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**TITLE INVESTIGATION REPORT**  
OF THE PROPERTY

**INDUSTRIAL BUILDING ON LEASEHOLD  
PLOT NO. 16 IN  
UPSIDC INDUSTRIAL AREA,  
SIKANDARABAD,  
DISTRICT BULANDSHAHR,  
UTTAR PRADESH**

of

**M/S HI TECH PIPES LIMITED**



Prepared by:---

***Khushhal Mohal***

Advocate

Flat no. 20, Shri Badrinath Apartments,  
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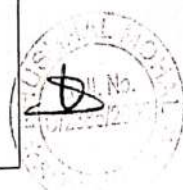
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	<p>provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.</p> <p>(In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently &amp; cautiously).</p>	
6.	a) Whether the records of registrar office or revenue authorities relevant to property in question are available for verification through any online portal or computer system?	No.
	b) If such online/ computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	N. A.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar, Sikandarabad.
	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?	N. A.
	d) Whether the searches made 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.	<p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing the title of the property in question from predecessors in title/interest to the current title holder. And whether Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance on such clog on title.</p> <p>In case of property offered as collateral security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory.(Separate sheets may be used)</p>	Please see Part-2 of Annexure- 1.
9.	Nature of title of intended Mortgagor over the property( whether full ownership rights, leasehold rights, occupancy/possessory rights or inam holder or Govt. grantee/allottee etc.	Lease hold rights.
10.	<p>If leasehold, whether;</p> <p>a) lease Deed is duly stamped and registered.</p> <p>b) lessee is permitted to mortgage the Leasehold right.</p> <p>c) duration of the Lease/unexpired</p>	<p>Yes.</p> <p>Yes with permission of U P S I D C.</p> <p>90/76 years.</p>



**ANNEXURE 'B': 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, Commercial Branch New Delhi, Pusa Road, New Delhi-110005.
	b) Ref. no. and date of letter under cover of which the documents tendered for scrutiny are forwarded.	As per record.
	c) Name of the borrower.	M/s Hi Tech Pipes Limited.
2.	a) Name of the unit/concern/company/ person offering the property(ies) as security.	M/s Hi Tech Pipes Limited.
	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 building on leasehold Plot No. 16 in UPSIDC Industrial Area, Sikandarabad, District Bulandshahar, Uttar Pradesh where leasehold plot is measuring 16719 square metres.
	(a) Survey No.	--
	(b) Door/House No.(in case of house property)	Plot No. 16 in UPSIDC Industrial Area.
	(c) Extent/area including plinth/ built up area in case of house property	16719 square metres.
	(d) Location like name of the place, village, city, registration, sub-district etc. Boundaries.	Sikandarabad, District Bulandshahar, Uttar Pradesh.
4.	a) Particulars of the documents scrutinized, serially and chronologically.	Please see Part-1 of Annexure- 1.
	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.	As above in original already deposited with Bank to create mortgage in favour of the Bank.
	Sr. No. Date Name/Nature of Document	Original/ Certified copy/ Certified extract/ Photocopy etc. In case of Copies whether the original was scrutinized by the Advocate
		Please see Part-1 of Annexure- 1.
5.	a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor?(Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes.
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?	Yes.
	b) ii) Where the certified copies of the title documents are not available, the copy	N. A.



