

K.D.SHARMA

Enrolment No.P/596/1975

M.No.9818211981

&

PANKAJ SHARMA

Enrolment No.P/2461/2007

M.No. 9891740171**ADVOCATES**Chamber No. 521 (5th Floor) Lawyers Chamber Building,

District and Sessions Courts, Sector-12, Faridabad.

Residence: Pandit Place, Tigaon Road, Sector-02, Ballabgarh, Distt.FBD

E-mail: pankajadvocate07@gmail.com

Ref. No.....

Date: 31/3/2023

The Assistant General Manager,
State Bank of India (SME),
Ballygunge Road,
Kolkata (West Bengal).

TITLE INVESTIGATION REPORT
ANNEXURE - B

1(A)	Name of the Branch/ BU seeking opinion.	State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal).
(B)	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Ref No. ADV/2022-23/AMT-1/266 RLMS No. dt - 23/03/2023
(C)	Name of the Borrower	M/s Esko Die Casting Pvt. Ltd. through its director Sh. Arun Poddar
2 (A)	Type of Loan	
2 (B)	Type of Property	Industrial Property
3(A)	(a) Name of the unit/concern/company/person offering the property/(ies) as security.	M/s Esko Die Casting Pvt. Ltd. through its director Sh. Arun Poddar is the borrower/guarantor.
(B)	Constitution of the unit/concern/person/ body/ authority offering the property for creation of charge.	M/s Esko Die Casting Pvt. Ltd. through its director Sh. Arun Poddar is the borrower/guarantor.
(C)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
4.	Value of Loan (Rs. In crores)	Rs.
5.	Complete or full description of the immoveable property/ies offered as security including the following detail	Industrial Plot No. 30, area measuring 2427.77 sq. yards situated at Sector-4, Industrial Area, Faridabad as per Registered Sale Deed dated 29-03-2004, Registered with S.R. Ballabgarh bearing document no. 4884.
(A)	Survey No.	N.A
(B)	Door/House No. (in case of house)	Industrial Plot No. 30, area measuring

	property)	2427.77 sq. yards situated at Sector-4, Industrial Area, Faridabad			
(C)	Extent/area including plinth/ built up area in case of house property	Area measuring 2427.77 sq. yards.			
(D)	Locations like name of the place, village, city, registration, sub-district etc., boundaries	Boundaries are not mentioned.			
6.	a) Particulars of the documents scrutinized-serially and chronologically				
	SI. No.	Date	Name/Nature of the document	Original/ certified copy/ certified extract/ photocopy etc. to be obtained by the bank as security against loan.	In case of copies whether the original was scrutinized by the Advocate
	1- ✓	10-06-66	Allotment letter dated 10-06-1966, memo no. 4387 issued by HUDA in the name of M/s Kapoor Spinning Mills, P.O. Royan & Silk Mills, G.T. Road, Amritsar in respect to Industrial Plot No. 29 and 30, area measuring 4855.56 sq. yards situated at Sector-4, Industrial Area, Faridabad.	Attested copy	Examined Attested copy lying in State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal) as security against borrower's loan
	2- ✓	25-06-73	Possession Certificate dated 25-06-1973 issued by HUDA through its Estate Officer vide which possession over property in question delivered to M/s Kapoor Spinning Mills, P.O. Royan & Silk Mills, G.T. Road, Amritsar	Attested copy	Examined Attested copy lying in State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal) as security against borrower's loan

[Handwritten Signature]

[Circular Stamp]

3-	20-03-86	Registered Conveyance Deed dated 20-03-1986 registered with S.R. Ballabgarh bearing document no. 11762 executed by HUDA through its estate officer in favour of M/s Kapoor Spinning Mills, P.O. Royan & Silk Mills in respect to Industrial Plot No. 30, area measuring 2427.72 sq. yards situated at Sector-4, Industrial Area, Faridabad	Original	Examined Photocopy since Original lying in State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal) as security against borrower's loan
4-	29-03-00	Registered Sale Deed dated 29-03-2000 registered with S.R. Ballabgarh bearing document no. 6791 executed by M/s Kapoor Spinning Mills, P.O. Royan & Silk Mills in favour of M/s Royal Tools (India) in respect to Industrial Plot No. 30, area measuring 2427.72 sq. yards situated at Sector-4, Industrial Area, Faridabad	Original	Examined Certified copy since Original lying in State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal) as security against borrower's loan
5-	01-12-00	Re-allotment letter dated 01-12-2000 memo no. 2521 issued by HUDA vide which property in question transferred in the name of M/s Royal Tools (India).	Original	Examined Photocopy since Original lying in State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal) as security against borrower's loan
6-	29-03-04	Registered Sale Deed dated 29-03-04 registered with S.R. Ballabgarh bearing document	Original	Examined Certified copy since



			no.4884 executed by <u>M/s Royal Tools (India)</u> in favour of <u>M/s Esko Die Casting Pvt. Ltd.</u> in respect to <u>Industrial Plot No. 30</u> , area measuring <u>2427.72 sq. yards</u> situated at <u>Sector-4, Industrial Area, Faridabad</u>		Original lying in State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal) as security against borrower's loan
	7- ✓	20-08-04	Re-allotment letter dated 20-08-04 memo no. 30334 issued by HUDA vide which property in question transferred in the name of M/s Esko Die Casting Pvt. Ltd.	Original	Examined Photocopy since Original lying in State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal) as security against borrower's loan
	8- ✓	06-10-08	House Tax paid receipt dated 06-10-08 issued by MCF in respect to property in question.	Photo copy	Examined Photocopy lying in State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal) as security against borrower's loan
(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.		I have verified photocopies/ Certified copy of Documents 4 (a) (1 to 8) which lying with State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal) as security against borrower's loan.		

