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Mobile No. 9560223089

Ref No SBI-63/2021 *Dated: 11.08.2021*

Annexure - B:

Report of Investigation of Title in respect of immovable Property

(All columns/items are to be completed/commented by the panel advocate)

1	a)Name of the Branch/ Business Unit/Office seeking opinion.	The DGM, State Bank of India, Overseas Branch, Javahar Vyapar Bhawan, New Delhi.
	b)Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	SBI/2021/
	c) Name of the Borrower.	**M/s. HPL Electric & Power Ltd.**
2.	A) Name of the unit/concern/ company/person offering the property/ (ies) as security.	**M/s. HPL Electric & Power Ltd.**
	b)Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Limited Company
	c)State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	Industrial Unit built on piece of Land measuring 8 Bigha 3 Biswa out of Khasra No.132/70/2, situated in village Shevla, Pargana Basal, Tehsil Kasauli, District Solan, H.P. (AT PRESENT KHEWAT NO.12, KHATONI NO.13, KHASRA NO.21, 23, 24, 25, 26, 27, 28, 29, 30, 31, STANDS IN THE NAME OF M/S. HPL ELECTRIC & POWER (P) LTD.)
	(a) Survey No.	N.A.
	(b) Door/House no. (in case of house property)	N.A.
	(c) Extent/ area including plinth/ built up area in case of house property	Land measuring 8 Bigha 3 Biswa
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Industrial Unit built on piece of Land measuring 8 Bigha 3 Biswa out of Khasra No.132/70/2,

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OFFICE OF THE SUB REGISTRAR

Office :- Kasauli

Print Date Time:- 11-Aug-2021

Date of Receipt: 11-08-2021

Copying/Inspection/Visiting_Receipt	
Receipt Number	387
Request No	304
Request Date	11-08-2021
Request By	Arbind Kumar Singh Advocate
Address	Supreme Court of India
Fee Type	Inspection Fees
Purpose	Registration of Sale Deed
No.of Copies	-
No.of Years	29
Grand Total	Rs.1450/-

Sub-Registrar
Kasauli, Distt. Solan (H.P.)

		situated in village Shevla, Pargana Basal, Tehsil Kasauli, District Solan, H.P. (AT PRESENT KHEWAT NO.12, KHATONI NO.13, KHASRA NO.21, 23, 24, 25, 26, 27, 28, 29, 30, 31, STANDS IN THE NAME OF M/S. HPL ELECTRIC & POWER (P) LTD.)
4.	a)Particulars of the documents scrutinized-serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	

	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.	06.11.2003	Sale Deed	photocopy	

5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts)	Yes, certified copy of sale Deed dated 06.11.2003 is obtained to Bank.
	b) i) Whether all the pages in the certified copies of title documents which are obtained directly from sub-Registrar office have been verified page by page with the original documents submitted ? c) 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 number 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).	Yes
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?	Computerized record is available only at SR office and not on online portal.
	b)If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	No

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	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?	No
7.	a)Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar –Kasauli H. P.
	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?	Sub Registrar - Kasauli H. P.
	c)Whether search has been made at all the offices named at (b) above?	Yes,
	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	As per separate sheet Annexure- B ,Column -8, Minor's interest is not involved
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Free Owner rights
10.	If leasehold, whether;	N.A.
	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.
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	N.A.
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	N.A.
	the mortgagor is competent to create charge on such property,	N.A.

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	whether 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.
12.	If occupancy right, whether;	Yes
	a)Such right is heritable and transferable,	Yes
	b)Mortgage can be created.	Yes
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.	None
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	N.A.
	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 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.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	*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.*
15.	*(a) In case of partition/family settlement deeds, whether theoriginal deed is available for deposit. If not themodality/procedure to be followed to create a valid andenforceable mortgage.* *(b) Whether mutation has been effected and whether themortgagor is in possession and enjoyment of his share.* *(c) Whether the partition made is valid in law and themortgagor has acquired a mortgage- able title thereon.* *(d) In respect of partition by a decree of court, whether suchdecree has become final and all other conditions/ formalities arecompleted/ complied with.* *(e) Whether any of the documents in question are executedin counterparts or in more than one set? If so, additionalprecautions to be taken for avoiding multiple mortgages?*	*N.A.*

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16.	*Whether the title documents include any testamentary documents /wills?* *(a) In case of wills, whether the will is registered will or unregistered will?*	*No.*
	(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? *(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.	*(a) Whether the property is subject to any wakf rights?*	*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.*	*N.A.*
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	*N.A.*
19.	*(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 so additional precautions/permissions to be obtained for creation of valid mortgage?	*N.A.*
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	
20.	*(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.*	N.A.

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	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	*N.A.*
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	*Yes,*
21.	*Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),*	*No*
22.	*(a) Whether the property is subject to any pending or proposed land acquisition proceedings?*	The Property is not Subject to any pending land acquisition.
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	*N.A.*
23.	*(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?*	Borrower/Mortgager to file an affidavit in respect of the above said property that no litigation is pending in any court of law in any part of India
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	*N.A.*
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	The Title Deeds/ Documents do not have any court question.
24.	*(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.*
25.	*Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.* *b) i) Whether the property (to be mortgaged) is purchased by the above company from any other company or limited liability partnership (LLP) firm ? Yes/No* *ii) if yes, whether the search of charges of the*	Yes, the property belongs to Limited company.

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	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) ? *iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes/No* *iv) If the search reveals encumbrances/charges, whether such charges/encumbrances have been* satisfied ? Yes/No	No No
26.	*In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.*	*N.A.*
27.	*(a) Whether any POA is involved in the chain of title?*	*No,*
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	*N.A.*
	(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.	*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.	*N.A.*
	i.Whether the original POA is verified and the titleinvestigation 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 forexecution of title document in question?	N.A. N.A. N.A. N.A.

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	(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 is executed.*	No
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	Industrial Property
	(a)Promoter's/Land owner's title to the 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 inquestion;	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/localauthority, etc.;	N.A.
	(i)Conveyance in favour of Society/ Condominiumconcerned;	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 Lett.	
	(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.

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	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; (p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. (q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	N.A. N.A. 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 from the Society;	*The said property is already mortgaged with State Bank of India*
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	1992-2021
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Latest receipt of Property Tax, if any available with the company
33.	Urban land ceiling clearance, whether required and if so, details thereon. Whether No Objection Certificate under section 281 Income Tax Act is required/ obtained.	N.A. The Act provide that NOC of IT Department is to be obtained before creating charge on the immovable property, therefore it is advised that either NOC of Income Tax Department be taken or the affidavit/ undertaking of the borrower be taken to the effect that neither any attachment notice was issued by the IT Department to the borrower (individual/company/ firm) before creating charge qua the property referred above, nor any attachment proceeding of IT Department are pending at present with respect to the property mortgaged with the bank.
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	*N/A*
35.	Whether the name of mortgagor is reflected as owner in therevenue/ Municipal/Village records?	*N/A*
36.	(a) Whether the property offered as security is clearlydemarcated? (b) Whether the demarcation/ partition of the property islegallyvalid? (c) Whether the property has clear access as perdocuments?	Yes. Yes Yes.
37.	Whether the property can be identified from the	

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	followingdocuments, and discrepancy/doubtful circumstances, if anyrevealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if anyapplicable; (d) Other utility bills, if any.	 Yes Yes N.A. Yes
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 theactual current boundary? If so please elaborate/ comment on thesame.	Please compare all boundaries measurement of all patches as specified in the valuation report.
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Yes, Approved Sanctioned Building Plan.
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	N/A
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	**Yes , <u>The Securitization and Reconstruction of Financial Assets And Enforcement of security Interest Act 2002 is applicable on the property in question .</u>**
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.	N.A.
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.	Yes,
44.	Additional aspects relevant for investigation of title as per local laws.	N.A.

