

Munindra K. Saraswat
ADVOCATE

Chamber :
New Hall No.1, Seat No. 3,
Civil Court, Aligarh
8077747859, 9837051984
mksar1971@gmail.com

To,
Ref. No. The Chief Manager
State Bank of India
I.E. BSR Road, Ghaziabad

Date 08-07-2022

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 Industrial area Branch, BSR Road Ghaziabad.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	SBI/22-23/58 dated 20-06-2022
	c) Name of the Borrower.	M/S Rathi Iron Steel Pvt. Ltd. through its Director Mr. Vinay Rathi.
2	a) Type of Loan.	Cash Credit
	b) Type of property	A Non-agricultural Land.
3	a)- Name of the unit /concern / company / person offering the property/ (ies) as security.	M/S Aligarh Udhog Private Ltd. F-319 Ground floor old Seemapuri Delhi 110095 through its Director Mr. Saif Ali Khan.
	b)- Constitution of the unit/concern/ person / body / authority offering the property for creation of charge	M/S Rathi Iron Steel Pvt. Ltd. through its Director Mr. Vinay Rathi.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Guarantor.
4	a) Value of Loan (Rs. in crores)	27 Cr.
5	Complete or full description of the immovable property/(ies) offered as security including the following details.	
	a) Survey No.	A land measuring 1.562 hectare a part of Khasra No. 1065 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh.
	b) Door/House no. (in case of house property)	Nil
	c) Extent/ area including plinth/ built up area in case of house property	1.562 hectare or 1562 sq. meter.
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	A Land measuring 1.562 hectare the land of Khasra No. 1065 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh. BOUNDARIES:- East-Khet Suleman Lala. West- Khet Saniya Rizwan. North- Khet Genda & Baliya South- Chanduas-Rampur Shahpur Link Marg.



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक: गझाना क्रम संख्या 2022016004265

अलीगढ़

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 09/06/2022

प्रस्तुतकर्ता या प्रार्थी का नाम एम०के०सारस्वत एड०

लेख का प्रकार: मुआयना

1998 वर्ष से 2022 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुफ्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 09/06/2022

दिनांक जब लेख प्रतिलिपि या तलाश 09/06/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उपनिबन्धक: गझाना क्रम संख्या 2022016004265

अलीगढ़

अधिनियम 16 1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम एम०के०सारस्वत एड०

1998 वर्ष से 2022 वर्ष तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 09/06/2022

दिनांक जब लेख प्रतिलिपि 09/06/2022

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक: खैर क्रम संख्या 2022014015244

अलीगढ़

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 07/07/2022

प्रस्तुतकर्ता या प्रार्थी का नाम एम के सारस्वत एड०

लेख का प्रकार: मुआयना

1992 वर्ष से 1997 तक

प्रतिफल की धनराशि 60

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुफ्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 60

शुल्क वसूल करने का दिनांक 07/07/2022

दिनांक जब लेख प्रतिलिपि या तलाश 07/07/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उपनिबन्धक: खैर क्रम संख्या 2022014015244

अलीगढ़

अधिनियम 16 1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम एम के सारस्वत एड०