	<p>period of lease.</p> <p>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.</p> <p>e) Whether the leasehold rights permit for creation of any superstructure (if applicable)?</p> <p>f) Right to get renewal of leasehold rights and nature thereof.</p>	<p>N. A.</p> <p>Yes.</p> <p>--</p>
11.	<p>If Govt grant/ allotment/Lease-cum/Sale Agreement, whether;</p> <p>a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions.</p> <p>b) the mortgagor is competent to create charge on such property.</p> <p>c) Whether any permission from Government or any other authority is required for creation of mortgage and if so whether such valid permission is available.</p>	<p>Leased plot that is allotted and conveyed by UPSIDC, a body of State of Uttar Pradesh is to be used for industrial use as per terms of allotment/lease.</p>
12.	<p>If occupancy right, whether;</p> <p>(a) Such right is heritable and transferable.</p> <p>(b) Mortgage can be created.</p>	<p>N. A.</p>
13.	<p>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.</p>	<p>Nil.</p>
14.	<p>If the property has been transferred by way of Gift/Settlement Deed, whether;</p> <p>a) The Gift/Settlement Deed is duly stamped and registered.</p> <p>b) The Gift/Settlement Deed has been attested by two witnesses.</p> <p>c) The Gift/Settlement Deed transfers the property to Donee.</p> <p>d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions.</p> <p>e) Whether there is any restriction on Donor in executing the Gift/Settlement Deed in question.</p> <p>f) Whether the Donee is in possession of the gifted property.</p> <p>g) Whether any life interest is reserved for the Donor or any other person and whether there is need for any other person to join the creation of mortgage.</p> <p>h) Any other aspect affecting the validity of title passed through the Gift/Settlement Deed.</p>	<p>No.</p>
15.	<p>(a) In case of partition/settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.</p> <p>(b) Whether mutation has been effected and whether the mortgagor is in possession and</p>	<p>N. A.</p>



	<p>Registration of any prior charges with the Company Registrar(ROC), Articles of Association /provision for common seal etc.</p> <p>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.</p> <p>ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?</p> <p>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.</p> <p>iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No</p>	<p>N. A. as conveyed by UPSIDC, a body of State of Uttar Pradesh.</p> <p>N. A.</p> <p>N. A.</p> <p>N. A.</p>
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.	<p>(a) Whether any POA is involved in the chain of title?</p> <p>(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 the favour of the builder/developer and as such is irrevocable as per law.</p> <p>(c) In case the title document is executed by 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/ Authorised 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).</p> <p>(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.</p> <p>(e) In case of Common POA (POA other than builder's POA), please clarify the following clauses in respect of POA:-</p> <p>(i) Whether the original POA is verified and the title investigation is done on basis of original POA?</p> <p>(ii) Whether the POA is registered one?</p> <p>(iii) Whether the POA is a special or general one?</p> <p>(iv) Whether the POA contains a specific Authority for execution of title Document in question?</p>	No.



	other Local authorities or Third Party claims, Liens etc. and details there of.	
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?	1988-2018.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Paid up to date.
33.	(a) Urban land ceiling clearance, whether required and if so details thereof. (b) Whether No Objection Certificate under the Income Tax Act is required/obtained.	N. A. Yes is required.
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 revenue/ Municipal/ Village records.	Yes.
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of property is legally valid? (c) Whether the property has clear access as per documents?	Yes. ✓ Yes. ✓ Yes. ✓
37.	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. ✓
38.	In respect of the boundaries of the property, whether there is a difference/ discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate/comment on the same.	No discrepancy.
39.	If the valuation report and/or approved/ sanctioned plans are not 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/ sanctioned plans are not available at time of preparation of TIR, please provide these comment subsequently, on making the same available to the advocate.	No discrepancy is there.
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.	No.
41.	Whether the Bank will be able to enforce SARFESI Act if required against the property offered as security? Property is SARFAESI compliant (Y/N)	Yes. ✓ YES.
42.	In case of absence of original title deeds,	N. A.



<p>(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?)</p> <p>(g) Please comment on the genuineness of the POA.</p> <p>(h) The unequivocal opinion on the enforceability and validity of 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>	N. A.
<p>If the property is a flat/apartment or residential/commercial complex, check and comment on the following:-</p> <ol style="list-style-type: none"> <li>Promoter's/Land owner's title to the land/ building.</li> <li>Development Agreement/Power of Attorney.</li> <li>Extent of authority of the Developer/builder.</li> <li>Independent title verification of the Land and/or building in question.</li> <li>Agreement for sale (duly registered).</li> <li>Payment of proper stamp duty.</li> <li>Requirement of registration of sale agreement, development agreement, POA etc.</li> <li>Approval of building plan, permission of appropriate/ local authority etc.</li> <li>Conveyance in favor of Society/Condominium concerned.</li> <li>Occupancy Certificate/allotment letter/letter of possession.</li> <li>Membership details in the Society etc.</li> <li>Share Certificates.</li> <li>No Objection Letter from the Society.</li> <li>All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.</li> <li>Requirement for noting the Bank's charges on the records of Housing Society, if any.</li> <li>If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</li> <li>Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</li> </ol>	N. A.
<p>Encumbrances, Attachments, and/or claims whether of Government, Central or State or</p>	Nil.