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45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	N.A.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	**M/s. HPL Electric & Power Ltd.**
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016 ? Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished, Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed? 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.** **N.A.** **N.A.** **N.A.**

New Delhi.
Date: 11.08.2021

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Annexure 'B' Column No. 8

Flow of Titles: -

Sh. Rameshwar Nath Tandon was the owner of Land measuring 21 Bigha 6 Biswa comprising out of Khata / Khatoni No.8/9, Khasra No.132/70 (measuring 9 Bigha 12 Biswa) and Khasra No.134/71 (measuring 11 Bigha 14 Biswa), situated in the village Shevla, Pargana Basal, Tehsil Kasauli, District Solan, H.P. by virtue of revenue records duly maintained by the Office of Tehsildar Kasauli, H.P.

Thereafter Sh. Rameshwar Nath Tandon executed Agreement to Sell dated 06.07.2003 with M/s. HPL Protection Technologies Ltd. in respect of Land measuring 8 Bigha 3 Biswa out of Khasra No.132/70, situated in the village Shevla, Pargana Basal, Tehsil Kasauli, District Solan, H.P.

Thereafter M/s. HPL Protection Technologies Ltd. took permission to purchase the said captioned land measuring 8 Bigha 3 Biswa out of Khasra No.132/70, situated in the village Shevla, Pargana Basal, Tehsil Kasauli, District Solan, H.P. from Sh. Rameshwar Nath Tandon vide Permission Letter dated 20.10.2003 duly issued by Govt. of Himachal Pradesh.

Thereafter Sh. Rameshwar Nath Tandon sold & transferred the said captioned land measuring 8 Bigha 3 Biswa out of Khasra No.132/70, situated in the village Shevla, Pargana Basal, Tehsil Kasauli, District Solan, H.P. in favour of M/s. HPL Protection Technologies Ltd. by virtue of Sale Deed registered as document No.532, In Addl. Book No.I, Volume No.584, on Pages 19 to 24, on dated 06.11.2003, registered in the office of SR-Kasauli, H.P.

And further as there was an Error / Mistake / location hurdle in writing of Property detail in Sale Deed No.531, dated 06.11.2003 both the parties Sh. Rameshwar Nath Tandon & M/s. Himachal Energy Pvt. Ltd. & M/s. HPL Protection Technology Pvt. Ltd. agreed to exchange the land in parts.

And whereas M/s. HPL Protection Technology Pvt. Ltd. had obtained the permission from Govt. of Himachal to exchange the land vide their Letter dated 21.06.2005 (Permission Letter).

Thereafter M/s. HPL Protection Technology Pvt. Ltd. owner of 8 Bigha 3 Biswa out of Khata / Khatoni No.8/9, Khasra No.132/70 (1 Bigha 9 Biswa out of Khasra No.132/70/1) and Khasra No.134/71 (6 Bigha 14 Biswa out of Khasra No.134/71/1) exchanged with M/s. Himachal Energy Pvt. Ltd. owner of 8 Bigha 3 Biswa out of Khasra No.132/70/2 by virtue of Exchage Deed registered as Document No.460, In Addl. Book No.I, Volume No.661, on Pages 07 to 14, dated 30.06.2005, registered in the office of SR-Kasauli, H.P.

Thereafter M/s. HPL Protection Technologies Ltd. amalgamated with M/s. HPL Socomec Pvt. Ltd. vide Order dated 22.10.2008 of Company Petition No.175/2008 by Hon'ble High Court of Delhi. And further M/s. HPL Socomec Pvt. Ltd. changed its name to M/s. HPL Electric & Power (P) Ltd. vide Certificate of Incorporation dated 10.03.2010 duly issued by Registrar of Companies.

Thereafter M/s. HPL Electric & Power (P) Ltd. changed its name to M/s. HPL Electric & Power Ltd. vide Certificate of Incorporation dated 14.12.2015 duly issued by Registrar of Companies.

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As such M/s. HPL Electric & Power Ltd. became the absolute owner of Land measuring 8 Bigha 3 Biswa out of Khasra No.132/70/2, situated in village Shevla, Pargana Basal, Tehsil Kasauli, District Solan, H.P. (AT PRESENT KHEWAT NO.12, KHATONI NO.13, KHASRA NO.21, 23, 24, 25, 26, 27, 28, 29, 30, 31, STANDS IN THE NAME OF M/S. HPL ELECTRIC & POWER (P) LTD.) and got mutated the said captioned land in thir name in the records.

Date: 11.08.2021

Signature of Advocate

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Ref No SBI-63/2021 Dated: 11.08.2021

ANNEXURE - C:

CERTIFICATE OF THE TITLE DEEDS

1. I have examined the Certified copies of Original Title Deeds 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 Registered/ 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:

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 State Bank of India 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 no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seenfrom the Encumbrance Certificate for the period from 1992-2021 pertaining to the Immovable Property/(ies) covered by above said Certified copies Title Deeds. The property appears to be free from all Encumbrances.

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

   Minor/(s) and his/ their interest in the property/(ies) is to the extent of(Specify the share of the Minor with Name). N.A

7. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower M/s. HPL Electric & Power Ltd.

ARBIND KUMAR SINGH
Enrl. No. D-[illegible] Advocate
Off. No. 661 Lawyer's Chamber
Sec. [illegible] Dwarka Court
[illegible]223089

8. I certify that M/s. HPL Electric & Power Ltd. have anabsolute, 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.

9. If Bank created Mortgage on said property by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage.

1. Khatoni / Jamabandi reflecting / showing Sh. Rameshwar Nath Tandon as recorded owner.
2. Agreement to Sell Dated 06.07.2003.
3. Permission Letter dated 20.10.2003 duly issued by Govt. of Himachal Pradesh.
4. Original Sale Deed registered as document No.532, In Addl. Book No.I, Volume No.584, on Pages 19 to 24, on dated 06.11.2003, registered in the office of SR-Kasauli, H.P. duly executed by Sh. Rameshwar Nath Tandon in favour of M/s. HPL Protection Technologies Ltd.
5. Permission Letter for exchange of Land dated 21.06.2004 duly issued by Govt. of Himachal.
6. Original Exchage Deed registered as Document No.460, In Addl. Book No.I, Volume No.661, on Pages 07 to 14, dated 30.06.2005, registered in the office of SR-Kasauli, H.P. duly executed between M/s. HPL Protection Technology Pvt. Ltd. and M/s. Himachal Energy Pvt. Ltd.
7. Copy of Order dated 22.10.2008 of Petition No.175/2008 by Hon'ble High Court of Delhi.
8. Certificate of Incorporation dated 10.03.2010 duly issued by Registrar of Companies in the name of M/s. HPL Electric & Power (P) Ltd.
9. Certificate of Incorporation dated 14.12.2015 duly issued by Registrar of Companies in the name of M/s. HPL Electric & Power Ltd.
10. Affidavit from the mortgagors that the above property is free from all encumbrances and defects of the title and that they has not created any other charge or lien on the said Property in favour of any other person or persons in any manner whatsoever .

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

SCHEDULE OF THE PROPERTY (IES):

Industrial Unit built on piece of Land measuring 8 Bigha 3 Biswa out of Khasra No.132/70/2, situated in village Shevla, Pargana Basal, Tehsil Kasauli, District Solan, H.P. (AT PRESENT KHEWAT NO.12, KHATONI NO.13, KHASRA NO.21, 23, 24, 25, 26, 27, 28, 29, 30, 31, STANDS IN THE NAME OF M/S. HPL ELECTRIC & POWER (P) LTD.)

