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Faridabad (HR)-121004.
M. No. 09810982380.

Ref. No.

Date: 30-03-2021

To,
The Branch Manager,
State Bank of India, SME Branch,
65, NIT Faridabad, Haryana.

TITLE INVESTIGATION REPORT

Annexure – B

1	Name of the Branch/ Business Unit/ Office seeking opinion.	State Bank of India, SME Branch, NIT Faridabad.
(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	M/S MAJESTIC SEATS INDIA.
2.	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Mr. Ashok Sharma S/o Sh. Rangi Lal Sharma.
(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.).	AS BORROWER/ GUARANTORS
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	Industrial Property Area Measuring 88 Square Yards, Plot No. 15/5, forming Part of Industrial Plot No. 15, situated at DLF Industrial Area, Phase-1, Mauza Mewla Maharajpur, Tehsil and District Faridabad, Haryana, which is bounded as under:
(A)	Survey No.	East : Part of Plot No. 15/4
(B)	Door/House no. (in case of house property)	West : Plot No. 15/6.
(C)	Extent/ area including plinth/ built up area in case of house property	North : Open Space
(D)	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	South : Common Space. (Herein after called as Scheduled Property).



culars of the documents scrutinized-serially and chronologically:-
 Original Sale Deed Document No. 14092, dated 31-01-1997.
 Original Sale Deed Document No. 1814, dated 01-05-1997.
 Original Sale Deed Document No. 2340, dated 12-05-1997.

ature 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.

I have verified the Original & Photocopy of Documents 4(a) (1 to 3) in SBI, SME Branch, NIT Faridabad.

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.).

Yes.

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?

Yes.

(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).

N.A.

6. (A) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?

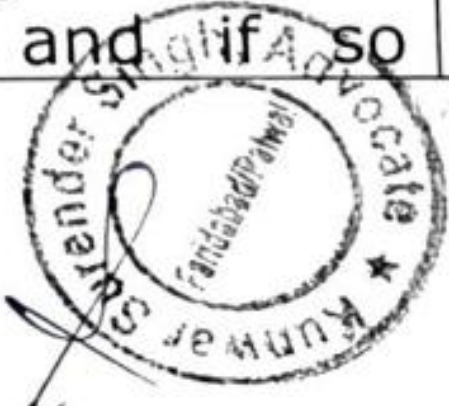
No.

(B) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.

N.A.

(C) Whether the genuineness of the stamp Paper is possible to be got verified from any online portal and if so

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such verification was made?
/ offered as security falls within
isdiction of which sub-registrar

Sub Registrar Faridabad &
Badkhal.

ier it is possible to have
ration of documents in respect of
property in question, at more than
office of sub-registrar/ district
jistrar/ registrar- general. If so,
ease name all such offices?
/hether search has been made at all
he offices named at (b) above?
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.

N.A.

N.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. 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)**

I have examined the documents and the Registration Record kept and
maintained in the office of S.R. Faridabad & Badkhal regarding
Industrial Property Area Measuring 88 Square Yards, Plot No. 15/5,
forming Part of Industrial Plot No. 15, situated at DLF Industrial Area,
Phase-1, Mauza Mewla Maharajpur, Tehsil and District Faridabad,
Haryana and on examination I have found that M/s Ganesh
Enterprises, through Prop. Mr. Yash Pal Aggarwal was the absolute
Owner and in Possession of Plot Area Measuring 1407 Square Yards,
Plot No. 15, situated at DLF Industrial Area, Phase-1, Mauza Mewla
Maharajpur, Tehsil and District Faridabad, Haryana, according to Sale
Deed Document No. 735, Registered in the Office of S.R. Ballabgarh
on dated 28-04-1980.

After that above said M/s Ganesh Enterprises, through Prop. Mr. Yash



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Aggarwal sold out a Part of Land Measuring 33 Square Yards, from above said Plot No. 15, Area Measuring 1407 Square Yards, to Ms. Joginder Sayal, through Sale Deed Document No. 14092, Registered in the Office of S.R. Faridabad on dated 31-01-1997. Further above said M/s Ganesh Enterprises, through Prop. Mr. Yash Pal Aggarwal also sold out a Part of Land Measuring 55 Square Yards, from above said Plot No. 15, Area Measuring 1407 Square Yards, to Ms. Joginder Sayal, through Sale Deed Document No. 1814, Registered in the Office of S.R. Faridabad on dated 01-05-1997. In this way above said Ms. Joginder Sayal become absolute Owner & in Possession of Plot Area Measuring $33+55=88$ Square Yards.