1992 वर्ष से 1997 वर्ष तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 60

प्रार्थना पत्र प्रस्तुत करने का दिनांक 07/07/2022

दिनांक जब लेख प्रतिलिपि 07/07/2022

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

6	<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>	<p>Detailed and discussed in</p> <p>Schedule A</p>
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>b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).</p>	<p>YES</p> <p>YES, obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor.</p>
8	<p>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?</p> <p>b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.</p> <p>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?</p> <p>a) Whether proper registration of documents completed. Details thereof to be provided.</p>	<p>No</p> <p>Not Applicable</p> <p>No</p> <p>Yes, as discussed in Schedule A</p>
9	<p>a) Property offered as security falls within the jurisdiction of which sub-registrar office?</p> <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?</p>	<p>Sub-Registrar Office, Gabhana District Aligarh</p> <p>Before 1998 the Jurisdiction of execution and registration of the documents vested in the office of Sub-Registrar Khair but after April 1998 the Jurisdiction lies in the office of Sub-Registrar Gabhana. District Aligarh.</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, such record found in Sub-Registrar Office only.
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.	Yes , 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 more fully Detailed & discussed in schedule B .
	b)-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 30years is mandatory. (Separate Sheets may be used)	There is no minor interest and no other clog on title is involved.
	C)-Nature of the minor 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	There is no minor transaction involved
11	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
	If Ownership Rights,	Yes
	a) Details of the Conveyance Documents	Detailed discussed in schedule A of this TIR.
	b) Whether the document is properly stamped.	Yes
	c) Whether the document is properly registered.	Yes
	If leasehold, whether;	
	a) lease Deed is duly stamped and registered	Not applicable
	b) lessee is permitted to mortgage the Leasehold right,	Not applicable
	c) duration of the Lease/unexpired period of lease,	Not applicable



	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.	Not applicable
	e) Whether the lease hold rights permits for the creation of any superstructure (if applicable)?	Not applicable.
	f) Right to get renewal of the leasehold rights and nature thereof.	Not applicable
	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder /Allottee etc, whether;	
	a) Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not applicable
	b) The mortgagor is competent to create charge on such property?	Not applicable
	c) Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not applicable
	If occupancy right, whether;	No
	a) Such right is heritable and transferable,	Not Applicable
	b) Mortgage can be created.	Not Applicable
12	Has the property been transferred by way of Gift/Settlement Deed	No.
	a) The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
	c) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	
	d) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	e) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not Applicable
	f) Whether the Donee is in possession of the gifted property;	Not Applicable
	g) Whether any life interest is reserved for	Not Applicable



	the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
13	Has the property been transferred by way of partition/family settlement deeds, a) Whether the Original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage. b) Whether mutation has been effected c) whether the mortgagor is in possession and enjoyment of his share. d) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/ complied with. f) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not applicable
14	Whether the title documents include any testamentary documents /wills? a) In case of wills, whether the will is registered will or unregistered will? b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court? c) Whether the property is mutated on the basis of will? d) Whether the original will is available? e) Whether the original death certificate of the testator is available? f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? g) Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable



	validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	
15	Whether the property is subject to any wakf rights/ belongs to church / temple or any religious / other institutions	No
	a) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	No
	b) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
16	a) Where the property is a HUF/joint family property.	No.
	b) Whether mortgage is created for family benefit/legal necessity. whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No.
	c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
17	a) Whether the property belongs to any trust or is subject to the rights of any trust?	No.
	b) Whether the trust is a private or public trust and whether Trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c) If Yes additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
18	Is the property an Agricultural land , -?	Not applicable.
	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?	Not applicable.



	c) In the case of conversion of Agricultural land for Commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Yes, The total land measuring 2.897 hectares of Khasra No. 1065 including the captioned property of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh has declared nonagricultural land vide order dated 28-12-2021 passed by SDM Gabhana District Aligarh in case No. 5600/2021 Saniya & others v/s State of U.P under section 80 of Land Revenue Code 2006.
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.),	No.
	b) Additional aspects relevant for investigation of title as per local laws.	No.
20	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
	d) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No
21	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, Property wise register of litigation is not maintained in U.P.
	b) If so, whether such litigation would adversely affect the Creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	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.	No.
22	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not Applicable
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not Applicable



	a) Whether the property belongs to a Limited Company, check the Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC) and Articles of Association /provision for common seal are required from Mortgagor.
	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.	Not applicable
	b/2 If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	Not applicable
	b/3 Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	Not applicable
	b/4 If the search reveals encumbrances / charges, whether such charges /encumbrances have been satisfied?	Not applicable
24	In case of Societies, Association, the required authority/power to Borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable.
25	a) Whether any POA is involved in the chain of title?	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.	Not applicable
	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	Not applicable



	favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	
	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.	Not Applicable
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable.
	ii. Whether the POA is a registered one?	Not applicable
	iii. Whether the POA is a special or general one?	Not applicable General
	iv. Whether the POA contains a specific authority for execution of title document in question?	Not applicable
	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?)	Not applicable.
	h) Please comment on the genuineness of POA?	Not applicable.
	i) The unequivocal opinion on the enforceability and validity of the POA?	Not applicable.
26	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/authenticated in terms of the Law of the place, where it is executed.	Not Applicable
27	I. If the property is a flat / apartment or residential /commercial complex	Not applicable
	a Promoter's/ Land owner's title to the land /building;	Not applicable
	b Development Agreement/Power of Attorney;	Not applicable
	c Extent of authority of the Developer/builder;	Not applicable
	d Independent title verification of the Land and/or building in question;	Not applicable
	e Agreement for sale (duly registered);	Not applicable
	f Payment of proper stamp duty;	Not applicable



g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Not applicable
h	Approval of building plan, permission of appropriate authority, etc.;	Not applicable
I	Conveyance in favour of Condominium concerned;	Not applicable
j	Occupancy Certificate/allotment letter/letter of possession;	Not applicable
k	Membership details in the Society etc.;	Not applicable
l	Share Certificates;	Not applicable
m	No Objection Letter from the Society;	Not applicable
n	All legal requirements under the local/Municipal laws, regarding ownership of flats /Apartments /Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	Not applicable
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not applicable
p	If the property is a vacant land	Not applicable
q	Whether the numbering pattern units/flats tally in all documents	Not applicable
II A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not applicable
II B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not applicable
II C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
II D	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable
28	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No encumbrance is found during my scrutiny in the records of sub-registrar office.
29	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Inspection of records of Sub-Registrar available as on date was inspected period from 01-01-1992 to 1997 in the office of Sub Registrar Khair and 20-04-1998 to 31-05-2022 in the office of Sub Registrar Gabhana on which date the record of Sub-Registrar was found complete and available for inspection only up to 31-05-2022. No encumbrance is found during my search in the abovementioned office.
30	Details regarding property tax or land revenue or other statutory dues paid/payable	Not applicable.



	<i>as on date and if not paid, what remedy?</i>	
31	a) Urban land ceiling clearance, whether required and if so, details thereon.	U.L.C. Act already repealed in U.P.
	b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Not Applicable
32	a) Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Recorded in revenue records.
	b) Whether the name of mortgagor is reflected as owner in the revenue /Municipal/Village records?	Yes
33	a) Whether the property offered as security is clearly demarcated?	Yes, as per sale deed
	b) Whether the demarcation/ partition of the property are legally valid?	N.A.
	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, mention in title deed.
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;	Not Applicable.
	b) Document in relation to water connection;	Not Applicable.
	c) Document in relation to Sales Tax Registration, if any applicable;	Not Applicable
	d) Other utility bills, if any.	Not Applicable.
	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No
35	Whether the documents i.e. Valuation report / approved sanction plan reflects / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same)..	Valuation report and /or approved plan are not available at the time of preparation of TIR.
36	a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes.
	b) Property is SARFAESI compliant (Y/N)	Yes
37	a) Whether original title deeds are available for creation of equitable mortgage	I have not seen the original title documents, so I am giving Certificate of title on the basis of certified copies of the title deeds.



	b) In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard	Not applicable
38	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	No.
39	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/S Aligarh Udhog Private Ltd. F-319 Ground floor old Seemapuri Delhi 110095 through its Director Mr. Saif Ali Khan.