Signature of the Advocate
ARBIND KUMAR SINGH
Enrl. No. D-2405/2005 Advocate
Chamber No. 601 Lawyer's Chamber
Section-12 Dwarka Court
Mob. 9650223089

Date: 11.08.2021

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु.10

Rs.10

INDIA NON JUDICIAL

हिमाचल प्रदेश HIMACHAL PRADESH

15AA 056476

Attached with the copy of Sale deed No- 532 dt 06-11-2023.

Sub-Registrar
Kasauli, Distt. Solan (H.P.)
24/09/2024

No 78
28/04/2021

for copy of decree

Sh Arbind Kumar Singh
Adv. Ch. No 317. Patiala
House court New Delhi

№ 0062991 2002

Himachal Government Judicial Paper

Sale consideration : Stamp worth : Land Value : line

31,54,050/- 3,78,600/- 38700/- **Words** 850

Stamps shed 24 = 20,000/- Eighteen; 15,000/- One; 1,000/- Three; 500/- One; 100/- One

Sale Deed

THIS INDENTURE OF SALE IS MADE AT KASAULI on 6th November 2003 between Mr. Rameshwar Nath Tandon, Age years S/o Shri Sant Tandon, Tandon Hospital, Chowk Arya Samaj, Patiala – 147001, R/o 2 Yadvindra Colony, The Mall, Patiala, hereinafter called the Vendor/Seller (which expression shall include his legal heirs, assigns, attorneys, successors, executors, representatives, administrators etc).

AND

M/s H.P. Protection Technologies Pvt. Ltd. having its office at 1/21, Asaf Ali Road, New Delhi - 110002 through its Director Sh. Rajesh Seth S/o Lalit Seth, R/o 35 Sunder Nagar, New Delhi – 110003 hereinafter called the Purchaser/ Vendee (which expression shall include his legal heirs, assigns, attorneys, successors, executors, representatives, administrators etc).

The expression 'Seller and Purchaser' shall always be deemed to include their respective heirs, attorneys, successors, executors representatives, administrators assigns, etc.

Certified To Be A True Copy

Sub Registrar Kasauli

24/9/2021

भान जुडिशियल स्टाम्पस पेपर्स मालपत्री
रु. 3,78,600/- दिनांक 24 बजार
अन्तर्गत विक्रेता ग्रुप - कोड 1 में भर्ती

[illegible]
[illegible] कार्यालय, जिला सोलन (हि.प्र.)
6/11/03

[illegible] 4 [illegible]
दिनांक 6-11-03 तथानुसार 15 कार्तिक
[illegible] 1925 [illegible] 4 तथा
5 [illegible]
सीरी सन्त राम पटवारी
[illegible] पंजीकरण
हेतु [illegible] कार्यालय में
प्रस्तुत किया।

[illegible]
[illegible] सोलन (हि.प्र.)
6/11/03

Certified To Be A True Copy

Sub Registrar Kasauli
24/9/2021

13

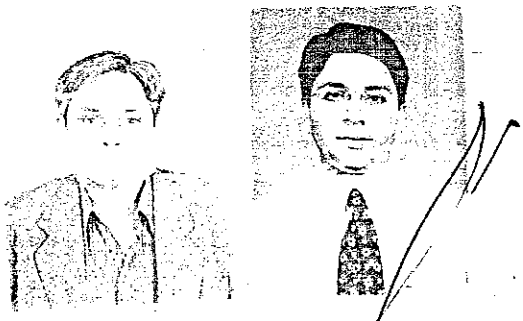
अतिरिक्त बही

ल्य
इस किस्म के
लए भी प्रयोग
है जो साधारण
ा 4 के दीकिन्त
लिखे जाते है।

वाले

2002

№ 0062991 **Himachal Government Judicial Paper**



Sale consideration : Stamp worth : Land Value : line 85
31,54,050/- 3,78,600/- 38700/- **Words** 850
Stamps sheet 24 = 20,000/- Eighteen; 15,000/- One;
1,000/- Three; 500/- One; 100/- One

Sale Deed

THIS INDENTURE OF SALE IS MADE AT KASAULI on 6th November 2003 between Mr. Rameshwar Nath Tandon, Age years S/o Shri Sant Tandon, Tandon Hospital, Chowk Arya Samaj, Patiala – 147001, R/o 2 Yadvindra Colony, The Mall, Patiala, hereinafter called the Vendor/Seller (which expression shall include his legal heirs, assigns, attorneys, successors, executors, representatives, administrators etc).

AND

M/s H.PL Protection & Technologies Pvt. Ltd. having its office at 1/21, Asaf Ali Road, New Delhi - 110002 through its Director Sanjay Seth S/o Lalit Seth, R/o 35 Sunder Nagar, New Delhi – 110003 hereinafter called the Purchaser/ Vendee (which expression shall include his legal heirs, assigns, attorneys, successors, executors, representatives, administrators etc).

The expression 'Seller and Pu always be deemed to include their respective heir executors representatives, administrators

—2021

№ 0062993 2002 Himachal Government Judicial Paper

14

अतिरिक्त बही संख्या

मूल्य	इन्द्रा
इस किस्म के लिए भी प्रयोग है जो साधारण ख्या 4 के कैफियत में लिखे जाते है।	मामला औरत्य शुल्क।
.....	नं०
.....	
.....	दर
.....	
वाले का	
.....	मू
.....	र

-2-

NOW THIS SALE DEED WITNESS AS UNDER

WHEREAS the Vendor is the sole legal, absolute and recorded owner of the land Kh./Kh 8/9 Khasra No. 132/70 measuring 9-12 bigas and Khasra No. 134/71 measuring 11-14 bigas (totalling Kites 2 Measuring 21-6 bigas), situated in village Shavde Pargana Basal, Tehsil Kasauli, Distt. Solan, H.P as per the copy of Jamabandi for the year 2000-2001 duly issued by the Patwari Vasal on dated 5-11-2003 vide report No. 243 which is attached herewith.

WHEREAS the vendor / seller had agreed to sell and the Vendee / Purchaser had agreed to purchase from the above land and had entered into an Agreement to Sell on 6th July 2003 on agreed terms, conditions and consideration.

As per the terms of the Agreement to sell dated 6th July 2003, the vendee is now competent to purchase the property under Sale Deed as he has been permitted by Himachal Pradesh Government vide their permission letter No. Rev.B-F-(10)-306/2003 dated 20.10.2003 to purchase the land. The condition copy of the permission is enclosed herewith.

WHEREAS the Seller has agreed to sell and the purchaser has agreed to Purchase 8-3 bigas (of the above sold land measuring 21-6 bigas)

Certified To be a true copy

Sub Registrar

24/9/2021

श्री सतेश्वरनाथ दत्त पुत्र स्व० सन्त दत्त

निवासी पटीमाला

नरेन्द्र नाथ पुत्र

निवासी

भोपा पट्टी

जावली

काफोली

6/11/03

साक्षी-I

पेश कर्ता

साक्षी-II

शपथकर्ता

6/11/03

№ 0062994 2002 Himachal Government Judicial Paper

अतिरिक्त वह। सं

म मूल्य
ता इस किस्म के
के लिए भी प्रयोग
ता है जो साधारण
संख्या 4 के कैफियत
ने में लिखे जाते है।

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.....
.....
.....
वने वाले का
.....
.....

falling in Khasra No. 132/70/I and Khasra No. 134/71/I for a total Sale consideration of Rs. 31,54,050/- (Rupees Thirty One Lac Fifty Four Thousand Fifty only). On the south side immediately next to the land, the owner has sold to Himachal Energy Pvt. Ltd., land measuring 8-3 bigas situated in village Shivela, Pargana Basal, Tehsil Kasauli, Distt. Solan, H.P.