ANIL K. SHARMA
Enrol. No. F/2
Ch. No.
10/2008
10/2008

Sharma

हरियाणा सरकार

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हरियाणा शहरी
विकास प्राधिकरण

PLOT STATUS ENQUIRY

Urban Estate

Sector

Plot Number

UE001-Faridab

4

30

Search

Plot List

Zone	Estate Office	Urban Estate Name	Sector No.	Property No.	Property Category	Property Sub Category	Allottee Name
Faridabad	Faridabad	Faridabad	4	30	Industrial	1/2 Acre(3 Instl.)	MS ESKO DIE CASTING PVT TD

<https://www.hsvphry.org.in/Pages/PlotStatusEnquiry>

1/2

30/03/2023, 13:16

Haryana Shehri Vikas Pradhikaran | Haryana

Details

Plot Status	Whether Cancelled	Under Mortgage	Whether Resumed	Building Plan Approved	Sanction Date
Allotted	No	No	No	No	-
Allotment Letter Memo No.	Allotment Date	Under Court Case	Enhancement Amount	Whether Constructed	Amount for Fully Paid
4387	16/06/196	No	Nil	Yes	Nil

For Further Enquiry Logon To Allottee Account Information

Haryana Shehri Vikas Pradhikaran

HSVP Office Complex, C - 3, Sector 6, Ranchkula, Haryana, INDIA

1800-180-3030

queryhsvp@gmail.com

Haryana Shehri Vikas Pradhikaran © 2022



DDO Code: 0362

E - CHALLAN
Government of Haryana

Candidate Copy

Valid Upto: 07-04-2023 (Cash) *0100962588*
01-04-2023 (Chq./DD)

GRN No.: 0100962588 Date: 31 Mar 2023 08:44:02

Office Name: 0362-Land revenue

Treasury: Balabgarh

Period: (2022-23) Yearly

Head of Account	Amount	₹
0030-03-104-99-51 Fees for Registration	35	

PD AcNo 0

Deduction Amount: ₹ 0

Total/Net Amount: ₹ 35

₹ Thirty Five Rupees

Tenderer's Detail

GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-

PAN No:

Tenderer's Name: Pankaj sharma

Address: pandit place tigan road sector 2
ballabgarh faridabad - 121004

Particulars: Inspection 1990 To 2023

Cheque/DD-
Detail:

Depositor's Signature

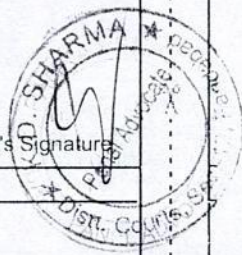
FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 17085652056

Payment Date: 31/03/2023

Bank: Punjab National Bank Aggregator

Status: Success



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Ct. No. Shen

		till date i.e. <u>31.03.2023</u> vide receipt bearing No. <u>912588</u> .
(d)	Whether the searches in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10 (a)	<p>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> <p>That I have examined Allotment letter dated 10-06-1966, memo no. 4387 issued by HUDA in the name of M/s Kapoor Spinning Mills, P.O. Royan & Silk Mills, G.T. Road, Amritsar in respect to Industrial Plot No. 29 and 30, area measuring 4855.56 sq. yards situated at Sector-4, Industrial Area, Faridabad.</p> <p>Also examined Possession Certificate dated 25-06-1973 issued by HUDA through its Estate Officer vide which possession over property in question delivered to M/s Kapoor Spinning Mills, P.O. Royan & Silk Mills, G.T. Road, Amritsar.</p> <p>Also examined Registered Conveyance Deed dated 20-03-1986 registered with S.R. Ballabgarh bearing document no. 11762 executed by HUDA through its estate officer in favour of M/s Kapoor Spinning Mills, P.O. Royan & Silk Mills in respect to Industrial Plot No. 30, area measuring 2427.72 sq. yards situated at Sector-4, Industrial Area, Faridabad.</p> <p>Also examined Registered Sale Deed dated 29-03-2000 registered with S.R. Ballabgarh bearing document no.6791 executed by M/s Kapoor Spinning Mills, P.O. Royan & Silk Mills in favour of M/s Royal Tools (India) in respect to Industrial Plot No. 30, area measuring 2427.72 sq. yards situated at Sector-4, Industrial Area, Faridabad.</p> <p>Also examined Re-allotment letter dated 01-12-2000 memo no. 2521 issued by HUDA vide which property in question transferred in the name of M/s Royal Tools (India).</p> <p>Also examined Registered Sale Deed dated 29-03-04 registered with S.R. Ballabgarh bearing document no.4884 executed by M/s Royal Tools (India) in favour of M/s Esko Die Casting Pvt. Ltd. in respect to Industrial Plot No. 30, area measuring 2427.72 sq. yards situated at Sector-4, Industrial Area, Faridabad.</p> <p>Also examined Re-allotment letter dated 20-08-04 memo no. 30334 issued by HUDA vide which property in question transferred in the name of M/s Esko Die Casting Pvt. Ltd.</p> <p>Also examined House Tax paid receipt dated 06-10-08 issued by MCF in respect to property in question.</p> <p>Thus M/s Esko Die Casting Pvt. Ltd. through its director Sh. Arun Poddar became absolute owner and in possession of property in question. Sh.</p>	