Date: 08-07-2022

Place: ALIGARH



SCHEDULE- A

PARTICULARS OF THE DOCUMENTS SCRUTINIZED

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.	Fasali year 1413-1418	Khatauni of Khasara No. 1065 area 2.8970 hectare of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh in the name of Ameena Begam w/o Khan Mohmmad, Bablu, Akram and Mukarram all sons of Late Khan Mohmmad having bhumidhari with transferable rights since 1404 fasali	Certified copy	It is a part of revenue record hence copy is sufficient.
2.	24-04-2013	Sale deed executed by Ameena Begam w/o Khan Mohmmad, Akram and Mukarram all sons of Late Khan Mohmmad being owner and bhumidhar with transferable rights of the land of Khasra No. 1065 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh, in respect of a land area 2.084 hectare a part of the land of Khasra No. 1065 out of its total area aforesaid in favour of Smt. Shahjahan Begam w/o Hazi Nazeer Ahmad. The said sale deed is registered in office of SR Gabhana at Book No. I Zild No. 2207 Page No. 149/288 Serial No. 2181 dated 24-04-2013.	Certified Copy	No.
3	Fasali Year 1419-1424	Khatauni of Khasara No. 1065 area 2.8970 hectare of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh in which the name of Smt. Shahjahan Begam w/o Hazi Nazeer Ahmad was mutated in place of Ameena Begam w/o Khan Mohmmad, Akram and Mukarram all sons of Late Khan Mohmmad on the basis of sale deed dated 24-04-2013 in respect of the land measuring 2.084 hectare.	Certified copy	It is a part of revenue record hence Certified copy is sufficient.
4	31-10-2018	Sale deed executed by Smt. Shahjahan Begam w/o Hazi Nazeer Ahmad being owner and bhumidhar with transferable rights of the land area 2.084 hectare a part of the land of Khasra No. 1065 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh on the basis of sale deed dated 24-04-2013, in respect of a land area 1.562 hectare a part of the land of Khasra No. 1065 aforesaid in favour of M/S Aligarh Udhog Private Ltd. F-319 Ground floor old Seemapuri Delhi 110095 through its Director Mr. Saif Ali Khan. The said sale deed is registered in office of SR Gabhana at Book No. I Zild No. 3480 Page No. 345/378 Serial No. 8174 dated 31-10-2018.	Certified Copy	No.
5.	Fasali Year 1425-1430	Khatauni of Khasara No. 1065 area 2.8970 hectare of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District	Certified copy	It is a part of revenue record hence Certified



		Aligarh in which the name of M/S Aligarh Udhog Private Ltd. F-319 Ground floor old Seemapuri Delhi 110095 has been mutated in place of Smt. Shahjahan Begam w/o Hazi Nazeer Ahmad in respect of the land measuring 1.562 hectare a part of Khasra No. 1065 aforesaid on the basis of sale deed dated 31-10-2018.		copy is sufficient .
6	28-12-2021	Order passed by SDM Gabhana District Aligarh in case No. 5600/2021 Saniya & others v/s State of U.P under section 80 of Land Revenue Code 2006 thereby the total land measuring 5.897 hectares of Khasra No. 1065 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh has declared nonagricultural land	Photo Copy	It is a part of revenue record hence copy is sufficient
7.	24-03-2022	Amended Order passed by SDM Gabhana District Aligarh in case No. 5600/2021 Saniya & others v/s State of U.P thereby the Khasra wrongly typed Khasra No. 1056 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh has rectified/amended as Khasra No. 1065 in his earlier order dated 28-12-2021	Photo Copy	It is a part of revenue record hence copy is sufficient

Dated -08-07-2022



Signature of the Advocate
M.K. SARASWAT

SCHEDULE- B

FLOW OF TITLE

Upon perusal of documents referred herein above and recital therein I, have gone through the documents mentioned in this report and thoroughly examined the documents provide to me in respect the property in question, it is traced out that land of Khasara No. 1065 area 2.8970 hectare of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh was recorded in the joint names of Smt. Ameena Begam w/o Khan Mohmmad, Bablu, Akram and Mukarram all sons of Late Khan Mohmmad as recorded tenure holder bhumidhar with transferable rights.