That under Agreement to Sell dated 6th July' 2003 vender had already received Rs.14,19,361.25 towards advance and is being paid the balance amount Rs.15,84,688.75 (*Rs. Fifteen Lacs Eighty Four Thousand Six Hundred* Eighty Eight and paise Seventy Five Only) vide bank Draft No. 972972 issued by Global Trust Bank dated 5th November' 2003 and drawn on Corporation Bank, Patiala AND cash Rs.1,50,000/- (*Rs. One Lac Fifty Thousand only*) at the time of execution of this Sale Deed towards full and final sale consideration of Rs. 31,54,050. The Purchaser has therefore paid to the seller today the total consideration amount mentioned above and now nothing is due towards the purchase of the above said land to be paid to the seller.

The seller acknowledges and confirms the receipt of the entire consideration amount of Rs. 31,54,050/- (Rs. Thirty one Lacs Fifty Four Thousand Fifty only) against the sale of the above 8-3 bigas of land.

That the Vendor/Seller who is the absolute owner and in exclusive possession of the above referred land do hereby sell, convey, assigns,

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Sub Registrar Kasauli
24/9/2021

मला—202

[illegible]

[illegible]

[illegible]

6/11/03

№ 0062995 2002 Himachal Government Judicial Paper

अतिरिक्त

मूल्य
इस किस्म
लिए भी प्रयो
है जो साधा
या 4 के कैफि
लिखे जाते है

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वाले
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.....

—4—

assure and transfer the above mentioned land of 8-3 bigas situated in Khasra No. 132/70 and 134/71 situated in village situated in village Shavela, Pargana Basal, Tehsil Kasauli, Distt. Solan, H.P. along with all rights, title, interests, path leading to the said land, air, light, water with ancient rights, common privileges, liberty etc. and all sorts of other easementaly rights whosoever of the vendor into and upon the said land herchy transferred unto the Vendee absolutely and forever. To hold posses and enjoy the same into the use of the Vendee/his legal heirs, successors and assigns etc. absolutely and forever without any hindrance, interference by the Vendor or by any other person/persons claiming through or under his/her.

That the vacant, actual and physical peaceful possession of the above referred property under sale along with all right, title and interest have been handed over to the Vendee on the spot by the Vendor. All expenses of the registration & stamps duty shall be borne by the purchaser.

The Vendor confirms that he is the sole, absolute , legal and rightful owner of the land mentioned above and the land is free from all encumbrances, charges lien, dispute, mortgage to any government bodies / institutions, bank or individuals and is not subject matter of any legal disputes. The first party further undertakes that he has absolute right to dispose off the above land and further undertakes to indemnify the second party against

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Sub Registrar

24/9/2021

—2021—

6/11/03

№ 0062996 2002 Himachal Government Judicial Paper

अतिरिक्त बही

मूल्य
इस किस्म के लिए भी प्रयोग है जो साधारण खाता 4 के अंतर्गत में लिखे जाते है।

any claim on this land from any person / body / authority whatsoever due to the acts and omission of the first party.

That the expression of the Vendors and Vendee shall include their legal heirs, representatives and assigns etc.

In witness whereof both the parties set and scribed their respective signature after going through the contents of the same; in the presence of the witness:

The above sale deed has been signed on the day and month years as mentioned above in token of its acceptance.

Rameshwar Nath Tandon
Seller/ Vendor

Gautam Seth
for HPL-Protection Technologies Pvt. Ltd.
Purchaser / Vendor

Witnesses:

1.

2.

24/9/2021

S.K. SHARMA
S/o Sh. Bong Parkash Sharma
90 - FRIENDS COLONY,
PATIALA

S.A.O. 2671

प्रमाणित किया जाता है कि मतु प्रमाण पत्र
532 1. 584
13-18 6-11-03

6-11-03

संख्या : रैव0–बी0–एफ0 (10)- 306/2003

हिमाचल प्रदेश सरकार

राजस्व विभाग

वित्तायुक्त एवं सचिव (राजस्व),

हिमाचल प्रदेश सरकार।

कृते एम0सी0एफ0 प्रोडक्शन कैमिकल्स प्रा0लि0
7/21, आसफ अली रोड नई दिल्ली–02

दिनांक शिमला–171002 20 अक्तूबर, 2003

विषय :– मै0 एम0सी0एफ0 प्रोडक्शन कैमिकल्स प्रा0लि0 द्वारा औद्योगिक ईकाई स्थापित करने हेतु भूमि खरीद करने की अनुमति प्रदान करने बारे।

महोदय,

अवगत किया जाए कि मुझे उपायुक्त, सोलन के पत्र क्रमांक रैवी/11-232/92-सोलन दिनांक 18-9-2003 द्वारा कि आपके आवेदन प्रकरण के सम्बन्ध में मुझे यह कहने का निदेश हुआ है कि प्रदेश सरकार ने हिमाचल प्रदेश टेनेन्सी एण्ड लैण्ड रिफोर्मस एक्ट, 1972 की धारा 118 की उप–धारा 2 के खण्ड (ए) तथा हिमाचल प्रदेश टेनेन्सी एण्ड लैण्ड रिफोर्मस रूल्ज, 1975 के नियम 38 ए के उप–नियम 3 खण्ड (डी) के अर्न्तगत शक्तियों का प्रयोग करते हुये आपके पक्ष में भूमि खसरा नम्बर 172/70, 154/71 एकड़ 00-03 बीघा स्थित मौजा रोहड़ तहसील जिला सोलन में औद्योगिक ईकाई स्थापित करने हेतु निम्नलिखित शर्तों पर भूमि क्रय करने की अनुमति प्रदान की जाती है :–

1. यह अनुमति इस पत्र के जारी होने से 180 दिन तक मान्य /वैध होगी।
2. भूमि का प्रयोग उसी प्रयोजन के लिये 2 वर्षों की अवधि के अन्दर किया जायेगा जिस प्रयोजन के लिये अनुमति दी गई है। यदि भूमि का प्रयोग उसी प्रयोजन के लिये निर्धारित अवधि के अन्दर नहीं किया गया तो उक्त भूमि सभी प्रकार से भारमुक्त होकर सरकार में निहित हो जायेगी।

2/ Certified To Be A True Copy

Sub Registrar Kasauli
24/9/2021

6/11/03

3. जमाबन्दी की टिप्पणी खण्ड में [illegible] किया जाये कि ऐसा भविष्य में [illegible] /बीज/[illegible] के लिये [illegible] की परिभाषा में नहीं [illegible]।

4. इस परिपत्र [illegible] ऐसा कृषक [illegible] अनुबंधक की [illegible]।

5. विभाग की [illegible] ऐसे कृषक [illegible] बाजारी [illegible] पर ऐसा से [illegible] की जायेगी।

[illegible]

[illegible] (राजस्व),
[illegible] सरकार।

[illegible] विभाग विभाग—2

[illegible] विभाग [illegible]
[illegible] है।

[illegible] (राजस्व),
[illegible] सरकार।

Certified To Be A True Copy

Sub Registrar

24/9/2021

D.L. R. Form No. 8

जमाबन्दी 2000-01 मौजा [illegible] (12) परगना [illegible] तहसील [illegible] जिला [illegible]

