of search?	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.	No.
	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).	N.A.
	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.	No
	e	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?	N.A.
	ii.	Whether the POA is a registered one?	N.A.
	iii.	Whether the POA is a special or general one?	N.A.
	iv.	Whether the POA contains a specific authority for execution of title document in question?	N.A.
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-	N.A.

Prabha Singh
PRABHA SINGH
 (Advocate)

Reg. No.-UA 2324/04
 Ch. No.-7, Court Compound, D.Dun

-Registrar also?)		
g	Please comment on the genuineness of POA?	N.A.
h	The unequivocal opinion on the enforceability and validity of the POA.	N.A.
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.	No
27.	l If the property is a flat/apartment or residential/commercial complex	No
a	Promoter's/Land building;	N.A.
b	Development Agreement/Power of Attorney;	N.A.
c	Extent of authority of the Developer/builder;	N.A.
d	Independent title verification of the Land and/or building in question;	N.A.
e	Agreement for sale (duly registered);	N.A.
f	Payment of proper stamp duty;	N.A.
g	Requirement of registration of sale agreement, development agreement, POA, etc.;	N.A.
h	Approval of building plan, permission of appropriate/local authority, etc.;	N.A.
i	Conveyance in favour of Society/ Condominium concerned;	N.A.
j	Occupancy Certificate/allotment letter/letter of possession;	N.A.
k	Membership details in the Society etc.;	N.A.
l	Share Certificates;	N.A.
m	No Objection Letter from the Society;	N.A.
n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.,	N.A.
o	Requirements, for noting the Bank charges the records of the Housing Society, if any;	N.A.
p	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	N.A.
q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	N.A.
II-A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	N.A.

Prabha Singh
PRABHA SINGH
 (Advocate)

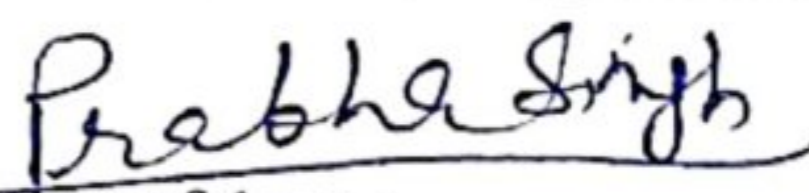
Reg. No.-UA 2324/04
 Ch. No.-7, Court Compound, D.Dun

		whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	N.A.
	II-C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	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?	N.A.
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.	Yes, mortgaged in HDFC Bank.
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.	30 years
30.		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	N.A.
31.	a	Urban land ceiling clearance, whether required and if so, details thereon.	The said act is repealed in U.K.
	b	Whether No Objection Certificate under the Income Tax Act is required/ obtained?	Not required take affidavit regarding the same.
32.	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Khatoni is enclosed.
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes in the revenue records.
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.		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;	-
	c)	Document in relation to Sales Tax Registration, if any applicable;	No
	d)	Other utility bills, if any.	-

		discrepancy/doubtful circumstances, if any revealed on such scrutiny?	
	a	Whether 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.)	Valuation or any other report not available.
36.	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	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.	N.A.
38.		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Bank must Take original sale deeds.
39.		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Sara Industries Ltd. (now M/s Involute Engineering Pvt. Ltd.)

Date: 12.08.2022

Place: Dehradun


Signature of the Advocate

PRABHA SINGH

(Advocate)

Reg. No.-UA 2324/04

Ch. No.-7, Court Compound, D.Dun

Annexure - C1: Certificate of Title on the Basis of Certified copies of the Title Deeds

I have examined the Certified copies 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 the said Equitable Mortgage to be created on production of original title deeds will satisfy the requirements of creation of Equitable Mortgage and I further certify that:
(*please specify the kind of mortgage)

2. I 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. 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 on production of the original title deeds. 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 and relative Certified copies of Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I 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 are prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1992 to 10.08.2022 pertaining to the Immovable Property/(ies) covered by above said Certified copies Title Deeds. The property is not appears to be free from all Encumbrances and mortgaged in HDFC Bank.
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). N.A.
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of __N.A.__ (Specify the share of the Minor with Name). (Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrowers, Sara Industries Ltd. (now M/s Involute Engineering Pvt. Ltd.).
9. I certify that Sara Industries Ltd. (now M/s Involute Engineering Pvt. Ltd.) has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable.

For creation of Mortgage by Deposit of title deeds, we certify that the deposit of original title deeds/ documents the certified copies of which have been examined would create a valid and enforceable mortgage:-
1- Original Sale Deed dated 03.10.1998 registered at serial no. 596.
2- Original Sale Deed dated 21.10.1989 registered at serial no. 9093.
3- Utilities bills.

11- There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES)

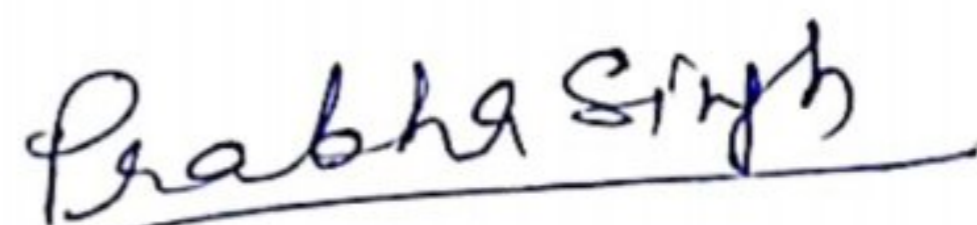
All that part of land bearing khasra no. 1215 area 0.50 acre or 2280 sq. meter new khasra no. 2442 situated at Mauza Shankarpur Hukumatpur, Pargana Pahwa Doon, District Dehradun bounded and

butted as under:
NORTH: Land of Sara Service and Culture.
SOUTH: Land of Neena Mishra.
EAST: Land of Shri V.K. Dhawan and Neena Mishra.
WEST: Land of seller.

