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Ref

Dated : 04/08/2022

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-IC Branch "UPVAN" Delhi - Rohtak Road , Bhadurgarh (HR) .
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	c) Name of the Borrower..	M/s Super Freeze India Limited Registered office at WZ-92 Raja Gardan , Ring Road , New Delhi .
2	a) Type of Loan	
	b) Type of property	Industrial Land
3	i) Name of title holder /prospective seller	M/s Super Freez India Limited
	ii) Name of the unit/concern/ company/person/ prospective buyer/mortgager offering the property/ (ies) as security.	
	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.)	As borrower Cum Guarantor
4	Value of Loan(Rs. In crores)	
5	Complete or full description of the immovable property (ies) offered as security including the following details.	
	a) Survey No.	HB No. 102
	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 03Bighe 13Biswa bearing Khasra no. 142/128(3-13) Khewt/ Khatoni no. 31/37 Situated at Village Plassi Nathu, Hb no.102 , Tehsil Nalagarh , Dsitt Solan (H.P) as per jamabandi 2015-2016
	d) Locations like name of the place, village, city, registration, Sub-district etc. Boundaries.	Situated at Village Palasi Nathu, , Tehsil Nalagarh ,

36	<p>a) Particulars of the documents scrutinized-serially and chronologically.</p> <p>b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified</p>
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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	22/07/2004	Sale Deed No 1757	Photocopy	Original with the Bank
2	22/07/2004	Certified copy of Sale Deed No 1757	Certified copy	
3	11/06/2004	GPA 1026	Photocopy	
4	21/09/2022	Copies of computerized Jamabandi for the year 2015-16	Certified Copy	

7	<p>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).</p>	<p>Yes. Certified copy of sale deed no. 1757 dated 22/07/2004 has been obtained from the office of sub registrar Nalagarh.</p>
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b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Reg 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 ordinarily copies the matter should be handled more diligently & cautiously)

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?	Only Revenue record can be verified through online portal.
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b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.

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?

Only Revenue record can be verified through online portal.

Yes, The property is already Mortgageed with SBI Bahadurgarh for sum of Rs. 1.00 Crore & to this Rapat of mutation no. 267 has been entered in the revenue record.

No

	d) Whether proper registration of documents completed Details thereof to be provided.	N/A
9	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Nalagarh , Distt Solan.
	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?	Sub Registrar Nalagarh , Distt Solan & from Halqa patwari .
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10	a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	<p>I have searched the Index Records from the Sub Registrar, Nalagarh and also examined the Revenue Records relating to property in question.</p> <p>Previously Sh Ravindra Singh Thakur Advocate has given his TIR dated 28/06/2019 on the title of the above property & brief history of the property has been given in para no. 8 of the TIR.</p> <p>Now I have obtained the latest jamabandi & from its Perusal of latest jamabandi for the year 2015-2016 , M/s Super Freez India Limited Who is the Borrower has been recorded as owner of the above said property & regarding the loan raised by M/s Super Freez India Limited aforesaid from SBI , Rapat of mortgage no. 267 has been entered in the revenue record for consideration of Rs.1Crore</p> <p>As Such M/s Super Freez India Limited aforesaid is the owner of Land measuring 03Bighe 13Biswa bearing Khasra no. 142/128(3-13) Khewt/ Khatoni no. 31/37 Situated at Village Plassi Nathu,Hb no.102 , Tehsil Nalagarh , Dsitt Solan (H.P) as</p>

per jamabandi 2015-2016 which is free from all sorts of encumbrance till date except the lien of the SBI Bhadurgarh .
Hence the chain is complete

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

No

In case of property offered as security for loans of Rs 100 crores and above, search of title encumbrance for a period of not less than 30 years is mandatory (Separate sheets may be used)

c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion

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)

Full ownership rights in the name of M/s Super Freez India Limited

If ownership rights,

a) Details of the Conveyance Documents

Yes , Sale deed no. 1757 dated 24/07/2004

b) Whether the document is properly stamped

Yes

c) Whether the document is properly registered

Yes

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

If Govt. grant/ allotment/Lease-cum/Sale Agreement, Agreement/Occupancey/Inam Holder/Allottee etc, whether,

N/A

a) Grant/ agreement etc provides for alienable rights to the mortgagor with or without conditions?

N/A

b) The mortgagor is competent to create charge on such property?