नं खेवट या जमाबन्दी	नम्बर खतौनी	नाम पति या तरफ मय नाम नम्बरदार व तादाद मुआमला	नाम मालिक व ऐहवाल	नाम काश्तकार व ऐहवाल	नाम चाह व दीगर वरासत आबपाशी	नम्बर खाता खसरा	रकबा हर खेत व मिजान खाता मय किस्म अराजी		जमा जो मुजारा अदा करता है व तफसील शरह व तादाद	हिस्सा या पैमाना हकीयत व तरीका बाछ	मुतालबा व शरह मुआमला व हबूब	कैफियत
							बीघों में	मीट्रिक इकाईयों में				
1	2	3	4	5	6	7	8		9	10	11	12
[illegible]	9	[illegible] खेवट	रामेश्वर दास पुत्र [illegible] राम पुत्र गुरुप्रसाद साकिन पहिमाला !	[illegible] [illegible]	—	134/70	9-12 [illegible]		—	[illegible] खेवट	माल 0.51 [illegible] 0.27 आ. [illegible] 0.41 ना. [illegible] 0.10	[illegible]
						134/71	11-14 [illegible]					
						किता 2	21-6 [illegible]					

[illegible] 6/11/03

Certified To Be A True Copy

Sub Registrar Kasauli
24/9/2041

[illegible] R.N 243

6/11/03

[illegible] of the repayment of the [illegible] parcel of land and also of [illegible] as per plan approved by Panchayat [illegible] parcel of land the residential building and

AJn.

श्रीवास्तव (2)

कार्यालय जिला सोलन (हि. प्र.)

पैमाना वर्गमीटर 40 मी. की इंच

7·ख / 20 — 7·ख / 20 — क्षेत्रफल

132 / 20 — $\frac{132}{20} = 68\left(\frac{9+8}{2}\right) = 580$

= 1-9 बीघा चालनी

132 / 20 — $\frac{132}{20}$ वाटि पक्का 8-3 बीघा चालनी

134 / 21 — $\frac{134}{21} = 22\left(\frac{15+45}{2}\right) = 1617$

$\text{घ} = \frac{57 \times 38}{2} = \frac{1064}{2681}$

= 6-14 बीघा चालनी

134 / 21 — $\frac{134}{21} = \frac{68 \times 25}{2} = 851$

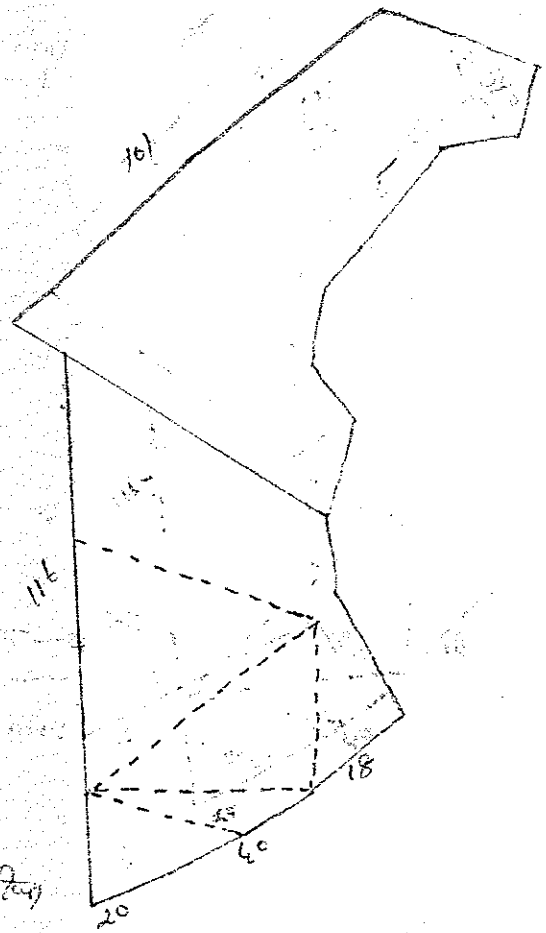
$\text{क} = 33 \times 22 = 363$

$\text{ख} = \frac{47 \times 9}{2} = 211$

$\text{ग} = \frac{36 \times 15}{2} = 270$

$\text{च} = \frac{61 \times 10}{2} = 305$

= 5-0 बीघा चालनी



पटवारी

6/11/03

R.N. 243

Ad 5-11-03

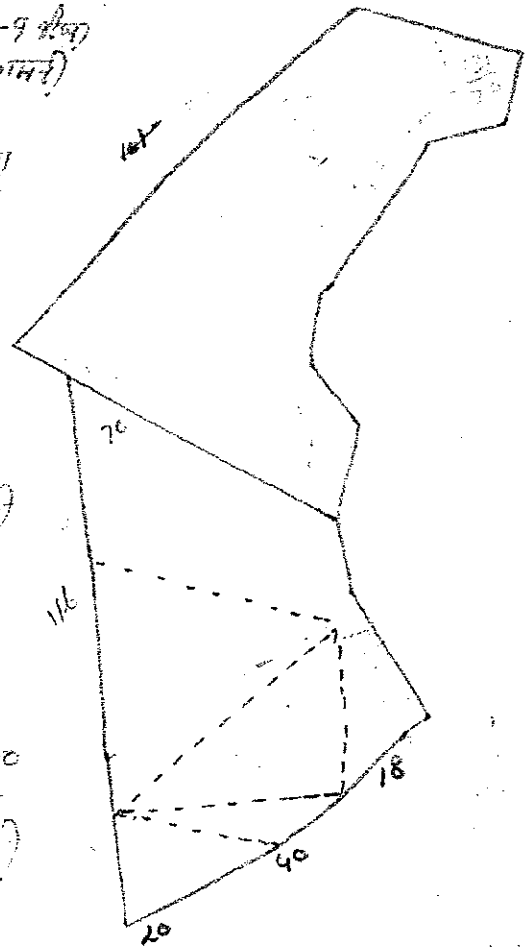
24/9/2021

No

मौजा/तपीला मौजा ..... में है .....

जिला सोनीपत (हि.प्र.)

पैमाना, परिमाण 40 मीटर प्रति इंच



भू.ख. हाद	लम्बाई (मी)	
	$\frac{132}{20} = \frac{18(9+8)}{2} = 58.5$	1-9 बीघा पानी
	$\frac{132}{20} =$	9-3 बीघा पानी
	$\frac{134}{71} = \frac{77(12+25)}{2} = 10.1$	
	$\frac{134}{71} = \frac{57 \times 38}{2} = \frac{1064}{268}$	= 6-14 बीघा पानी
	$\frac{134}{71} = \frac{68 \times 25}{2} = 85.7$	
	$\frac{134}{71} = \frac{33 \times 22}{2} = 363$	= 5-0 बीघा पानी
	$\frac{134}{71} = \frac{42 \times 9}{2} = 21$	
	$\frac{134}{71} = \frac{36 \times 15}{2} = 270$	
	$\frac{134}{71} = \frac{61 \times 10}{2} = \frac{305}{2005}$	

6/11/03

5-11-03

R.V. 243

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Sub Registrar Kaseuli

24/9/2021

as a security of the repaymen
the aforesaid parcel of land and
as per plan approved by Panc
parcel of land the

भारतीय गैर न्यायिक

भारत

दस रुपये

रु.10

TEN RUPEES

Rs.10

INDIA NON JUDICIAL

हिमाचल प्रदेश HIMACHAL PRADESH

15AA 056475

Attached with the copy of Exchange deed No- 460 dated 30-06-200

Sub-Registrar
Kasauli, Distt. Solan (H.P.)
28/09/2021

3079
24/04/2021

for copy of order

Sh Arbind Kumar Singh
Adv. CL. No 3/7 Patiala
House Court New Delhi

No 1628519 per

No 07

रिक्त बही

कस्म के
ो प्रयोग
साधार
ो कैफि
जाते

KC Rajkhati 30/6/05

किमत भूमि अस्टाम्प किताअस्टाम्प सतरें 97
1,15,920/- 9,300/- आठ हरूफ 970
:- 5,000/-एक,1,000/-चार,100/-तीन
रकबा :- 3-3 बीघा