	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.	
43.	Whether the governing law/ constitutional documents of the mortgagor (other than natural persons) permit creation of mortgage and additional precautions, if any to be taken in such cases.	N. A.
44.	Additional aspects relevant for investigation of title as per local laws.	Nil.
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	None.
46.	The specific person(s) who is/are required to create mortgage/to deposit documents creating mortgage.	Authorised Director/representative of M/s Hi Tech Pipes Limited.
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N. Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished, 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?	No so N. A. for all below

Date: 18.08.2018  
Place: New Delhi

*(Khushhal Mohan)*  
Advocate  
Flat No. 20, Sector 4, Dwarka, New Delhi  
Plot No. 18, Sector 4, Dwarka, New Delhi  
New Delhi: 110078. Ph: 26195011  
Mobile No.: 9380577234



Verification of the title of M/s Hi Tech Pipes Limited regarding Industrial building on leasehold Plot No. 16 in UPSIDC Industrial Area, Sikandarabad, District Bulandshahar, Uttar Pradesh where leasehold plot is measuring 16719 square metres and is bounded as North: 40 feet service road no. 2; South: Plot No. B-10; East: Plot No. 16/1 and West: Plot No.15.

Part -I

The following original documents were furnished:--

- a. Lease Deed dated 31.03.2005 executed by U. P. State Industrial Development Corporation Limited in favour of M/s Hi Tech Pipes Limited registered as Document No. 1232 Musamma on 1233 in Book No. 1 Volume No. 2338 on pages 661- 712 on 31.03.2005 in the office of Sub-Registrar, Sikandarabad.

Part -II

I have checked and verified the records of Sub-Registrar, Sikandarabad for years 1988-2018 vide receipt no. 2018095006823. The perusal and inspection of Sub Registrar records reveals that M/s Hi Tech Pipes Limited are owner of the said leased land and building. It was found that M/s Hi Tech Pipes Limited have not transferred the said property by way of any registered document and as stated on affidavit.

The scrutiny of the documents reveals that the State of U. P. acquired lands and the said lands in Sikandarabad, District Bulandshahar were vested with U. P. State Industrial Development Corporation Limited for developing industrial area. U. P. State Industrial Development Corporation Limited subdivided the said lands in to plots for leasing out to set industrial units as per law and rules. Plot no. 16 was allotted to M/s Hi Tech Pipes Limited vide Allotment Letter 757-60/GDC-IA/SKB/16 dated 12.07.1994. The possession was handed over by U. P. State Industrial Development Corporation Limited to M/s Hi Tech Pipes Limited on 90 years lease w. e. f. 12.07.1994 to set up industry as per terms of allotment. Industrial building was constructed as per building plans approved by U. P. State Industrial Development Corporation Limited. Later on receipt of lease premium U. P. State Industrial Development Corporation Limited executed Lease Deed dated 31.03.2005 in favour of M/s Hi Tech Pipes Limited registered as Document No. 1232 Musamma on 1233 in Book No. 1 Volume No. 2338 on pages 661- 712 on 31.03.2005 in the office of Sub-Registrar, Sikandarabad to convey leasehold rights for 90 years w. e. f. 12.07.1994. Thus M/s Hi Tech Pipes Limited are owner of said building and leasehold rights of the leased land.