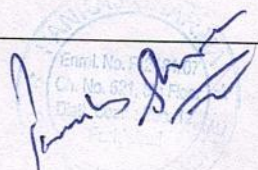


	Arun Poddar Director of M/s Esko Die Casting Pvt. Ltd. may be asked to furnish duly attested affidavit in support of this report stating that M/s Esko Die Casting Pvt. Ltd. through its director Sh. Arun Poddar are absolute owner of property in question, which is free from all encumbrances and charges whatsoever, Except the charge of State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal) perform attached.	
10 (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. 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)	N.A.
10(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.)	M/s Esko Die Casting Pvt. Ltd. through its director Sh. Arun Poddar is absolute owner and in possession of property in question and they can create valid Equitable Mortgage in favour of bank on deposit of Original documents pertaining to title in original.
	If Ownership Rights	
a)	Details of the Conveyance Documents	N.A.
b)	Whether the document is property stamped.	N.A.
c)	Whether the document is properly registered.	N.A.
	If leasehold, whether;	
a)	The Lease deed is duly stamped and registered	N.A.
b)	The 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-	N.A.



	Lessee also.	
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/ Occupancy/Inam Holder/ Allottee, whether:	
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.
c)	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.
	If occupancy right, whether;	
a)	Such right is heritable and transferable	Yes
b)	Mortgage can be created	Yes
12	Has the property has been transferred by way of Gift/ Settlement deed	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)	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	N.A.
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.	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 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.

13	Has the property been transferred by way of partition/family settlement deed.	N.A.
a)	Whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N.A.
b)	Whether mutation has been effected	N.A.
c)	Whether the mortgagor is in possession and enjoyment of his share.	N.A.
d)	Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	N.A.
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.	N.A.
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?	N.A.
14	Whether the title documents include testamentary documents/wills?	No
a)	In case of wills, whether the will is registered will or unregistered will?	N.A.
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?	N.A.
g)	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	N.A.



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	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)	Any restriction in creation of charges on such properties?	N.A.
b)	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	N.A.
16(a)	Whether 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 in execution minor's share if any, rights of female members etc	
(c)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
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 trust and whether trust deed specifically authorized the mortgage the property?	N.A.
(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 Agriculture land	No.
(a)	whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/ enforcement of mortgage.	
(b)	In case of agriculture 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 case of the conversion of Agriculture land for commercial	No

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	purposes or otherwise, whether requisite procedure followed/ permission obtained.	
19 (a)	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agriculture Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal zone Regulations, Environmental clearance etc.)	No
(b)	Addition aspects relevant for investigation of title as per local laws.	
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?	Borrowers are required to submit the undertaking in this regard.
(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.	N.A.
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 the 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	No

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 Date: 24/05/2017
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 Signature: [Handwritten Signature]

	<p>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.</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>b) ii) If Yes, whether search of charges of the property (to be mortgaged) has been carried out with registrar of the companies (R.O.C) in respect of such vendor company/ LLP (Seller) and the vendee company (Purchaser)?</p> <p>b) iii) Whether the above search charges reveals any prior charges/ encumbrances, on the property (proposed to be mortgaged) created by the Vendor company (Seller)?.</p> <p>b) iv) If the search reveals encumbrances, charges whether such charges/ encumbrances have been satisfied?</p>	<p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p>
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.	No
25(a)	Whether any POA is involved in the chain of title during the period of search?	No
(b)	Whether the POA involved is one occupied with interest, i.e. 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 of the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by	N.A.

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 Dist. No. 12
 Date: 12/11/2017

	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)	
(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 title investigation is done on the basis of original POA?	N.A.
(ii)	Whether the POA is registered one?	N.A.
(iii)	Whether the POA is a special or general one?	N.A.
(iv)	Whether the POA contains a specific authority for execution of title document in question?	N.A.
(f)	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N.A.
(g)	Please comment on the genuineness of POA?	N.A.
(h)	The unequivocal opinion on the enforceability and validity of the POA?	N.A.
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.	N.A.
27 (I)	If the property is a flat/apartment or residential/ commercial complex:	Industrial Property
(a)	Promoter's/ Land owner's title of	N.A.

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 Coimbatore
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	the land/building;	
(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 in question	Independent title of the owner is verified in the office of S.R. Ballabgarh.
(e)	Agreement for sale (duly stamped)	N.A.
(f)	Payment of proper stamp duty	Proper stamp duty has been affixed on the title deeds of M/s Esko Die Casting Pvt. Ltd. through its director Sh. Arun Poddar.
(g)	Requirement of registration of sale agreement, development agreement, POA etc.	No
(h)	Approval of building plan, permission of appropriate, local authority etc.	Duly constructed
(i)	Conveyance in favour of Society/Condominium concerned.	N.A.
(j)	Occupancy certificate/allotment letter/letter of possession	N.A.
(k)	Membership details in the Society etc.	N.A.
(l)	Share certificates	N.A.
(m)	No objection letter from the Society	N.A.
(n)	All legal requirements under the local/ Municipal laws, regarding ownership of Flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies Laws etc.	Yes
(o)	Requirements for noting the Bank charge on the records of the Housing Society, if any	No
(p)	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any	No
(q)	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	N.A.
II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development Act, 2016)? Y/N	N.A.
II.B	Whether the Project is Registered with Real Estate Regulatory Authority? If so, the details of such registration are to be	N.A.