/ विनिमय विलेख---तबादला नामा /

यह कि विनिमय विलेख-तबादलानामा विलेख आज दिनाकः- 30 जून सन 2005 को मैसर्ज हिमाचल ऐनरजी प्रा0 लि0 बजरीया इसके डारेक्टर श्री प्रवीन अधलखा पुत्र श्री भीम सैन निवासी 35 सुन्दर नगर नई दिल्ली जिसे पहला पक्ष कहा गया है / प्रथम पक्ष तथा मैसर्ज एच0पी0एल0 प्रोटैक्शन टेकनोलोजी प्रा0 लि0 बजरीया इसके अधिकृत हस्ताक्षर कर्ता श्री सी0 जी0 पूरी पुत्र श्री एस0 पी0 गोस्वामी निवासी जी0एच0-4/ 39मीरा अपाटमैन्ट पश्चिम विहार नई दिल्ली/ जिसे इसके उपरान्त द्वितीय पक्ष कहा गया है ।

यह कि प्रथम पक्ष भूमि खेवट/खतौनी न0 8/9 खसरा न0 132/70 रकबा तदादी 09 बीघा व 12 बिस्वा मे से खसरा न0 132/70/2 रकबा तदादी 08 बीघा व 03 बिस्वा

Certified To Be ...

Sub Registrar Kasauli
28/07/2021

97-

मान मुद्रांक शुल्क/पंजीयन शुल्क
9300/- किता 2 ग्राम
टोकन विक्रय शुल्क 20% टोकन

उप-पंजीकार,
तहसील कठौली, जिला सोनभद्र (उ.प्र.)
30/6/05

तदादला नामा

मु. 80-6-05 तहसील
दिनांक
सन् संवत् 1926 को 4
5 पक्षों के मध्य में प्रवीण आना तथा
पुत्र गोपाल सिंह 35 कुदरगढ़
को पंजीकरण
हेतु उप-पंजीकार, कठौली के कार्यालय में
प्रस्तुत किया।

उप-पंजीकार,
तहसील कठौली, जिला सोनभद्र (उ.प्र.)
30/6/05

Form No. 21.

3

संख्या-I

न्द्राजों की क्रम संख्या :—

ामले की मालियत और
ौर रजिस्ट्री की रकम और
ुल्क और प्राप्त हुआ तावान

नं0 दस्तावेज.....
....
दस्तावेज की किस्म.
.....
.....
मूल्य .....
रजिस्ट्री फीस....
.....
फीस नकल.....
शब्दों की संख्या.
.....
फीस अनुवाद..
.....
फीस कमीशन
.....

वाक्या मौजा शेवला, परगना बासल, तहसील कसौली, जिला सोलन हिमाचल प्रदेश का वाहिद मालिक तथा काबिज है जोकि प्रथम पक्ष ने हिमाचल प्रदेश सरकार की ईजाजत ईकाई स्थापित करने हेतू प्राप्त करने के उपरान्त अराजी उपरोक्त को बजरीया बैयनामा नम्बर 531 तारीख 06-11-2003 के खरीद किया है। जोकि अराजी हर प्रकार से साफ व पाक है : तथा द्वितीय पक्ष भूमि खसरा न0 132/70 रकबा तदादी 09 बीघा व 12 बिस्वा में से खसरा नम्बर 132/70/1 रकबा 01 बीघा व 09 बिस्वा तथा खसरा नम्बर 134/71 रकबा तदादी 11-14 बीघा में से 134/71/1 रकबा 06 बीघा व 14 बिस्वा कुल किते 2 रकबा तदादी 08 बीघा व 03 बिस्वा वाक्या शेवला परगना बासल, तहसील कसौली जिला सोलन हिप्र0 के वाहिद मालिक तथा काबिज है, उपरोक्त अराजी को द्वितीय पक्ष ने बजरीया वसीका बैयनामा नम्बर 532 तारीख पँजीकरण 6-11-2003 कार्यालय उप-पँजीकार कसौली द्वारा खरीद किया है, जिसका ईन्द्राज कागजात माल में अमल करवा दिया है, जैसा कि नकल जमाबन्दी साल 2000-2001 में दर्शाया गया सलग्न है,

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24/07/2024

[illegible] अम्बालवा पुत्र श्री [illegible]
[illegible] निवासी 35 कुन्द फार्म [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] Jeri

[illegible] Kishan Member G.P. [illegible]

Gurkhel [illegible] Ceyaudi

करते हैं [illegible] के हित के परिचित

है। अतः [illegible] सत्यापित करें।

[illegible]

[illegible] कलौली, जिला सोनीपत (हि.प्र.)

30/4/05

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] कलौली, जिला सोनीपत (हि.प्र.)

30/4/05

[illegible]

[illegible]

जिसको खरीद करने की ईजाजत हिमाचल प्रदेश सरकार से द्वितीय पक्ष ने बाबत औद्योगिक ईकाई स्थापित करने हेतू प्राप्त की है। इसका इन्द्राज़ भी कागजात माल में अमल हो चुका है, परन्तु उपरोक्त अराजी के नम्बर गलत हो जाने के कारण दोनो पक्ष आपस में तबादला करना चहाते है अतः प्रथम पक्ष अपनी भूमि खसरा नम्बर 132/70/2 रकबा तदादी 08 बीघा व 03 बिसवा में से खसरा नम्बर 132/70/2/2 रकबा तदादी 03 बीघा व 03 बिस्वा जिसका ततीमा सलग्नँ है, का तबादला द्वितीय पक्ष की भूमि खसरा नम्बर 134/71/1 रकबा तदादी 06 बीघा व 14 बिस्वा में से खसरा नम्बर 134/71/1/2 रकबा तदादी तीन बीघा व तीन बिस्वा जिसका ततीमा भूमि सलग्नँ है, वाक्या शेवला परगना बासल तहसील कसौली, जिला सोलन हिप्र0 के साथ करता है तथा द्वितीय पक्ष भी अपनी भूमि उपरोक्त 03-03 बीघा का तबादला प्रथम पक्ष की भूमि 03-03 बीघा उपरोक्त से करता है, जिसके ततीमें सलग्नँ है ।

यह कि उपरोक्त अराजी का तबादला करने के लिये द्वितीय पक्ष ने हिमाचल प्रदेश सरकार द्वारा वित्तायुक्त एवम् सचिव

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Sub Registrar Kasauli
22/09/2021

I

II

मंजूरी

तहसीलदार,
तहसील/कानौदी, जिला टोंक (राज.)
30/4/05

राजस्व के पत्र सँख्या रै0वी0एफ0/10/308/2003 तारीख 24-06-05 को द्वारा उप-सचिव राजस्व हिमाचल प्रदेश प्राप्त कर ली है जो कि सलग्न दोनो पत्रो की छाया प्रतियाँ है ।

यह कि दोनो पक्षो ने अपनी -2 भूमि का तबादला कर लिया है तथा आपस में कब्जा तबादला वाली भूमि का एक दुसरे के साथ तबदील कर लिया है /विनिमय कर लिया है/प्राप्त कर लिया है अब उपरोक्त अराजी के तबादला का इन्तकाल दोनो पक्ष एक दुसरे के नाम करवाने के लिये पाबन्द रहेगें। यदि इस वसीका हजा की रूह से इन्तकाल तबादला एक दुसरे की गैर-हाजिरी व गैर-मौजुदगी में तसदीक हो जावे तो भी दोनो पक्षो को कोई एतराज किसी किस्म का नही होगा ।