Date : 12.08.2022

Enclosure :

- 1- Certified copy of Sale Deed dated 03.10.1998.
- 2- Certified copy of sale Deed dated 21.10.1989.
- 3- Khatoni.
- 4- Punrakshit Khatoni 1400 fasli.
- 5- Khasra Mutabik.
- 6- Sanctioned map.
- 7- Search receipt dated 10.08.2022 serial no.230/14.



Signature of the Advocate

PRABHA SINGH

(Advocate)

Reg. No.-UA 2324/04

Ch. No.-7, Court Compound, D.Dun

भारत सरकार-कॉर्पोरेट कार्य मंत्रालय
कम्पनी रजिस्ट्रार कार्यालय, राष्ट्रीय राजधानी क्षेत्र दिल्ली एवं हरियाणा
प्राइवेट लिमिटेड कम्पनी के रूप में परिवर्तित होने के परिणामस्वरूप, कम्पनी के नाम में परिवर्तन
का नया निगमन प्रमाण-पत्र
कॉर्पोरेट पहचान संख्या : U74099DL1993PTC054814

वैसातः INVOLUTE ENGINEERING LIMITED

के मागले में, मैं एतद्वारा सत्यापित करता हूँ कि वैसातः
INVOLUTE ENGINEERING LIMITED

जो मूल रूप में दिनांक तेरह अगस्त सन्तीस चौदहवीं को कम्पनी अधिनियम, 1956 (1956 का 1) की अंतर्गत वैसातः
SATA INDUSTRIES LIMITED

के रूप में निगमित की गई थी, और उससे द्वारा कम्पनी अधिनियम, 1956 की धारा 31(1) के अधीन प्राइवेट कम्पनी के रूप में
परिवर्तित करने के लिए प्रार्थना-पत्र देने तथा भारत सरकार द्वारा उसका अनुमोदन कम्पनी रजिस्ट्रार कार्यालय आर ओ सी - दिल्ली के द्वारा
आर एन B45055886 दिनांक 22/08/2012 द्वारा प्राप्त होने की लिखित सूचना प्राप्त होने पर उस कम्पनी का नाम आज से परिवर्तित रूप
में वैसातः INVOLUTE ENGINEERING Private Limited

हो गया है।

यह प्रमाण-पत्र आज दिनांक बाईस अगस्त दो हजार बारह को दिल्ली में जारी किया जाता है।

GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, National Capital Territory of Delhi and Haryana

Fresh Certificate of Incorporation Consequent upon Change of Name on
Conversion to Private Limited Company

Corporate Identity Number: U74099DL1993PTC054814

In the matter of M/s INVOLUTE ENGINEERING LIMITED

I hereby certify that INVOLUTE ENGINEERING LIMITED which was originally incorporated on Thirteenth day of August Nineteen Hundred Ninety Three under the Companies Act, 1956 (No. 1 of 1956) as SATA INDUSTRIES LIMITED and upon an application made for conversion into a Private Company under Section 31(1) of the Companies Act, 1956; and approval of Central Government signified in writing having been accorded thereto by the RoC-Delhi vide SRN B45055886 dated 22/08/2012 the name of the said company is this day changed to INVOLUTE ENGINEERING Private Limited.

Given at Delhi this Twenty Second day of August Two Thousand Twelve.

Registrar of Companies, National Capital Territory of Delhi and Haryana
आर ओ सी, राष्ट्रीय राजधानी क्षेत्र दिल्ली एवं हरियाणा

*Note: The corresponding form has been approved by MANMOHAN JHA, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.

The digitally signed certificate can be verified at the Ministry web site (www.mca.gov.in)

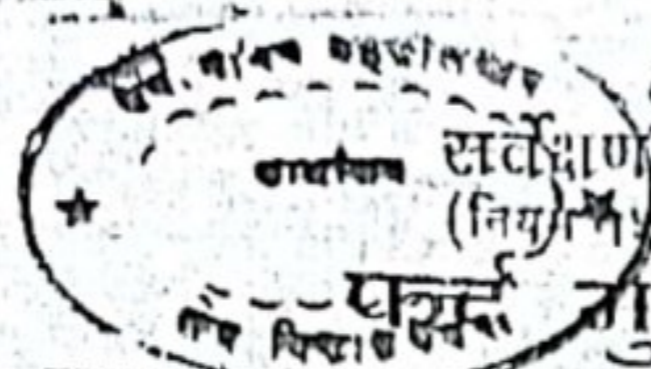
कम्पनी रजिस्ट्रार से कम्पनी अधिनियम के अनुसार प्राप्त की गई

Mailing Address as per record available in Registrar of Companies office:

INVOLUTE ENGINEERING Private Limited
C-30, ANAND NIKETAN (BASEMENT), DELHI - 110021,
Delhi, INDIA

Involute Engineering Pvt.Ltd

Rakesh Sharma
Authorized Signatory



966
प्रमाण-७

(नियम १ और ३० देखिये)

पञ्च गताविकत

ग्राम शांकरपुर कुम्हारतल्ल परगना तहसील जिला दहशत

१४-१०-६८ पं० (१६-६-६८)