N/A

	trust and whether trust deed specifically authorizes the mortgage of the property?	
	c) If YES, 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.	N/A
18	Is the property an Agricultural land.	No.
	a) whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	
	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?	No
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained?	N/A
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.)	Permission to sell in respect of the property in question for establishing the industrial unit has been granted by the Govt. of Himachal Pardesh vide letter dated 16/07/2004.
	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?	N/A
21	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, However fresh Affidavit of the Mortgager be obtained (Draft affidavit attached)
	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	N/A

	respect of the property in question? In such case please comment on such seal/markings?	
22	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No
	b) Property belonging to partners, whether thrown on 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.	The property belongs to Limited company
	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.	No
	2) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	N/A
	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
	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?	Yes
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so,	No

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		
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)	No	
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?		The property in question already mortgaged with the SBI. The mortgager / vendee has purchased the land in question from Sh Balbir Singh Through his GPA/POA Sh Mukal Thakur vide GPA/POA no 1026 dated 11/06/2004 registered with the Sub registrar Nalagarh. Yes General One
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?	Yes	
f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Yes	
g) Please comment on the genuineness of POA?		The sub registrar after verifying the genuineness of POA has registered the document.

26	<p>h The unequivocal opinion on the enforceability and validity of the POA</p> <p>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.</p>	The POA is valid one.
27	<p>If the property is a flat/apartment or residential/commercial complex.</p> <p>a) Promoter's/Land owner's title to the land/ building;</p> <p>b) Development Agreement/Power of Attorney;</p> <p>c) Extent of authority of the Developer/builder;</p> <p>d) Independent title verification of the Land and/or building in question;</p> <p>e) Agreement for sale (duly registered);</p> <p>f) Payment of proper stamp duty;</p> <p>g) Requirement of registration of sale agreement, development agreement, POA, etc.;</p> <p>h) Approval of building plan, permission of appropriate/local authority, etc.;</p> <p>i) Conveyance in favour of Society/ Condominium concerned;</p> <p>j) Occupancy Certificate/allotment letter/letter of possession;</p> <p>k) Membership details in the Society etc.;</p> <p>l) Share Certificates;</p> <p>m) No Objection Letter from the Society;</p> <p>n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building</p>	<p>No</p> <p>The property is industrial Property</p> <p>Through Sale deed no 1757 dated 22/07/20004.</p> <p>No.</p> <p>No.</p> <p>Yes</p> <p>Sale deed registered.</p> <p>Yes</p> <p>N/A</p> <p>Approve map has been sanctioned by the competent authority N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>

	Regulations, Development Control Regulations, Cooperative Societies' Laws etc.;	
	o) Requirements, for noting the Bank 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.	
	II.A Whether the Real Estate Project comes under Real Estate (Regulation and Development Act 2016? Y/N	No
	II.B Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	No
	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.	The property in question is already mortgaged with State Bank of India Bahadurgarh for consideration of Rs1.00Cr & to this effect Rapat/ Mutation of mortgage no. 267 dated 27/01/2016 has been entered in the revenue record
29	The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge, if any.	I have perused the relevant record after the previous legal opinion dated 28/06/2019 of advocate Sh Ravinder singh Thakur ie from 28/06/2019 to till date & certified that the lien /charge of the bank has been noted in the revenue record for consideration of Rs1.00Cr & to this effect Rapat/ Mutation

		of mortgage no. 267 dated 27/01/2016 has been entered in the revenue record
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. b) Whether No Objection Certificate under the Income Tax Act is required/obtained?	N/A To be obtained from the company.
32	a) Details of RTC extracts/mutation extracts/Katha extract pertaining to the property in question.	Rapat/ Mutation of mortgage no. 267 dated 27/01/2016 has been entered in the revenue record
	b) Whether the name of mortgagor is reflected as owner in the revenue /Municipal/Village records?	Yes
33	a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation/ partition of the property is legally valid? 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. valuer certificate to this effect is in the loan file
34	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed 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 any applicable.(d) Other utility bills, if any.	Yes
	b) Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No
35	a) Whether the documents i.e. valuation report /approved/ sanctioned plans reflect /indicate any difference /discrepancy in the boundaries in relation to the title document/other documents if the valuation report and /or approved plan are not available at the time of preparation of TIR please provide these	No

	comments subsequently, on receipt of the same.	
36	a) Whether the bank will be able to enforce SARFAESI ACT, if required against the property offered as security? b) Property is SARFAESI compliant (Y/N)	Yes Yes
37	a) Whether the original title deeds are available for creation of equitable mortgage. 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.	Yes . title deed no 1757 dated 22/07/2004 N/A
38	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	The lein / charge of the bank to be got noted in revenue record in favour of the bank for the enhanced loan amount if any.
39	The specific persons who are required to create mortgage/to deposit documents creating mortgage	As per resolution of the company, the authorized person/director will creat mortgage. However mortgage has already been created in this Loan case.

Date: 02/10/2022
Place: CHANDIGARH

Signature of the Advocate