There after above said Ms. Joginder Sayal Sold out above said Plot Area Measuring 88 Square Yards ie. the Scheduled Property, to the present Mortgager Mr. Ashok Sharma S/o Sh. Rangi Lal Sharma on dated 12-05-1997, through Sale Deed Document No. 2340 (In above said Sale Deed No. 2340, the detail of previous sale deed No. 1814 has been wrongly mentioned as 8525 due to typical error, while actual No. is 1814. There is no harm to the bank due to this typical error). The Scheduled Property is Free hold in Nature. The name of Mortgager has also incorporated in MCF. Mr. Ashok Sharma has mortgaged the scheduled property with **SBI, SME Branch Faridabad**. The Mortgager be directed to submit Latest Utility Bills of the Scheduled Property.

According to above mentioned documents Mr. Ashok Sharma is the absolute owner and in possession of the Scheduled Property and he has to furnish a duly attested affidavit by stating that he is absolute owner and in possession of the Property in question, which is free from all encumbrances and charges whatsoever, except the charge of **STATE BANK OF INDIA, SME Branch Faridabad**.

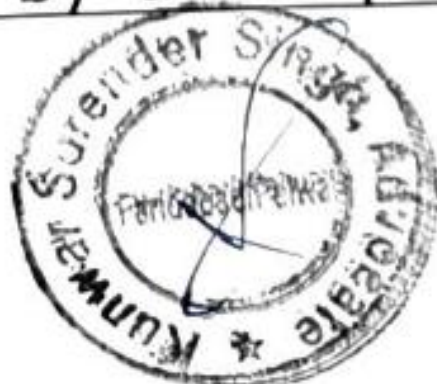
9.	Nature of Title of the intended	The applicant Mr. Ashok
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	Mortgagor over the Property (whether full ownership rights, Leasehold Rights, occupancy/ Possessory Rights or Inamholder or Govt. Grantee/ Allottee etc.)	Sharma has full ownership rights in scheduled property.
	If leasehold, whether; Lease Deed is duly stamped and registered Lessee is permitted to mortgage the Leasehold right, duration of the Lease/unexpired period of lease,) 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. E) Whether the leasehold rights permits for the creation of any superstructure (if Applicable)? F) Right to get renewal of the leasehold rights and nature thereof.	No. N.A. N.A. N.A. N.A. N.A.
11.	If Govt. grant/ allotment/ Lease-cum/ Sale Agreement, whether; grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	No. N.A. N.A.
12	If occupancy right, whether; (A) Such right is heritable and transferable, (B) Mortgage can be created.	N.A.
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No. There is no interest of the Minor in the Property.
14.	If the property has been transferred by way of Gift/Settlement Deed, whether: (A) The Gift/Settlement Deed is duly stamped and registered; (B) The Gift/Settlement Deed has been Attested by two witnesses; (C) The Gift/Settlement Deed transfers the	No. N.A. N.A. N.A.



<p>property to Donee;</p> <p>Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;</p> <p>Whether there is any restriction on the Donor in executing the gift/settlement deed in question;</p> <p>Whether the Donee is in possession of the gifted property;</p> <p>) 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;</p> <p>(H) Any other aspect affecting the validity of the title passed through the gift/settlement deed.</p>	<p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p>
<p>15. 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.</p> <p>(A)</p> <p>(B) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.</p> <p>(C) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.</p> <p>(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.</p> <p>(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?</p>	<p>No.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p>
<p>16. Whether the title documents include any testamentary documents /wills?</p> <p>(A) In case of wills, whether the will is registered will or unregistered will?</p> <p>(B) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent</p>	<p>No.</p> <p>N.A.</p> <p>N.A.</p>



Whether the property is mutated on the basis of will?

Whether the original will is available?

N.A.

Whether the original death certificate of the testator is available?

N.A.

What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?

N.A.

5) (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.

17.	Whether the property is subject to any wakf rights?
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No.

(B) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?