पुरानी सं०	क्षेत्रफल	नई संख्या	क्षेत्रफल	अभ्युक्ति	पुरानी सं०	क्षेत्रफल	नई संख्या	क्षेत्रफल	अभ्युक्ति
१	२	३	४	५	१	२	३	४	५
१२१२मि	०.१६००	२५१६	०.१६००		१२१६मि	०.०६००	२५०६	०.०६००	
१२१३	०.६४३०	२५१३	०.६४३०		१२१६मि	१.०१२०	२५०५	१.०१२०	
१२१६मि	०.६३६०			आक नं० ११६४१ खान नं० २४४२	१२१६मि	२.३८६०	२५०६	२.३८६०	
१२१६मि	०.३५००			आक नं० १२११ खान नं० २५१६	१२१६मि	०.३०००	२५८५	०.३०००	
१२१५	०.५०६०			आक नं० ११६४१ खान नं० २४४२	१२१६मि	०.६०००	२५८६	०.६०००	
१२१६मि	०.१५४०	२५०८	०.१५४०		१२१६मि	०.२२००	२५८६	०.२२००	
१२१६मि	०.४०५०	२५०८	०.४०५०		१२१६मि	०.८०००	२५८८	०.८०००	
१२१६मि	०.४३३०	२५१०	०.४३३०		१२१६मि	०.२०००	२५८८	०.२०००	
१२१६मि	०.०८१०			आक नं० १२०३ खान नं० २५६२	१२१६मि	०.१५००	२५८०	०.१५००	
१२१६मि	०.८०००	२५०२	०.८०००		१२१६मि	०.०३४०	२५८१	०.०३४०	
१२१६मि	१-००००	२५०३	१-००००		१२१६मि	०.१५००	२५८२	०.१५००	
	५.२६८०		३.६०५०			५.८८३०		५.८८३०	

राम चन्द्र प्रसाद

सर्वक्षण लेखपाठ

जिला तहसील जिला दहशत

श्री मोहम्मद
पञ्च गताविकत

राम चन्द्र प्रसाद

सर्वक्षण लेखपाठ

जिला तहसील जिला दहशत

सर्वेक्षण प्रपत्र-आठ

(नियम 16 और 30 देखिए)

खसरा मुताबिकत



श.म. २०२५ (कमलपुर) परगना

पट्टाबन

तहसील

देहरादून

जिला

देहरादून

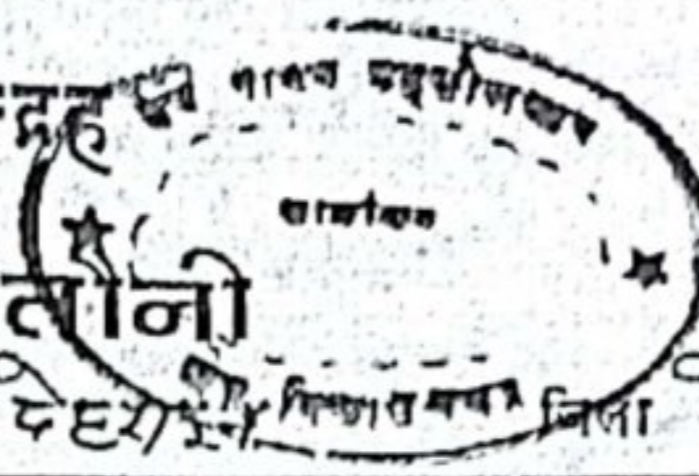
क्र.सं.	क्षेत्रफल	पुरानी संख्या	क्षेत्रफल	नई खाता नं. की संख्या	विचार का स्रोत	अवधि
1	2	3	4	5	6	7
१४३६	०-०१००	११६६१मी०	०-०१००	६३४		
१४३८	०-०६३०	११६६१मी०	०-०६३०	१८६		
१४३९	०-०५००	११६६१मी०	०-०५००	१८६		
१४४०	०-०६००	११६३१मी०	०-०६००	३२६		
१४४१	०-२८४०	११६३१मी०	०-२८४०	३२६		
१४४२	०-४२३०	११६४१मी०	०-४२३०	६३४		
१४४३	०-०६६०	११६५१मी०	०-०६६०	६११		
१४४४	०-११६०	११६५१मी०	०-११६०	१३६		
१४४५	०-६६६०	११६५१मी०	०-६६६०	५०४		
१४४६	०-६३६०	११९४१मी०	०-६३६०	५०४		
१४४७	०-५०६०	१२१५	०-५०६०	६११		
	३-०१५०		३-०१५०			

सर्वेक्षण कानूनगो

सर्वेक्षण लेखनाम

सर्वेक्षण नयन तहसीलदार

१५६७
सर्वेक्षण प्रपत्र-पन्द्रह
(नियम 30 देखिए)
पुनरीक्षित खतानी



ग्राम शंकरपुर हुकमतपुर परगना यहवाइन तहसील देहरादून जिला देहरादून

खतानी की क्रम संख्या	खातेदार का नाम, पितृ-नाम और निवास स्थान	खाते के प्रारम्भ का वर्ष	खसरा संख्या	क्षेत्रफल	उत्तर प्रदेश जमींदारी विनाश और भूमि व्यवस्था अधिनियम 1950 की धारा 246 के अधीन यथा अवधारित भू-राजस्व की दर	देय भू-राजस्व या लगान	अभ्युक्ति
1	2	3	4	5	6	7	8
06	मैसस सारा सावे सिज जनरल कंसे		24825	0.6260	१३.८३		
	खंड रण्डी कल्पर 6/९		24९३	0.3300	१३.८३		
	पीतम रोड देहरादून पार्कि		2५९५	0.१200	१३.८३		
	बी० के० घवन १/३ मेल्ली		2५९६	0.५200	१३.८३		
	रोड		2५९6	0.3८४0	१३.८३		
			2५९८	0.११00	१३.८३		
			2५20	0.2५00	१३.८३		
			2५३९	0.0३00	१३.८३		
	सन १३८६ कंसे		2४४2	0.6६६0	१३.८३		
	सन १३८६ कंसे		2४ ६६	0.११९0	१३.८३		
			2४६0	0.0१00	१३.८३		
			2४६५	0.0३३0	१३.८३		
			2४९४	0.६६60	१३.८३		
			९३	४.१0५		6४-१५	
	काप्रम	६					
	वि० का०	४					