यह कि इस विलेख वसीका हजा की रूह से दोनो पक्षो ने उपरोक्त अराजी जो कि तबादला में एक दुसरे को दी है, वह तमाम हक हकूक अधिकार जो भी दोनो पक्षो को है या होते हो जैसें, पथ, जल, वायु प्रकाश सुख भोग अधिकार, आवपाशी, आवनौशी, आबादी का अधिकार, तथा अन्य तमाम हक हकूक अधिकार अब वह तमाम तबादला में एक दुसरे को आई

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24/09/2021

उप-निबंधक,
देवलाल कलौंदी, जिला सोनभद्र (उ.प्र.)
30/6/05

11

भूमि पर हासिल होगें, जिनको कि उपरोक्त अराजी को बैय करने, रैहन करने, हिब्बा करने, तबादला करने व पट्टा आदि पर देने का भी पुर्ण अधिकार तथा क्षमता होगी ।

यह कि उपरोक्त तबादला दोनो पक्षो को इस लिये करना पड़ा क्योकि पहले जो रजिस्ट्री के वक्त ततीमें बने थे वह मौका पर उल्टे हो गये थे क्योकि जिस ओर द्वितीय पक्ष ने भूमि खरीद की है वह प्रथम पक्ष के पास ही रह गया था ।

यह कि उपरोक्त तबादला के मुताबिक आज के बाद दोनो पक्ष अपने-2 कब्जा में रहेगे, जिसका कब्जा भी दोनो पक्षो ने मुताबिक ततीमा के सौंप दिया है तथा इसी ताबदले का ईन्द्राज कागजात माल में अमल करने के लिये पाबनद रहेगें तथा हर प्रकार से अपने कब्जा वाली भूमि पर आबाद व काबिज रहेगें । कब्जा भी आपस मे दोनो पक्षो ने तबदील कर लिया है।

यह कि जो भी कार्यवाही तबादला का इन्तकाल करने व तबादला का ईन्द्राज कागजात माल में अमल करने की जिम्मेवारी दोनो पक्षो की होगी तथा दोनो ही पक्ष तबादला

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24/07/2021

प्रमाणित

हस्ताक्षर,

तहसील करौली, जिला सोनभद्र (उ.प्र.)

30/4/05

No. 1628523 2003 Himachal Government Judicial Paper

No. 12

रिक्त बही सं

इस

रूप के
प्रयोग
साधारण
कैफियत
जाते हैं ।

मा
अं
शु

राजस्व रिकॉर्ड में दर्ज करवाने व तसदीकी करवाने के लिये पाबन्द रहेगें ।

यह कि क्रेयता तबदला वाली भूमि का प्रयोग भी उसी कार्य में इस्तेमाल करेगा जिसके लिये भूमि खरीद करने की ईजाजत प्राप्त हुई है यानि अराजी पर औद्योगिक ईकाई ही स्थापित की जावेगी। जो भी शर्ते परमीशन में द्वितीय पक्ष को दी गई है उसका पालन इस वसीका हजा में भी उसी अवस्था में कायम रहेगा, जिस अवस्था में बैयनामा विलेख में है ।

यह कि इस लिखित पर दोनो पक्षो के जाईज वारिस उत्तराधिकारी भी पाबन्द रहेगें ।

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Sub Registrar Kasauli
24/04/2024

97-डी.ए

पुष्टीकरण

तहसीलदार,
तहसील [illegible], जिला सोनभद्र (उ.प्र.)

No. 1628524 2003 Himachal Government Judicial Paper

लिहाजा यह विलेख इकरार नामा दोनो पक्षो ने अपनी -2 मर्जी व अपने -2 होश हवास बिना किसी के जबर व दवाब रूबरू गवाहान के लिखा दिया ताकि बकते जरूरत काम आवे । मजबून पढ़वा कर सुन व समझ लिया जो कि सून व समझ कर सही व दुरूस्त माना आज दिनांकः-30 जून सन 2005

गवाह :-

1, C.M. MANAKTALA s/o Sh. A. LAL is2, RPS Shailesh Sawai-5 Kasauli

2, Pawan Kumar s/o Sh. Chetan Lal Bhargava Algoth U.P.

प्रथम पक्ष

द्वितीय पक्ष

शनाख्त कर्ता

Jai Kishan Member Gram Panchayat Kyuli Kasauli

बनश्याम शर्मा
वसीका नवीस कसौली

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Sub Registrar Kasauli

24/07/24

प्रमाणित किया जाता है कि प्रस्तुत प्रलेख क्रमांक
960 [illegible] 661
के पृष्ठ 7-14 [illegible] 30-6-05
को [illegible] पंजीकृत
प्रति [illegible]
के पृष्ठ [illegible] पर चिपका दी
गई है।

उप निबंधक,
बहुउद्देशीय कालोनी, जिला पौड़ी (गढ़वाल)
30/6/05

औसत वेध एक साला मौजा गांधी [illegible] पटवारी हल्का कौरी दिनांक 1-6-2004 ता 31-5-2005 तक

नम्बर खसरा	तारीख फैसला	कुल आवर	कुल दोष	बगर आवर	बगर दोष	बगर सीमा	बंजर जमीन	घास नीज गैर मुमकिन	उस रकबा	मात	किस्म/जिंस मार्फ
917	4-1-05	0—5	—	—	—	—	—	—	0—5	0—28	351565—00 [illegible]
919	12-5-05	—	—	—	—	—	0—17	0—1	0—18	0—08	90000—00 [illegible]
योग	2 साला	0—5	—	—	—	—	0—17	0—1	0—3	0—36	441565—00
[illegible]		1—25	0—94	0—62	0—44	0—19	0—09	0—03			1 पैसे [illegible] 12265-19
[illegible] बिस्वा		76660-56	57648-74	38023-64	26984-51	11652-40	5579-56	1839-86			
[illegible] बिघा		1533211-20	1152974-80	760472-78	539690-36	233048-11	11039-20	3697-07			

नोट: मौके तालीफ नहीं हुई है औसत
वेध रकबा/उपरोक्त मौजा [illegible] है। उपरोक्त
बमूजब [illegible] औसत है। एक साला
कई वेध के [illegible] है। [illegible]
ग्राम गांधी व [illegible] दो ग्रामों के औसत [illegible]
[illegible]

पटवारी 28/6/2005
पटवार हल्का कौरी जिला सोनभद्र
[illegible] कौरी

[illegible]
[illegible] कौरी, जिला सोनभद्र (मि.प्र.)
20/6/05

[illegible] कौरी, जिला सोनभद्र (मि.प्र.)
20/6/05

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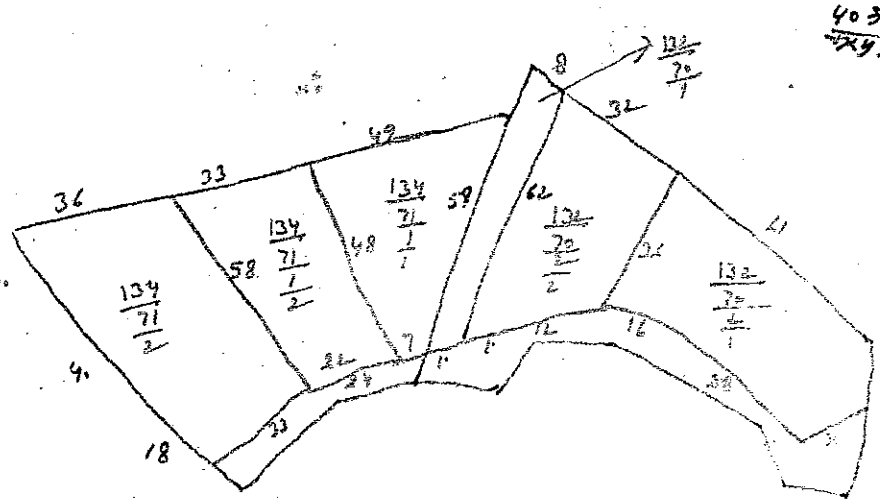
Sub Registrar Kusaha
24/09/2021