N.A.

(C) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?

N.A.

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.
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No.

(B) Please also comment on any other aspect which may adversely affect the validity of security in such cases?

N.A.

19.	Whether the property belongs to any trust or is subject to the rights of any trust?
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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 so additional precautions/permissions to be obtained for creation of valid Mortgage?

N.A.

(D) Requirements, if any for creation of

N.A.



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Operations
DFC Bank Limited
2nd Floor, Beta B,
Kanjur Marg (E)

	rtgage as per the central/state laws applicable to the trust in the matter.	
	the property is Agricultural land, neither the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	No.
	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?	N.A.
	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	N.A.
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?	NO.
(A)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Yes.
23.	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, however Undertaking to be given by the Mortgager.
(A)	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
(B)	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.	N.A.
24.	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No.
(A)	Property belonging to partners, whether thrown on hotchpots?	N.A.



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	<p>ier formalities for the same have completed as per applicable ?</p> <p>ether the person(s) creating rtgage has/have authority to create rtgage for and on behalf of the firm.</p>	N.A.
	<p>Whether the property belongs to a mited 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.</p>	No.
	<p>Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm?</p>	N.A.
	<p>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) ?</p>	N.A.
(iii)	<p>Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?</p>	N.A.
(iv)	<p>If the search reveals encumbrances / charges, whether such charges/ encumbrances have been satisfied?</p>	N.A.
26.	<p>In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.</p>	No.
27.	<p>Whether any POA is involved in the chain of title?</p>	No.
(A)	<p>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</p>	N.A.



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	irrevocable as per law. 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.	N.A.
(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? ii. Whether the POA is 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?	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-registrar also?)	N.A.
(G)	Please comment on the genuineness of POA?	N.A.
(H)	The unequivocal opinion on the Enforceability and validity of the POA?	N.A.
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it	No.



is executed.	
If the property is a flat/ apartment or residential/ commercial complex, check and comment on the following:	Industrial constructed Plot.
Promoter's/Land owner's title to the land/ building;	Absolute Ownership.
Development Agreement/Power of Attorney;	No.
) Extent of authority of the Developer/ builder;	N.A.
) Independent title verification of the Land and/or building in question;	Yes.
E) Agreement for sale (duly registered);	No.
F) Payment of proper stamp duty;	Yes paid.
G) Requirement of registration of sale agreement, development agreement, POA, etc.;	No.
H) Approval of building plan, permission of appropriate/local authority, etc.;	Not available.
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.;	Yes.
O) Requirements, for noting the Bank's charges on 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.
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.	Property is free from all encumbrances and charges whatsoever, except the charges of SBI SME Branch Faridabad.
31. The period covered under the	01-01-1991 to till date ie. for



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.
Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?	Yes Paid.
Urban land ceiling clearance, whether required and if so, details thereon.	No.
Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Undertaking is to be submitted by the Mortgager in this regard.
Details of RTC extracts/ mutation extracts/ Katha extracts pertaining to the property in question.	As detailed in Para 4(a).
Whether the name of mortgagor is reflected as owner in the revenue/Municipal/ Village records	Yes.
(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.
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;	Latest Electricity Bill is to be submitted.
(B) Document in relation to water connection;	No.
(C) Document in relation to Sales Tax Registration, if any applicable;	No.
(D) Other utility bills, if any.	To be submitted.
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.	According to above documents the property is bounded under: East : Part of Plot No. 15/4 West : Plot No. 15/6. North : Open Space South : Common Space.



<p>the valuation report and/or proved/ 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.)</p>	<p>According to above documents the property is bounded under: East : Part of Plot No. 15/4 West : Plot No. 15/6. North : Open Space South : Common Space.</p>
<p>. 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.</p>	<p>No, there is no Any bar/ restriction for creation of mortgage under any local or special enactments.</p>
<p>41. Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security? Property is SARFAESI compliance</p>	<p>Yes, the SARFESI is applicable.</p>
<p>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.</p>	<p>All the necessary documents are to be taken as suggested in Annexure C (10).</p>
<p>43. 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.</p>	<p>N.A.</p>
<p>44. Additional aspects relevant for investigation of title as per local laws.</p>	<p>No.</p>
<p>45. Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.</p>	<p>Latest Utility Bills are to be taken by the Bank.</p>
<p>46. The specific persons who are required to create mortgage/to deposit documents creating mortgage.</p>	<p>Mr. Ashok Sharma has already created valid Equitable Mortgage in favour of bank by deposit of Original documents.</p>
<p>47. Whether the Real Estate Project comes under Real Estate (Regulation and</p>	<p>No.</p>



Development) Act, 2016?	Y/N.	
Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,		N.A.
Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?		N.A.
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.