राम चन्द्र

सर्वेक्षण लेखपाल

दिनांक

हस्ताक्षर

596

विक्रय पत्र भूमिधरी

स्टाम्प शुल्क 26,500/- रु० आवास विकास शुल्क सीहरा 26,500/- रु०
 किस्म दस्तावेज विपणन पत्र विक्रय मूल्य 2,65,000/- रु० नगरी मूल्य 1,00,000/- रु०
 विक्रीत भूमि का क्षेत्रफल 0.50 एकड़ लगान वार्षिक
 कृषि हेतु या आवादी हेतु
 किस्म जमीन आवासीय भूमि तिचित या अतिचित
 कोई पेड़ या बाग अथवा
 आवास एवं विकास परिषद क्षेत्र के अन्दर है या बाहर बाहर है
 नगरपालिका सीमा के अन्दर है या बाहर बाहर है
 मैं/हम कि श्री समीर धवन पुत्र श्री धीरेंद्र धवन निवासी 7/1 प्रीतम रोड, वैशाली नगर

जोकि मैं/हम विक्रेतागण इस पत्र के अन्त में दी गई सम्पत्ति के पूर्ण मालिक काबिज स्वामी व भूमिधर हैं यह सम्पत्ति हर प्रकार के बन्धनों से मुक्त है कहीं रहन वय आदि नहीं है हमें अपनी निम्न वर्णित सम्पत्ति बेचने का सौदा मिल एवज भुवलि (रुपये अंकों में) 2,65,000/- रु० (रुपये शब्दों में) दो लाख पचास हजार रुपये
 मैं बदस्त सारा इन्डस्ट्रीज लि० द्वारा धर
 मैं श्री धीरेंद्र धवन, 7/1 प्रीतम रोड, वैशाली नगर

से किया हुआ है इसी प्रतीक्षा पूर्ति में यह विक्रय पत्र सम्पन्न किया जाता है अतः हम विक्रेतागण स्वस्थ मानसिक दशा में बिना किसी के सिखलाये, बहकाये यह पत्र सम्पन्न करते हैं।

यह कि मैं/हम विक्रेतागण के निम्न वर्णित भूमि उक्त क्रेता श्री/श्रीमती सारा इन्डस्ट्रीज लि० को भुवलि 2,65,000/- रु० को रुपये में विक्रय कर दिया है तथा उनसे यह धनराशि मैंने/हमने इस प्रकार प्राप्त कर ली है -
 समस्त धनराशि पहले प्राप्त कर ली है। लेखा अनुसार।

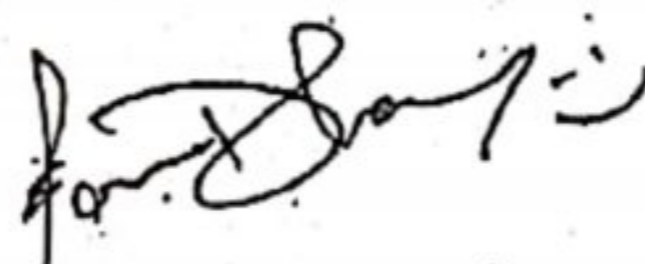
पूरी धनराशि आप सब रजिस्ट्रार महोदय के समक्ष प्राप्त कर ली है व०
 पहले बतौर बयाना प्राप्त किया गया
 महोदय के समक्ष इस दस्तावेज का पंजीकरण हेतु प्रस्तुत करते समय प्राप्त कर लिये हैं। आज से क्रेता महोदय इस भूमि के पूर्ण मालिक काबिज स्वामी भूमिधर हो गये हैं।

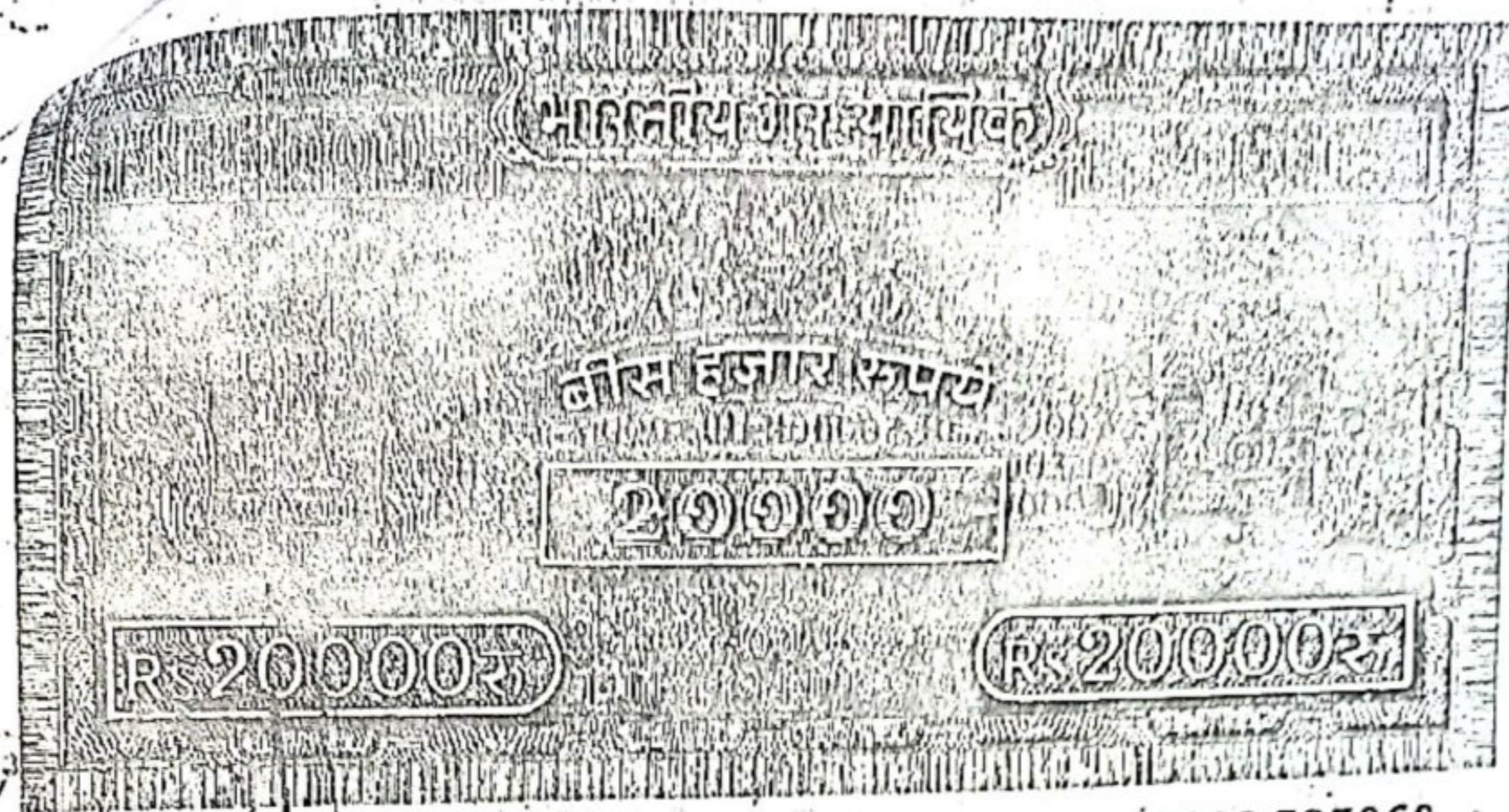
क्रेता को अधिकार है कि वह कागजात तथा भाल व स्वामित्व से हमारा नाम खारिज करवाकर अपने नाम दर्ज करा लेवे। यदि क्रेता के स्वामित्व की पुष्टि हेतु को लेख व बयान देने की आवश्यकता हो तो वह लेख या बयान मैं/हम क्रेता के खर्चे पर होंगे।