Dist. Collector, Ballabgarh.

	furnished.	
II.C	Whether the Registered Agreement for Sale as prescribed in the above Act / Rules thereunder 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 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.	Except the charge of State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal)
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.	Inspected records for the last 30 years from the office of S.R. Ballabgarh for the period 1990 to till date i.e. 31.03.2023 vide which M/s Esko Die Casting Pvt. Ltd. through its director Sh. Arun Poddar is proved to be the owner and in possession of property in question.
30	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Latest property tax paid receipt is to be submitted.
31(a)	Urban land ceiling clearance, whether required and if so, details thereon	No
(b)	Whether No objection certificate under the income Tax Act is required /obtained?	Undertaking is to be submitted by the Mortgager in this regard.
32 (a)	Details of RTC extracts /mutation extracts Katha extracts pertaining to the property in question.	As detailed in Para 4(a)
(b)	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/Village records?	N.A.
33(a)	Whether the property offered as security is clearly demarcated?	Boundaries are not mentioned.
(b)	Whether the demarcation/ partition of the property is legally valid?	Yes
(c)	Whether the property has clear access as per documents, the property should be legally accessible through normal carriers or transport goods to factories/ houses, the case may be)	Yes
34(a)	Whether the property can be identified from the following	Yes, property can be identified and there is no discrepancy is found

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		during scrutiny.
(a)	Document in relation to electricity connection	To be submitted
(b)	Document in relation to water connection	Yes
(c)	Document in relation to Sales Tax Registration, if any applicable.	N.A.
(d)	Other utility bills, if any	To be submitted
B	Discrepancy / doubtful circumstances, if any related on such scrutiny?	
35	Whether the documents i.e. Valuation report/approved sanction plan reflect/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).	Boundaries are not mentioned. 79
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 complaint (Y/N)	Yes, property in question is enforceable under the provisions of SARFAESI Act.
37(a)	Whether original title deeds are available for creation of equitable mortgage	Yes
(b)	In case of absence of original title deeds, details of legal and other requirements for creation of a	Original documents are lying in State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal) as

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 C. No. 10/2024
 Dist. No. 10/2024
 Date: 10/10/24
 Page: 10/10

	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.	security against borrower's loan as suggested in Annexure C (10).
38	Additional suggestions, if any to safeguard the interest of bank/ ensuring the perfection of security.	
39	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	M/s Esko Die Casting Pvt. Ltd. through its director Sh. Arun Poddar

Date:

31/3/2023

Place: Faridabad

(K.D. Sharma & Pankaj Sharma) Advocate,
District Courts, Faridabad.

K.D.SHARMA

Enrolment No.P/596/1975

M.No.9818211981

&

PANKAJ SHARMA

Enrolment No.P/2461/2007

M.No. 9891740171**ADVOCATES**Chamber No. 521 (5th Floor) Lawyers Chamber Building,

District and Sessions Courts, Sector-12, Faridabad.

Residence: Pandit Place, Tigaon Road, Sector-02, Ballabgarh, Distt.FBD

E-mail: pankajadvocate07@gmail.com

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Annexure C-I**CERTIFICATE OF TITLE**

I have examined Photocopies/Certified copy of documents are examined which are lying with State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal) as security against loan, relating to property in question which is offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created by way of deposit of the following documents in the manner required by law, it will satisfy the requirement of creation of Equitable mortgage:-

and I further certify that:

2. I have examined the photocopies 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.
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, (wherever applicable). I do not find anything adverse which would prevent the Title Holder 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 photocopies of Title Deeds, certified copy of Last Sale deed obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness on the basis of the Photocopies 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, **Except the charge of State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal)**, as could be seen from the Encumbrance Certificate issued by the Sub Registrar Ballabgarh from 1990 to till date vide receipt No. 962588, dated 31-03-2023, pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances, **Except the charge of State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal)**.

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 (Delete, whichever is inapplicable)

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

8. The Mortgage if created will be available to the bank for the liability of the intending borrower M/s Esko Die Casting Pvt. Ltd. through its director Sh. Arun Poddar.

9. I certify that M/s Esko Die Casting Pvt. Ltd. through its director Sh. Arun Poddar is absolute owner and in possession of property in question. I further certify that the above title deeds are genuine and a valid mortgage.

10. In case of creation of equitable Mortgage by Deposit of title deeds, I certify that the deposit of following title deeds/ documents would create a valid and enforceable equitable mortgage mentioned in para no. 4(a) listed below:

ORIGINAL DOCUMENTS ALREADY MORTGAGE IN STATE BANK OF INDIA:

1. Attested copy of Allotment letter dated 10-06-1966, memo no. 4387 issued by HUDA in the name of M/s Kapoor Spinning Mills, P.O. Royan & Silk Mills, G.T. Road, Amritsar in respect to Industrial Plot No. 29 and 30, area measuring 4855.56 sq. yards situated at Sector-4, Industrial Area, Faridabad.
2. Attested copy of Possession Certificate dated 25-06-1973 issued by HUDA through its Estate Officer vide which possession over property in question delivered to M/s Kapoor Spinning Mills, P.O. Royan & Silk Mills, G.T. Road, Amritsar
3. Original Registered Conveyance Deed dated 20-03-1986 registered with S.R. Ballabgarh bearing document no. 11762 executed by HUDA through its estate officer in favour of M/s Kapoor Spinning Mills, P.O. Royan & Silk Mills in respect to Industrial Plot No. 30, area measuring 2427.72 sq. yards situated at Sector-4, Industrial Area, Faridabad
4. Original Registered Sale Deed dated 29-03-2000 registered with S.R. Ballabgarh bearing document no.6791 executed by M/s Kapoor Spinning Mills, P.O. Royan & Silk Mills in favour of M/s Royal Tools (India) in respect to Industrial Plot No. 30, area measuring 2427.72 sq. yards situated at Sector-4, Industrial Area, Faridabad
5. Original Re-allotment letter dated 01-12-2000 memo no. 2521 issued by HUDA vide which property in question transferred in the name of M/s Royal Tools (India).
6. Original Registered Sale Deed dated 29-03-04 registered with S.R. Ballabgarh bearing document no.4884 executed by M/s Royal Tools (India) in favour of M/s Esko Die Casting Pvt. Ltd. in respect to



Industrial Plot No. 30, area measuring 2427.72 sq. yards situated at Sector-4, Industrial Area, Faridabad

7. Original Re-allotment letter dated 20-08-04 memo no. 30334 issued by HUDA vide which property in question transferred in the name of M/s Esko Die Casting Pvt. Ltd.
8. Photocopy of House Tax paid receipt dated 06-10-08 issued by MCF in respect to property in question.

DOCUMENTS TO BE OBTAINED BY THE BANK FROM THE BORROWER:

1. Original Latest utility bills of the scheduled property.
2. Original Mortgage permission from HSVP.
3. Affidavit (Performa Attached)
11. There are no legal impediments for creation of the equitable Mortgage under any applicable Law/ Rules in force.
12. It is certified that SARFEASI Act is applicable over property in question.

SCHEDULE OF THE PROPERTY/IES

Industrial Plot No. 30, area measuring 2427.77 sq. yards situated at Sector-4, Industrial Area, Faridabad as per Registered Sale Deed dated 29-03-2004, Registered with S.R. Ballabgarh bearing document no. 4884.

Date: 31/3/23
Place: Faridabad

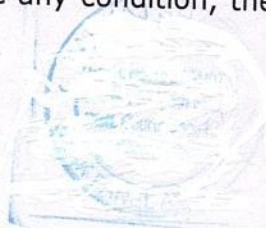

31/3/23

(K.D. Sharma & Pankaj Sharma) Advocates,
District Courts, Faridabad.

AFFIDAVIT

I, Arun Poddar Director M/s Esko Die Casting Pvt. Ltd., 181/1, AJC Bose Road, Samiton Chamber, Kolkata, do hereby solemnly affirm and declare as under:-

1. That I am absolute owner in possession of Industrial Plot No. 30, area measuring 2427.77 sq. yards situated at Sector-4, Industrial Area, Faridabad as per Registered Sale Deed dated 29-03-2004, Registered with S.R. Ballabgarh bearing document no. 4884.
2. That I have not created any charge over above said property by way of sale, mortgage, gift or otherwise,. Thus bear, clear, valid, undisputed and marketable title over the same, **Except the charge of State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal).**
3. That I have not availed any loan from any other bank, financial institution or private person over my above said property, **Except the charge of State Bank of India (SME), Ballygunge Road, Kolkata (West Bengal).**
4. That the above said property is neither subject matter of any litigation nor under acquisition.
5. That no award, suit or appeal is pending before any Arbitration or Court, Tribunal in respect of the aforesaid property or/and is not under any attachment or revenue recovery and further is not subject to any auction or acquisition proceedings.
6. That in case any defect is found in the ownership and title of the deponents with regard to aforesaid property in past or in future, then in that case, the deponent shall be liable to indemnify the loss and damage caused to the Bank on account of loan facility availed by borrower/ deponent.
7. That the deponent/s undertakes not to sell/ lease, transfer any right or title or interest or dispose of the property in question by way of sale, gift, mortgage, lease or otherwise without written permission of the bank, until the loan of the said bank is standing/ pending and in case the deponent infringe any condition, the same shall stand illegal, null and void.



8. That the deponent/s will agree and bound by all the terms and condition of the Bank.
9. That the deponent/s will be liable for the civil and criminal action, if any one or more of above declaration is found to be false or incorrect.
10. That the deponent/s borrower if defaulted in the repayment of the loan amount of the Bank, the Bank can initiate legal action under the provisions of the SARFAESI Act, for recovery of bank dues.
11. That the deponent declare and inform the Bank that neither any proceeding under the Income Tax Act is pending against him nor any such proceeding is contemplated against him and that no notice under Rule 2 of Schedule II of the Income Tax Act is served on him and no arrears of tax or any other sums are pending payable by him to the Income Tax Department.