नक्शा मौजा शेवला परगना नालागढ़ तहसील कसौली
जिला सोलन

पैमाना 1 इंच
40 गज प्रति इंच
गज = 54"



किल्ला ए

खसरा नं.	नम्बर खसरा हाल	लम्बाई	चौड़ाई	रकबा
134/71/1	134/71/1/2	63	(24+16)/2 = 1260	3-3 बिघा बासनी
	134/71/1/1	62	(7+39)/2 = 1426	3-11 बिघा बासनी
	132/70/2/2	63	(27+13)/2 = 1260	3-3 बिघा बासनी

नोट: * लाल रंग से दर्शाए गए भाग नक्शे के अवयव जाहिर करते हैं

तहसीलदार कसौली, जिला सोलन (हि०प्र०)
20/6/05

तहसीलदार कसौली
26/6/2005
तहसील कसौली जिला सोलन

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29/05/2021

	व तादाद मुआमला						बीघों में

जमाबन्दी 2000 – 2001 मौजा शेवला-कि 127 परगना दासल तहसील कसौली जिला सोलन

D.L.R. Form No. 8

नम्बर खेवट या जमाबन्दी	नम्बर खतौनी	नाम पति या तरफ मय नाम नम्बरदार व तादाद मुआमला	नाम मालिक व ऐहवाल	नाम काश्तकार व ऐहवाल	नाम चाह व दीगर वसायल आबपाशी	नम्बर हाय खसरा	रकबा हर खेत व मिजान खाता मय किस्म अराजी		लगान जो मुजारा अदा करता है व तफसील शरह व तादाद	हिस्सा या पैमाना हकीयत व तरीका बाछ	मुतालबा व शरह मुआमला व हबूब	कैफियत
							बीघों में	मीट्रिक इकाईयों में				
1	2	3	4	5	6	7	8		9	10	11	12
	9		रमेश्वरदास पुत्र नन्त पुत्र उत्तमसाद ग्राम पटियाला	मालिक		132/70	9–12 घासनी				0.68 गैर मुमकिन 0.51 0.27 गैर मुमकिन 0.41 गैर मुमकिन 0.10	
						134/71	11–14 घासनी					
						चिन्हा 2	21–6 घासनी					

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29/05/2025

राजकीय मुद्रणालय, हि० प्र०, शिमला–107–राजस्व–/2003––22–4–2003–7, 10,000.

HIMACHAL ENERGY PRIVATE LIMITED

Corporate Office : 1/21, Asaf Ali Road, New Delhi-110 002.
Ph. 91- 11- 2323 4411, 2323 4811 Fax 91-11- 2323 2639
E-mail : hpl@hplindia.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF HIMACHAL ENERGY PVT. LTD. IN THEIR MEETING HELD ON 25TH OF JUNE,05

Resolved that Mr. Parveen Adlakha Director of the Company be and is hereby authorised to sign all documents, deeds, appear before registrar/other authorities for registration/mutation and take such other necessary steps either himself or through his authorised power of attorneys for exchange of land situated at Village Shavela, Jabli (H.P.)

For Himachal Energy Pvt. Ltd.

Sasharma

Company Secretary

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Sub Registrar Kasauli

24/09/2021

Sub Registrar, Kasauli (H.P.)

30/6/05

50 Rs.

पचास रुपये

सत्यमेव जयते

भारत

INDIA

FIFTY RUPEES

पु०रु.

50RS

दिल्ली DELHI

702742

POWER OF ATTORNEY

Know all the men by the present that Shri Rishi Seth, Director of **M/s HPL Protection Technologies Ltd.** having its Registered Office at 1/21, Atma Ram Mansion, 2nd Floor, Asaf Ali Road, New Delhi-110 002 do hereby appoint, nominate and authorise **Shri C.G. Puri R/o Paschim Vihar, New Delhi** as our true and lawful Power of Attorney in respect of all the matters relating to Exchange of Land situated at Village Shavela, Jabli, Himachal Pradesh with Himachal Energy Pvt. Ltd. and for this purpose he is authorized to sign, register all Agreements, Deeds and execute any / all papers, represent, negotiate and any other matter relating to said purpose.

EXECUTANT

for HPL PROTECTION TECHNOLOGIfES LTD.

DIRECTOR

SPECIMEN SIGNATURE OF
Mr. C.G. Puri
attested

for HPL PROTECTION
TECHNOLOGIES LTD.

DIRECTOR

Place : NEW DELHI
Date : 29/6/05

29 JUN 2005

26/05/2027

E:\LGHTPL-POA.doc

संख्या: रैव: बी-एफ(10)3/2003
हिमाचल प्रदेश सरकार
राजस्व विभाग।

प्रेषक

वित्तायुक्त एवं सचिव(राजस्व)
हिमाचल प्रदेश सरकार।

प्रेषित

मै० हिमाचल ऐनरजी प्रा०लि०
मारफत ए०जी०एंटी,
1/21, आसिफ अली रोड, नई दिल्ली-02
दिनांक शिमला-171002 16 फरवरी, 2004

विषय:- मै० हिमाचल ऐनरजी प्रा०लि० द्वारा औद्योगिक ईकाई स्थापित करने हेतु भूमि क्रय करने की अनुमति बारे।

महोदय,

उपरोक्त विषय पर उपायुक्त, सोलन के कार्यालय के पत्र संख्या: ~~[illegible]~~ रेवा/11-2329/03-कसौली, दिनांक 16 दिसम्बर, 2003 द्वारा प्राप्त आपके प्रकरण के सम्बन्ध में मुझे यह कहने का निदेश हुआ है कि सरकार द्वारा आपके आवेदन पत्र पर विचार करने के उपरान्त आपके पक्ष में इस विभाग के सम संख्या: पत्र दिनांक 26-6-2003 द्वारा भूमि खसरा संख्या: 132/70 रकबा ता० 8-03 बीघा स्थित मौजा रोवला तह० कसौली जिला सोलन में क्रय करने की प्रदान की गई स्वीकृति में से भूमि खसरा संख्या: 132/70/2 रकबा तादादी 5 बीघा का तबादला खसरा संख्या: 134/71/2 रकबा तादादी 5 बीघा के भूतपूर्व मालिकों की राजेश्वर दास से ~~क्रय~~ करने की अनुमति प्रदान करने का निर्णय लिया है। इस विभाग के उक्त पत्र में अन्य प्रदान्ति गई शर्तें अपरिवर्तित मानी जाएंगी।

भवदीय,

उप सचिव(राजस्व)
हिमाचल प्रदेश सरकार।

पृष्ठांकन संख्या: उपरोक्त, दिनांक शिमला-171002 फरवरी, 04
प्रतिलिपि निम्न लिखित को सूचनार्थ प्रेषित है:-

1. उपायुक्त, सोलन जिला सोलन हि०प्र०।
2. निदेशक, उद्योग विभाग हि०प्र०।

उप सचिव(राजस्व)
हिमाचल प्रदेश सरकार।

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Sub Registrar Kasauli
29/05/2007