आज दिनांक तक कोई कर या लगान आदि वाजिब हुआ तो मैं/हम विक्रेतागण अदा करेंगे। आईन्दा क्रेता जगा करने के हकदार होंगे।

विक्रीत भूमि या इसका कोई भाग हमारे किसी विक्रय अधिकार दोष के कारण क्रेता के कब्जे से निकल जाय, हानि सहने करना पड़े तो उसकी कुल जिम्मेदारी मय सूद कानूनी मैं/हम क्रेतागण पर होगी।

इस विक्रय पत्र में प्रयुक्त शब्द विक्रेतागण में दोनों के उत्तराधिकारी व स्थापन भी सम्मिलित हैं व रहेंगे।





00CC 797868

विषय-पत्र

मे कि श्री समीर धवन पुत्र श्री पी०के० धवन निवासी 7/1 प्रीतम रोड, देहरादून का हूँ :-

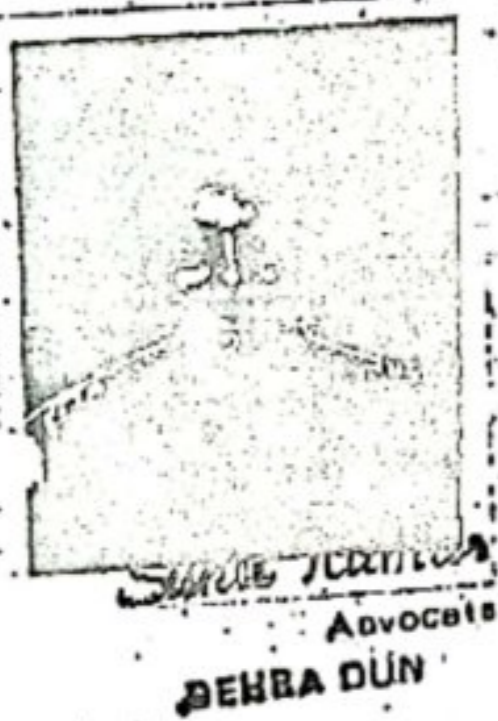
----- विज्ञेता ।

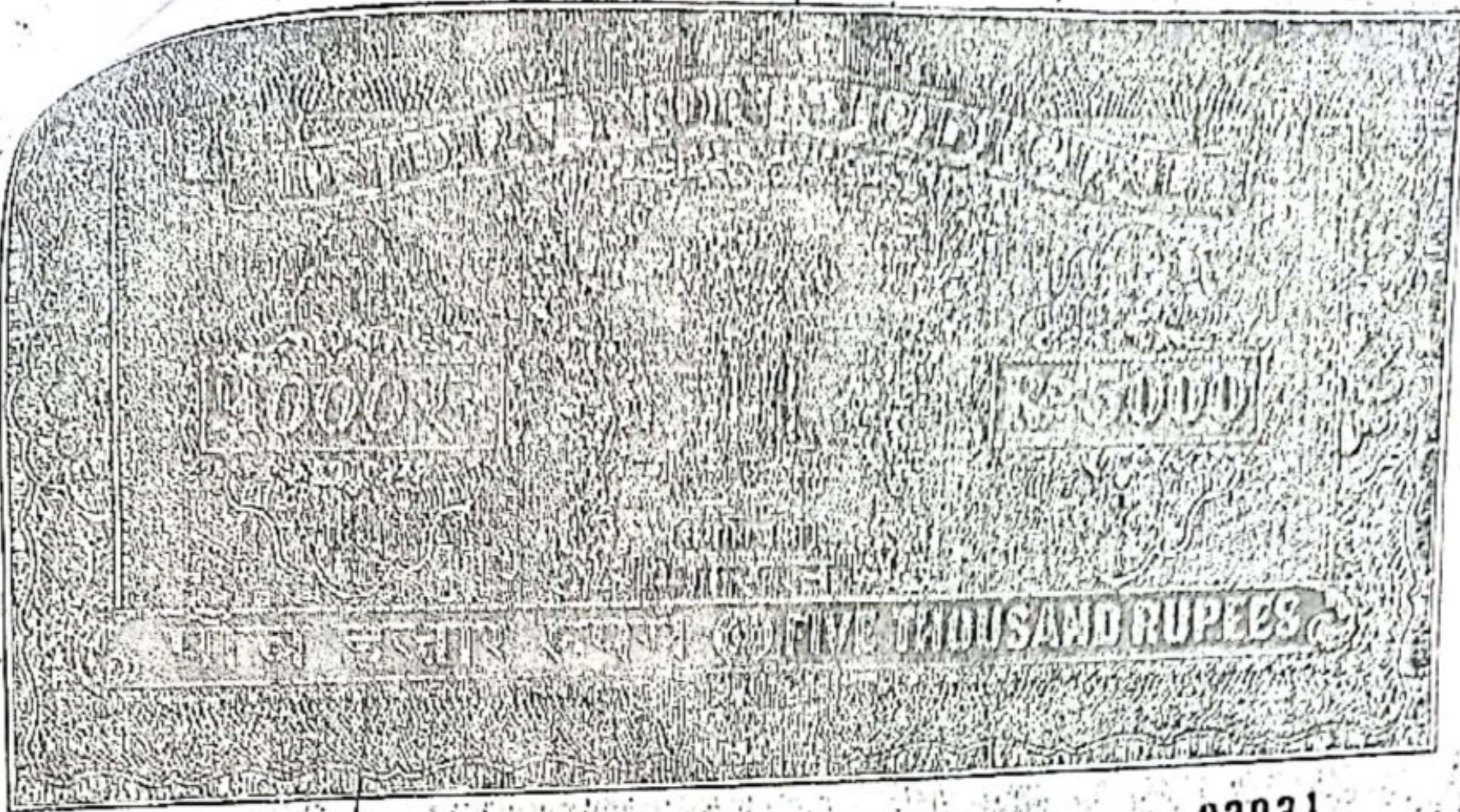
जो कि विज्ञेता ने भूमि छासरा नं० 12/5 रकबा 1.25 एकड़ स्थित मोना शंकर पुर, हनुमन्त पुर परगना पठवा दून जिला देहरादून को खण्डिये रजिस्टर्ड विषय पत्र दि० 12-10-87 को श्री जालिख हसन पुत्र श्री मीर हसन निवासी ग्राम शंकर पुर हनुमन्त पुर परगना पठवा दून जिला देहरादून