Verification:

Deponent

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

Verified at Faridabad on

Deponent

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

हरियाणा HARYANA

52AA 466616

दस्तावेज नं०..... 6791.....
तिथि..... 29/3/2008.....
जिल्ह नं०..... 3998.....
की एक प्रति अतिरिक्त नं०.....
पर कलम कर दी गई है। जो कि कूट
नं०..... 6791..... पर कलम किया गया है।

—Sd—

सिद्धांत लाल गुप्ता
उपस्थानक

ATTESTED

For Sub Registrar
Ballabgarh



Vidardref S.R.O. 120
No 263 dt. 17-8-2000

6791



बयनामा मालीयत 18,50,000/- रकम स्टाम्प 202,86,750/- रकम
25000 x 11
10000 x 1
500 x 3
100 x 2
50 x 1
(181 कर्ता त)

Sept R. 100500/- bid

B-68
21-8-2000

(सम्पति इन्डस्ट्रीयल प्लॉट न030 सेक्टर न04 परीदाबाद)
अप्रवृद्ध शेरिया -

हमके मैसर्स कपूर सिमनिंग मिल्स प्री0ओ0 राजन एण्ड सिलक मिल्स
जीटी रोड अमृतसर पंजाब की द्वारा पार्टनरस श्री पयारे लाल कपूर व
श्री सतीश कपूर व विपिन कपूर 4/6, रिता कपूर सुत्रबद्ध श्री विकास प्रकाश
कपूर निवासी गण न्यू फ्रेंड्स कालोनी नई देहली के हैं। जो कि हम
(पक्ष) एक सम्पति प्लॉट न030 बा रकबा 2427.77 वर्गज या का
सेक्टर न04 इन्डस्ट्रीयल शेरिया परीदाबाद में मौका अनुसार तामीरात
कवरड शौड आफिस बल 5550 वर्गफुट केका क विभागीय सम्पति जेसे
है, की मालिक वकाबिज बस्ये रजिस्टरी शुदा जवेन्त डीड वतीत
नम्बर 11762 तारीख 20-3-1986 दस्तखस्तार परीदाबाद से हैं।
जो कि इस्टेट आफिसर द्वारा परीदाबाद से खारीद किया है। उक्त
सम्पति बाला हर प्रकार के भार से मुक्त है। हमें बय दोगरा करने का
हक हासिल है। उक्त सम्पति बारे हमें तारीख 18-5-98 को रोबर
गवाहान मौज्जिहान इकरार नामा मुहायदा बय बाटक मो रायल दूला
(इन्डिया) परीदाबाद बजिरये मालिक श्री विजय कुमार सुत्र श्री लुन्नीला
निवासी परीदाबाद के साथ बल कीमत 201850000/- रकम में किया
गया। और वरकत इकरार नामा मुहायदा दो अदद बैंक ड्राफ्ट प्रमातुता

ATTESTED

For Sub Registrar
Ballabgarh

Iyara Lal Kaur
29/8/2000.
Vyan Kaur

29/8/2000
Biflu

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₹10,00,000/-रकम का व ₹8,00,000/-रकम के यानि
₹18,00,000/-रकम वसूल करते हुए सहायदा किया था। और
बाकी ₹50,000/-रकम परवर्त रीजस्टरी करणरोबर एसा र ले
करके वसूल पाना था। सहायदा अनुसार सभी शर्तों को पूरा करते
हुए हमने सम्बन्धित मकम्मा से कम्प्लीशन प्रमाणपत्र प्राप्त कर लिया
है। आईटीसी कितागीय भी प्राप्त कर लिया है। अन्य आई-बान्ड व
बयानहल्सनी आदि तसदीक शूदा सभी दस्तावेजात मयहकूक अता लून
सम्बन्धित पूरे करीलये हैं। कोई परेशानी किसी तरह से सम्पत्ति को
बय करने बारे नहीं है। अब हमने हालत व मसद व जरूरत सहायदा
अनुसार सभी अजराजात व भालाई अपनी धर्म की मदे नजर खातेहुए
उक्त सम्पत्ति न030 इन्डोप्लॉट का रकबा 2427.77 वर्गगज मय तामीरात
कवरड लगभग 5560 वर्गफुट बेबाक कितागीय सम्पत्ति काका सेक्टरन04
फरीदाबाद जिला फरीदाबाद को मयहकूक कूल अधिकारी सहित बिल
एचज ₹18,50,000/-रकम (अठारह लाख पचास हजार रकम) आधी
₹9,25,000/-रकम होते हैं, में पास मेसर्स रायल ट्रुलस (इन्डिया)
एसएसआई प्लॉट न011 न05 एनआईटी फरीदाबाद जिला फरीदाबाद
बजिरये मालिक श्री विजय कुमार को कर्ई बय करीदया है। पिरौउतकल्ली
करीदया है। बेचीदया है। तमाम जरे बय की रकम में से सहायदा अनुसार म

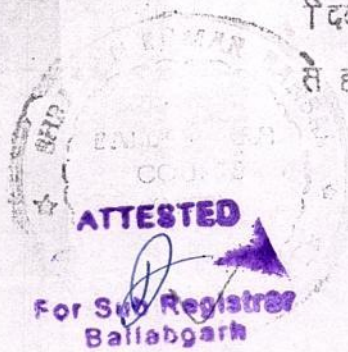
ATTESTED

For Sub Registrar
Ballabgarh

Yara Lal Katar
V. Gankapur
166
S. K. Katar
K. H.