The title of the property is free from all encumbrances, the chain of title is complete and said property is free from all prior charges and encumbrances except already created in favour of the Bank. With a view to have complete records while continuing mortgage it is recommended that the following documents be kept deposited:--

1. Lease Deed dated 31.03.2005 registered as Document No. 1232 Musamma on 1233 in Book No. 1 Volume No. 2338 on pages 661- 712 on 31.03.2005 in the office of Sub-Registrar, Sikandarabad.
2. Mortgage permission dated 12.12.2005 of UPSIDC vide 1484/SIDC/RM/IA-SKB/Plot No. 16.
3. Site plan with proof of possession by way of electric/water bill in name of M/s Hi Tech Pipes Limited.

Date: 18.08.2018  
Place: New Delhi

(Khushhal Mohal)

Advocate

Encl. No. D/85/2005 Advocate  
Flat No. 20, Shree Baurinath Apartments,  
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CERTIFICATE OF TITLE

2. I have examined the originals of Title Deeds already deposited with Bank intended to be deposited relating to the immovable property(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, Title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:--

3. I have examined the Documents in detail, taking into account all the Guidelines in check list vide Annexure 'B' and the other relevant factors.

3. I Confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of relevant Government Offices/ Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and Encumbrance Certificate (EC) I hereby certify the genuineness of the Title Deeds, Suspicious/Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/Charges/encumbrances whatsoever as could be seen from the Encumbrance Certificate for the period from 1988 to 2018 pertaining to the immovable property(ies) covered by above said Title Deeds. The property is free from all Encumbrances except already created in favour of the Bank.

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges except already created in favour of Bank and other than the already stated in the loan documents and agreed to by the mortgagor and the Bank. (Delete, whichever is inapplicable).

7. There is/are no Minor(s) and/or his/their interest in the said property.

8. The Mortgage if created, will be available to the Bank for the liability of the Borrower(s) M/s Hi Tech Pipes Limited.

9. I certify that M/s Hi Tech Pipes Limited have absolute, clear and marketable title over the Schedule property(ies). I further certify that above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by deposit of title deeds, I certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage. Please see Part-2 of Annexure-1.

11. There are no legal impediments for creation of the Equitable Mortgage under any applicable Law/Rules in force. However, as the property to be mortgaged is owned by a limited company, therefore, search of the charge and noting it thereof with concerned ROC shall be arranged.

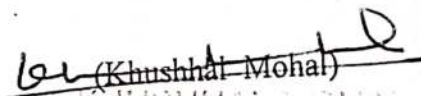
12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY(IES)

Industrial building on leasehold Plot No. 16 in UPSIDC Industrial Area, Sikandarabad, District Bulandshahar, Uttar Pradesh where leasehold plot is measuring 16719 square metres and is bounded as North: 40 feet service road no. 2; South: Plot No. B-10; East: Plot No. 16/1 and West: Plot No. 15.

Date: 18.08.2018

Place: New Delhi

  
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	<p>enjoyment of his share.</p> <p>(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.</p> <p>(d) In respect of partition by a decree of the court; whether such decree has become final and all other conditions/ formalities are completed/ complied with.</p> <p>(e) Whether any documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?</p>	
16.	<p>Whether the title documents include any testamentary documents/wills?</p> <p>a) In case of wills whether will is registered will or unregistered will?</p> <p>b) Whether will in matter needs a mandatory probate and if so whether the same is probated by a competent court?</p> <p>c) Whether property has been mutated on basis of will?</p> <p>d) Whether the original will is available?</p> <p>e) Whether the original death certificate of the testator is available?</p> <p>f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?</p> <p>g) Comments on the circumstances such as availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted on will, etc., which are relevant to rely on will, availability of Mother/Original title deeds are to be explained.</p>	No.
17.	<p>(a) Whether the property is subject to any wakf rights?</p> <p>(b) Whether the property belongs to church/temple or any religious/ other institution having any restriction in creation of any charges on such properties?</p> <p>(c) Precautions/ permissions, if any in respect of the above cases for creation of Mortgage.</p>	No.
18.	<p>(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.</p> <p>(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases.</p>	No.