से खारीय ली थी जिसकी रजिस्ट्री सब रजिस्ट्रार कार्यालय देहरादून में बही नं० 1 जिल्ह 2961 के पृष्ठ 34 ए-डी-पा-बुक नं० 1 जिल्ह 3510 के पृष्ठ 15/20 में नं० 9093 पर दि० 21-10-87 को धिष्टावत् पंजीकृत है और विज्ञेता के नाम पंजीकृत छासरा नं० 183 दि० 27-1-90 को हो रहा है । इस प्रकार विज्ञेता उक्त भूमि का एक मात्र मालिक स्वामी काबिल भूमिधर है और विज्ञेता को अपनी उक्त भूमि को हर प्रकार से विषय- हस्तान्तरण करने के मालिकाना अधिकार प्राप्त है इसमें अन्य कोई साझीदार अथवा भागीदार नहीं है ।

और जो कि विज्ञेता की विषय न भूमि आज तक हर प्रकार के भार-बन्धन, रकन, खय, जफानत, कुर्फी, वाद- विवाद न्यायालय की सरकारी व गैर सरकारी आवेदों से पाक व साफ है ।

[Handwritten signature]

-2-





-2-

02031

और जो कि विक्रेता अपनी उक्त भूमि से रकबा 0.50 एकड़ भूमि जिसका पूर्ण विवरण अन्त में दिया गया है जो बेचना चाहता है जिसे बेता धारण रहा है जिसकी पूर्ति हेतु यह विक्रय पत्र प्रणीत किया जा रहा है।