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में से प्रथम लिखित अनुसार वसुधा अनुसार 2010,00,000/- रुपया का बैंक ड्राफ्ट नं० -048965 तारीख 11-5-98 का जारी बैंक स्टेट बैंक आफ बीकानेर एण्ड जयपुर-परीदाबाद का प 2008,00,000/- रुपया का बैंक ड्राफ्ट नं०-049016 तारीख 18-5-98 का जारी बैंक स्टेट बैंक आफ बीकानेर एण्ड जयपुर-परीदाबाद का परवर्तित इकरारनामा तहरीरतकमील तारीख 18-5-98 को वसूल कर चुके हैं। और बाकी मुहायदा अनुसार 20 50,000/- रुपया बच्ये बैंक ड्राफ्ट नं०- 038933 तारीख 28-3-2000 बैंक स्टेट बैंक आफ बीकानेर एण्ड जयपुर-परीदाबाद का ही परवर्तित रजिस्टरी करण रोबर सब रजिस्टरार साहब चलतबगद लेने करके वसूल करीलया है। इस प्रकार कुल जरे बच्य वसूलतसली महे। मुहायदा अनुसार कीमत वसूल करली है। कोई बाकी बाजिममे छारीदार फर्म के नही रहा है। मुहायदा अनुसार इकरारी शर्तों के आपसी तौर पर कबज वउ हिस्सा सम्पत्ति पर पडले से छारीदार फर्म का कर दिया गया था। जो कि अब छारीदार फर्म मजदूर को हमने अपनी जानि से हरतरह से सम्पत्ति विहीन न030/4 इन्डो परीदाबाद का हवाले छारी



Pyara Lal Kapur
Vijay Kapur

Devendra Kapur
-4 मसत-
Ruth

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कबजा साहित्य तौर पर करा दिया है। छारीदार फर्म ने पहले भी व अब हरतरह से कबजा सम्पत्ति बाला न030/4 इन्डोपरीदा बाद का प्राप्त कर लिया है। हमारा या हमारे वारसान या अन्य किसी का कोई वास्ता नहीं रहता है। छारीदार फर्म वाहिद तौर पर मालिक व काबिज हो गई है। छारीदार फर्म को हक होगा कि वह किसी तरह से तामीरात करे इस्तेमाल करे मुन्तकिल करे विधागीय कार्यवाही करे बिजलीपानी प्राप्त करे चैन्ज आफ लेड वूज करावे अन्य उचित कार्यवाही मुहायदा व नियमाअनुसार महकमा सम्बन्धित अनुसार पूरा करे। उजर नहीं होगा। यह कि आज तक की कोई भी अदायगी सम्पत्ति व देय व कार्य खेताक हैं। हम बाया के हैं। हम बायान फर्म के जिम्मे हैं॥ आज के बाद छारीदार फर्म जिम्मेदार रहेगी। यह कि उक्त विक्रीत सम्पत्ति बाला हर प्रकार के जेरबारते पाक साफ है। भार से मुक्त है। कोई मुहायदा पहले किसी अन्य के साथ मास्तिवार छारीदार फर्म रायल ट्रस्ट (इ0) मालिक श्री विजयलक्ष्मी के इलावा नहीं किया है। अगर किसी तरह से नुकस निमलिकयत निकलेगा तो या कबजा किसी तरह से भी सम्पत्ति बाला

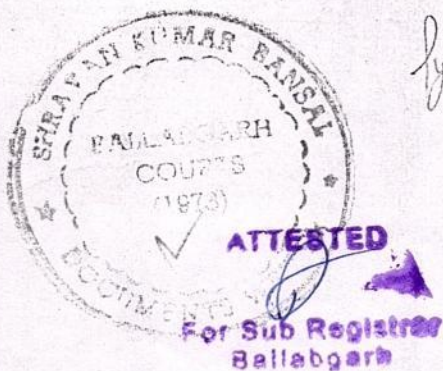


Gyara Lal Kapoor
V. Jan Kapoor

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का खारीदार पर्म के कब्जे से निकल जावेगा तो भी उसका हम
 बाया हरतरह से देनदार वजिमेदार हरतरह के हजेराने नुकसान बचाने
 कीमत लगाने का रहेगा। बाया बयनामा तमाखारीदार पर्म ने किया है।
 दस्तावेजात मयहक सम्पति अला लत तौर पर आइंटी सी व कम्पलीशन व
 अन्य दस्तावेजात तसदीक़ादा इमरोजा व अन्य जरूरत अनुसार व
 मुहायदा अनुसार सभी हवाले खारीदार पर्म करा दिये हैं। खारीदार
 पर्म को हक होगी कि वह लिखित रीजस्टरी बयनामा के आधार पर
 मकमा सम्बन्धित में हरतरह से अपने हक में तबदीलीमलीकयत दर्ज वमन्ज़ूर
 करा लें। उजरनही होगा। मुहायदा अनुसार तहरीर तकमील शुदा
 इकरार नामा तारीख 18-5-98 की शर्तों को हरदो परीकन ने
 पूरा कर दिया है। भाकिय में भी हरदो परीकन व हमारे पारतान
 पाबन्द रहेंगे। सम्पति 'मुहायदा' अनुसार हरतरह का विश्वास परीकदो यम
 या खारीदार पर्म को दिलाया गया है। अतः हमने यह बयनामा खूब तीव्र
 करवसमभन कर बाख़ाशीक़ाद रोबर गवाहान इकरारनामा अनुसार बाबत
 सम्पति बाला न030/4 इन्डोपरीदाबाद बारे मौजिजानदेह के सामने आ।



Yara Lal wafar
11 Yara Kumar
 -6 परीकन-
169

इन्टरनेट की कम संख्या
भाषा की मान्यता और
स्वरूप और रजिस्ट्री की रकम
और अन्य शुल्क और प्राप्त
हुआ साक्ष्य

-5-

नियमाभुसार इकराना मा व्हायदा एक्ट के तहत तहरीर करी दिया है
कि सनद रहे और वक्त जरूरत का मनावे। तारीख- 29-3-2000