Further Smt. Ameena Begam w/o Khan Mohmmad, Akram and Mukarram all sons of Late Khan Mohmmad being owner and bhumidhar with transferable rights of the land of Khasra No. 1065 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh, executed a sale deed in respect of a land area 2.084 hectare a part of the land of Khasra No. 1065 out of its total area aforesaid in favour of Smt. Shahjahan Begam w/o Hazi Nazeer Ahmad. The said sale deed is registered in office of SR Gabhana at Book No. I Zild No. 2207 Page No. 149/288 Serial No. 2181 dated 24-04-2013 and on the basis of said sale deed the name of Smt. Shahjahan Begam w/o Hazi Nazeer Ahmad had mutated in revenue records in place of Smt. Ameena Begam w/o Khan Mohmmad, Akram and Mukarram all sons of Late Khan Mohmmad.

Further Smt. Shahjahan Begam w/o Hazi Nazeer Ahmad being owner and bhumidhar with transferable rights of the land area 2.084 hectare a part of the land of Khasra No. 1065 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh on the basis of sale deed dated 24-04-2013, executed a sale deed in respect of a land area 1.562 hectare a part of the land of Khasra No. 1065 aforesaid in favour of M/S Aligarh Udhog Private Ltd. F-319 Ground floor old Seemapuri Delhi 110095 through its Director Mr. Saif Ali Khan. The said sale deed is registered in office of SR Gabhana at Book No. I Zild No. 3480 Page No. 345/378 Serial No. 8174 dated 31-10-2018 and on the basis of said sale deed the name of M/S Aligarh Udhog Private Ltd. through its Director Mr. Saif Ali Khan has mutated in revenue records in place of Smt. Shahjahan Begam w/o Hazi Nazeer Ahmad.

And as such M/S Aligarh Udhog Private Ltd. F-319 Ground floor old Seemapuri Delhi 110095 through its Director Mr. Saif Ali Khan became absolute owner of the total land area 1.5620 hectare of Khasra No. 1065 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh and the said land has declared nonagricultural land vide order dated 28-12-2021 SDM Gabhana District Aligarh in case No. 5600/2021 Saniya & others v/s State of U.P under section 80 of Land Revenue Code 2006 and amended on 24-03-2022.

In the office of sub- Registrar Gabhana District Aligarh the property referred in this report is still recorded in the name of M/S Aligarh Udhog Private Ltd. F-319 Ground floor old Seemapuri Delhi 110095 through its Director Mr. Saif Ali Khan as owner.

Dated;- 08-07-2022



M.K. SARASWAT

ANNEXURE-C 1

10,
The Chief Manager
State Bank of India
Lal Kuan Branch, Ghaziabad

CERTIFICATE OF TITLE ON THE BASIS OF CERTIFIED COPIES OF THE TITLE DEED

- 1- I have examined the certify 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 of present and that the said Equitable Mortgage to be created on production of the original title deeds, will satisfy the requirements of creation of Equitable Mortgage and I further certify that:-
- 2- I have examined the certified copies Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors and undertake to re-examine the original title deeds as and when produced and.
- 3- I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on production of the original title deeds. I am liable / responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
- 4- Following scrutiny of Land/Revenue records and relative 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 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 seen from the period since 01-01-1992 up to 30-05-2022 in the office of sub-registrar Gabhana Aligarh pertaining to the immovable Property/(ies) covered by above said certified copies Title Deed. 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.
- 7- Minor/(s) and his/their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name). **Not Applicable.**
- 8- The mortgage if created will be available to the bank for the liability of the intending borrower, M/S Rathi Iron Steel Pvt. Ltd..
- 9- I certify M/S Aligarh Udhog Private Ltd. F-319 Ground floor old Seemapuri Delhi 110095 through its Director Mr. Saif Ali Khan has an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable.
- 10- In case of creation of Mortgage by Deposit of title deeds, i certify that the deposit of original title deeds/ documents the certified copies of which have been examined would create a valid and enforceable mortgage:-
- 1- Certified copy of Khatauni Fasali year 1413-1418 of Khasara No. 1065 area 2.8970 hectare of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh in the name