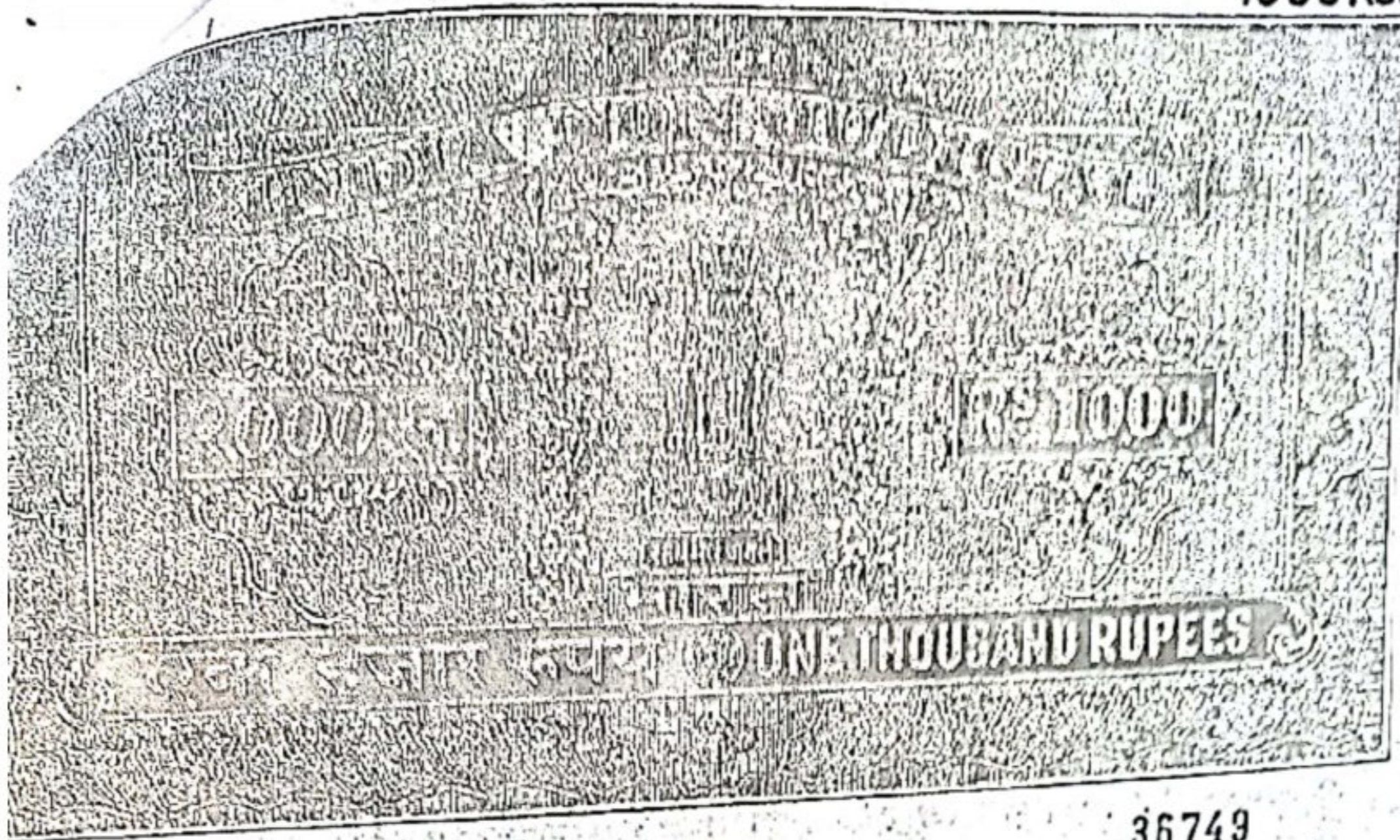
अतः निम्न भूमि पर विक्रेता को जो-जो मालिकाना अधिकार, सुखाधिकार, धरा, पानी, रोशनी रास्ता, आवागमन आदि-आदि के प्राप्त है, प्राप्त होने वाले है या भविष्य में प्राप्त हो सकते है तबिल बयस्त सारा इन्कस्टीज लिड द्वारा चेंबर में श्री सी०के० पवन, 7/1 प्रीतम रोड, देहरादून को मु० 2,65,000/- रु० ॥ पौगलाखा पैसठ हजार रुपये ॥ में बेच दी है यानि हस्तान्तरण कर दी है और विक्रय धनराशि निम्न प्रकार प्राप्त कर ली है :-

मु० 2,59,842.00 रुपये द्वारा चेक नं० 553654 दि० 22-2-95 य
मु० 5,158.00 रुपये नकद प्राप्त कर लिये। आज दि० 27-2-98,
मु० 2,65,000.00

इस प्रकार पूर्ण विक्रय धनराशि प्राप्त कर ली है जिसके प्राप्ती की अभिलेखित विक्रेता समक्ष सब रीजस्ट्रार देहरादून बैता है अब विक्रय धनराशि की बाबत कुछ भी लेना शोखा नहीं रहा है।

विक्रीत भूमि पर से विक्रेता ने अपना मालिकाना सब वास्तविक कब्जा हटाकर हट्ट उठाकर स्थल पर बैता को भूमि का कब्जा सौंप दिया है आज से बैता विक्रीत भूमि के एक मात्र मालिक स्वामी का बिल हो गये है अब विक्रीत भूमि से बैता का कोई सम्बन्ध व वास्ता नहीं रहा है।

-3-



36749

-3-

प्रेता को अधिकार होगा कि वह विपरीत भूमि पर खतोर स्वामी का विपरीत रहकर निरा प्रकार से पाके अपने उपयोग एवं उपयोग में लाये, या आगे अन्य को विपरीत - हस्तान्तरण करे, तथा राजस्व और गलेवा में से विपरीत का नाम छानि करवा कर अपना नाम स्वामी के नाम में बदलवाये नाम खतोर भूमि पर वर्ग कराये इसमें विपरीत को कोई आपत्ति नहीं होगी।