Annexure C

CERTIFICATE OF TITLE

I have examined the Original documents, which are enclosed relating to the Property in question which is 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 Equitable Mortgage is created by way of deposit of the following documents in the manner required by law, it will satisfy the requirement of creation of 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, I do not find anything adverse which would prevent the Title Holder 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, except the charges of SBI SME Branch Faridabad as could be seen from the Encumbrance Certificate issued from S.R. Faridabad, since 01-01-1991 to till date, vide Search Receipt No. 007555 9113, dated 25-03-2021 & S.R. Badkhal, since 05-07-2017 to till date, vide Search Receipt No. 007567637, dated 25-03-2021, pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances till date, except the charges of SBI SME Branch Faridabad.



case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges as already stated in the Loan documents agreed to by the Mortgagor and the Bank.

There is no interest of Minor/(s) in the property/(ies).

The Mortgage if created, will be available to the Bank for the Liability of Intending Mortgager Mr. Ashok Sharma on behalf of M/s Majestic Seats India.

I certify that the intending Borrower/ Borrower Mr. Ashok Sharma has acquired absolute, clear and Marketable title over the Schedule property. 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, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

DOCUMENTS RETAINED WITH BANK

1. Original Sale Deed Document No. 14092, dated 31-01-1997.
2. Original Sale Deed Document No. 1814, dated 01-05-1997.
3. Original Sale Deed Document No. 2340, dated 12-05-1997.

DOCUMENTS TO BE TAKEN:

1. Latest Utility Bills of the Scheduled Property.
2. Affidavit.

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

The Scheduled Property is covered under SARFESI compliance.

SCHEDULE OF THE PROPERTY/IES

Industrial Property Area Measuring 88 Square Yards, Plot No. 15/5, forming Part of Industrial Plot No. 15, situated at DLF Industrial Area, Phase-1, Mauza Mewla Maharajpur, Tehsil and District Faridabad, Haryana, which is bounded as under:

- East : Part of Plot No. 15/4
 West : Plot No. 15/6.
 North : Open Space
 South : Common Space

Date : 30-03-2021
 Place: Faridabad



(Kr. Surender Singh)
 Advocate.

AFFIDAVIT

Ashok Sharma S/o Sh. L.R. Sharma, Prop. of M/S Majestic Seats India,
 esident ofdo hereby solemnly affirm and declare as under:-

1. That the deponent is the absolute owner and in possession of Industrial Property Area Measuring 88 Square Yards, Plot No. 15/5, forming Part of Industrial Plot No. 15, situated at DLF Industrial Area, Phase-1, Mauza Mewla Maharajpur, Tehsil and District Faridabad, Haryana.
2. That the deponent has not availed any loan from any other bank, financial institution or private person over above said property, except **SBI SME Branch Faridabad**.
3. That the deponent will not create any charge over above said property by way of sale, mortgage, gift or otherwise, except **SBI SME Branch Faridabad**.
4. That the above said property is neither subject matter of any litigation nor under acquisition.
5. That the Title Deeds deposited/ to be deposited by the deponent are Genuine and are not Duplicate or Fake & there is no Title Deed apart from the Deeds deposited with/ handed over to the Bank.
6. That the deponent has not entered in to any transaction of any nature whatsoever in respect of the Property offered as Security to the Bank.
7. That there are no circus mantes which adversely affect the Mortgage and its Validity/ enforcement.
8. That there is no Tax Liability, Utility Bills or any other Dues pending in respect of the Property offered as Security.
9. That the Property offered as Security shall be available for the Loan sanctioned or to be sanctioned to the Borrower.

Deponent

Verification:

Verified that the contents of my above said affidavit are true and correct to my knowledge and belief and nothing has been concealed therein.
 Verified at Faridabad on _____

Deponent