- of Ameena Begam w/o Khan Mohammad, Bablu, Akram and Mukarram all sons of Late Khan Mohammad having bhumidhari with transferable rights since 1404 fasali
- 2- Certified copy of Sale deed executed by Ameena Begam w/o Khan Mohammad, Akram and Mukarram all sons of Late Khan Mohammad being owner and bhumidhar with transferable rights of the land of Khasra No. 1065 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh, in respect of a land area 2.084 hectare a part of the land of Khasra No. 1065 out of its total area aforesaid in favour of Smt. Shahjahan Begam w/o Hazi Nazeer Ahmad. The said sale deed is registered in office of SR Gabhana at Book No. I Zild No. 2207 Page No. 149/288 Serial No. 2181 dated 24-04-2013.
 - 3- Certified copy of Khatauni of Khasara No. 1065 area 2.8970 hectare of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh in which the name of Smt. Shahjahan Begam w/o Hazi Nazeer Ahmad was mutated in place of Ameena Begam w/o Khan Mohammad, Akram and Mukarram all sons of Late Khan Mohammad on the basis of sale deed dated 24-04-2013 in respect of the land measuring 2.084 hectare.
 - 4- Original Sale deed executed by Smt. Shahjahan Begam w/o Hazi Nazeer Ahmad being owner and bhumidhar with transferable rights of the land area 2.084 hectare a part of the land of Khasra No. 1065 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh on the basis of sale deed dated 24-04-2013, in respect of a land area 1.562 hectare a part of the land of Khasra No. 1065 aforesaid in favour of M/S Aligarh Udhyog Private Ltd. F-319 Ground floor old Seemapuri Delhi 110095 through its Director Mr. Saif Ali Khan. The said sale deed is registered in office of SR Gabhana at Book No. I Zild No. 3480 Page No. 345/378 Serial No. 8174 dated 31-10-2018.
 - 5- Certified copy of Khatauni of Fasali Year 1425-1430 of Khasara No. 1065 area 2.8970 hectare of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh in which the name of M/S Aligarh Udhyog Private Ltd. F-319 Ground floor old Seemapuri Delhi 110095 has been mutated in place of Smt. Shahjahan Begam w/o Hazi Nazeer Ahmad in respect of the land measuring 1.562 hectare a part of Khasra No. 1065 aforesaid on the basis of sale deed dated 31-10-2018.
 - 6- Copy of Order passed by SDM Gabhana District Aligarh in case No. 5600/2021 Saniya & others v/s State of U.P under section 80 of Land Revenue Code 2006 thereby the total land measuring 5.897 hectares of Khasra No. 1065 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh has declared nonagricultural land
 - 7- Copy of Amended Order passed by SDM Gabhana District Aligarh in case No. 5600/2021 Saniya & others v/s State of U.P thereby the Khasra wrongly typed Khasra No. 1056 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh has rectified/amended as Khasra No. 1065 in his earlier order dated 28-12-2021.
- 11- There are no other legal impediments for creation of the Mortgage under any applicable Law Rules in force.
- 12- It is certified that the property is SARFAESI compliant.

Schedule of the properties: -

A Land measuring 1.562 hectare the land of Khasra No. 1065 of revenue village Mauza Chandaus Pargana Chandaus Tehseel Gabhana District Aligarh.

BOUNDARIES:-

East-Khet Suleman Lala.

West- Khet Saniya Rizwan.

North- Khet Genda & Baliya

South- Chanduas-Rampur Shahpur Link Marg.

Dated - 08-07-2022



Yours faithfully
M.K.SARASWAT

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