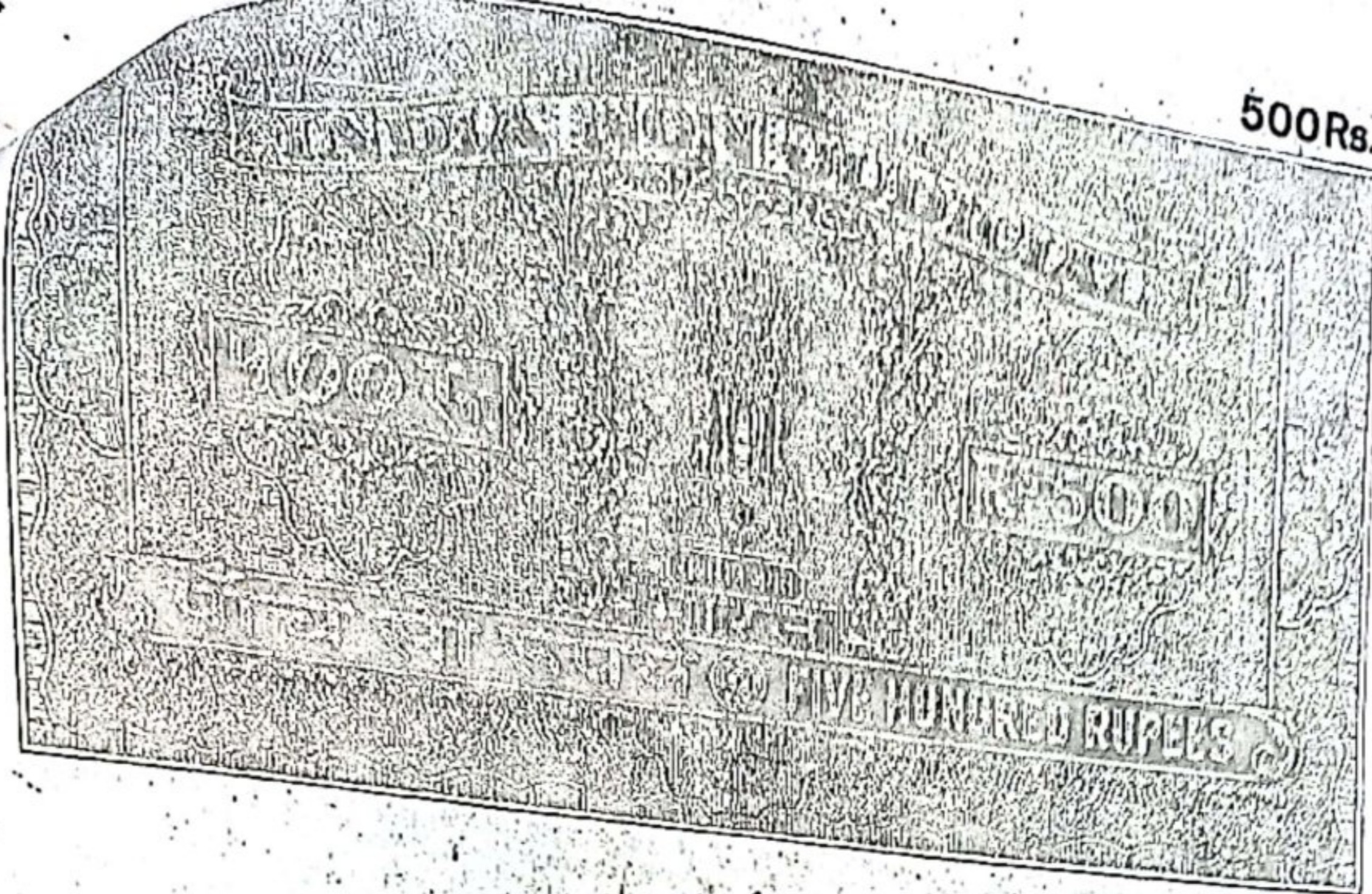
भीषण में यदि प्रेता को अपने स्वामित्व की पुष्टि हेतु कोई लेखा-विपरीत देस्तावेज लिखाने की आवश्यकता आ जाये तो वह लेखा-विपरीत देस्तावेज प्रेता के व्यवहार पर लिखाकर केने के लिए तैयार रहेगा।

भीषण में यदि विपरीत भूमि या उसका भाग विपरीत के स्वामित्व कब्जे से निकल जाती है और निम्नो हुए भाग से प्रेता को किसी प्रकार की कोई छानि उठानी पड़ती है तो ऐसी घटना के प्रेता को अधिकार होगा कि वह निम्नो हुए भाग से हुयी छानि की क्षति पूर्ति विपरीत की अन्य अथवा अन्य सम्पत्ति से निरा प्रकार से पाके पूर्ण कर ले इसमें विपरीत को कोई आपत्ति नहीं होगी।

भूमि मय सर्वाधिकार सहित देयी गयी है इस विषय पर मेरे कर्तव्य-प्रमाण विपरीत एवं प्रेता का प्रयोग हुआ है वहाँ-वहाँ उनमें उनके उत्तराधिकारी, स्थानापन्न, हित प्रतिनिधि, वारिसान आदि-आदि सभी का समावेश सम्मिलित सम्मता एवं माना जावेगा।

वांछित विवरण

1- यह कि विपरीत एवं प्रेता के बीच इस भूमि की बावत पूर्व में कोई भी हकान्त नामा नज़िस्त नहीं हुआ है।



-4-

- 2- यह कि विप्रीत भूमि मुख्य मार्ग से लगभग 350 वर्गमी० से अधिक की दूरी पर स्थित है ।
- 3- यह कि विप्रीत भूमि नगर पालिका सीमा से बाहर है तथा सीमा के प्राविधानों से भुक्त है । तथा ग्रामिण क्षेत्र में है कृषि की भूमि है ।
- 4- यह कि विप्रीत भूमि औद्योगिक क्षेत्र में नहीं है ।
- 5- यह कि विप्रीत भूमि का सॉर्क रेट 2,00,000/- रु० प्रति एकड़ है । सॉर्क रेट के अनुसार भूमि का विप्रीय मूल्य रु० 1,00,000/- रु० बनता है जबकि विप्रीय मूल्य रु० 2,65,000/- रु० है जिस पर नियमानुसार स्टाम्प प्रत्येक अदा किया गया है ।
- 6- यह कि विप्रीत भूमि में कोई पेठ या बाग नहीं है ।

विपरीत विप्रीत भूमि

भूमि छातरा नं० 1215 रकबा 0.50 एकड़, 1 स्थित मौजा हकिर पुर, हकमत पुर, परगना पछवा-पूर जिला पहरापूर जिले की सीमाये निम्न प्रकार है :-

- पूरब में - भूमि श्री वी० वी० धवन व नीना मिश्रा,
 पश्चिम में - भूमि सचिन चंद्र सिंह व सचिन चंद्र सिंह, विप्रीत ।
 दक्षिण में - भूमि नीना मिश्रा,
 उत्तर में - सारा सचिन एकड़ पल्लव की भूमि ।

-5-

वही न. १२ जिल्हा १३ में पठ १४
ए.डी.का.बुक १२ जिल्हा १३ में पठ १४/१५/१६
में न. १७६ पर आज दिनांक ३१/१२/१८
को रजिस्ट्री की गई।

जिला निबन्धक, बेहरावून।