नोटन 07 ता 18 स्टाम्पडा तली सलमन हैंडित।

अलवद मैसर्स कपूर तिपिनिंग मिल्स पी०ओ० राफ हण्ड सिलक मिमल द्वारा
श्री प्यारेला ल कपूर व सतीश कपूर व विपिन कपूर व रितेश कपूर
पार्टनरस बायान । बाया । बाया । बाया ।

Pyara Lal Kaper *Satish Kaper* *Vipin Kaper* *Ritesh Kaper*

गया हरी मम मोहन सिंह
मल्लिक
निवासी परी दाबाद
Name *G. Singh*

हारीदार नं० रायल टल्स (इ०)
बनारस मा लिक श्री विजय कुमार ।

गया हरी भारता ललित हरिदादे
बलराम परी दाबाद
Bharat Lalit Haridade

Thakur Mohan Singh

ATTESTED

For Sign Register
Tallabogara



देवा क श्रवण कुमार रंजित व सिकानवात ब ललबगद 12000

भारतीय गैर न्यायिक

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Rs.10


INDIA NON JUDICIAL

हरियाणा HARYANA

52AA 466614

क्रमांक नं०... 4884
दिनांक 29/3/2004
जिल्हा नं०... 44453
की एक प्रति अतिरिक्त नं०
पर कलम कर दी गई है। जो कि कृप
नं०... 4884 ...पर कलम किया गया है।


सहायक उप-जिल्हा
कार्यालय

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For Sub Registrar
Bellabgarh

4884 4884



विमल कुमार प्रोपराईटर
फर्म नं० रोका टूल्स इन्डिया
प्रिवेट लिमिटेड

अणु पोतार चीफ फकी एग्जिक्यूटिव डायरेक्टर
मिनजामिन्स नं० इको डेवेलपिंग प्राइवेट लिमिटेड
ब्रेल

31/3/04
बचाना नं० 40,00,000/- रुपये स्टाम्प नं० 3,65,000/- रुपये 25000 गुना 14 जमा
15000 जमा 500 जमा 100 रु 17 जिला कारीद किला 20/3/2004
ताजाना फरीदाबाद क्रोनं 8433

मै० राजन टूल इन्डिया लिमिटेड एन एन कारी फाट नं० 11 नं० 5 सन गैरी की
फरीदाबाद जिला फरीदाबाद बजरी प्रोपराईटर फर्म श्री विमल कुमार
का है ।

जोकि बाका सैक्टर-4 इन्डस्ट्रीयल ऐरिया फरीदाबादत ह० बलरूपत जिला
फरीदाबाद में एक जगह फाट नं० 30 कारका 2427/77 वर्गमी नम कारांतरात
गौड के जल्ले बचाना रजिस्ट्री शुदारख रजिस्ट्रास्ताख, बलरूपत कारीदा
नं० 6791 किला 29/3/2000 से कारीद किला हुआ है जोकि कले के रूप में बचाना

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For Sub Registrar
Balebgarh

हुआ है बच सन्निहित एग्जिक्यूटिवी जेर कारी, कारीदारी, कारीदारी कले, किली व
कारीदारी पाक नाफे किली को रल, लय, रिमा, कारीदारी ना पर्टा कारी
बलरूपत जिला कारीदारी है जोरनदी कारी ना ना कारीदारी कले के बचाना
किया हुआ है जोकि एग्जिक्यूटिवी कारी नाफे और कले बचाना कारी किली प्रकार
कारी कारीदारी कारीदारी ना ना कारी नाफे कारी नाफे कारी नाफे कारी नाफे

/ 2 /

में रखते हुये अपनी अपरोक्त वर्णित सम्पत्ति प्लॉट नं० 30 वास्ता 2427.77 वर्ग
मी० को बिना मल्लारौड के कुल अधिकारों तख्त बजले मु० 40,00,000/- रुपये
१ चालिस लाख रुपये) जाधो तिके मु० 20,00,000/- रुपये होते हैं में पास
में एको डार्ड कन्स्ट्रिग प्रा० कि० प्लॉट 181/1 ए जे सी चौस रोड
कलकत्ता-14 बजरीये चीफ एग्जीक्यूटिव ^{डायरेक्टर} भी जून पोदार, को विक्रय कर
दिगा है वेव दिगा है कवा मौला अनुसार बिना मल्लारौड के हवाले धारीदार
फर्म मजदूर करा दिगा है फर्म मजदूर मौला अनुसार मासिक व दायिज बजरीये
फर्म मजदूर हो गारो। मला रौड में धारीदार फर्म मजदूर जर्मिनी प्रकार का
कोई ताजु वास्ता नही रहो। उको में विवेका मुद उठावगा। धारीदार
फर्म मजदूर उका प्लॉट को यानि इन्टरमीडियट प्लॉट को किसी प्रकार सेमाल में
जाये, मजगा पास कराये, समीरात जरे किसी प्रकार की कोई कुर्मिती मजगा
बसनी हो करे, हुला से किसी प्रकार का कोई या कवा करे, जिस से
विवेका फर्म मजदूर जो किसी प्रकार का कोई ताजु वास्ता नही होगा। कुल जरेबय
कमान मु० 40,00,000/- रुपये निम्न तालीम अनुसार मु० 5,00,000/- रुपये
पैड नं० 101599 दिनांक 15/3/2004 धारीनी धारीनी पैड कि० पैलीगल
फर्म व डायरेक्टर / डिपण्ड पे नं० 065243 दि० 23/3/04 उ
नं० 065244 दिनांक 26/3/04 रासनी प्रीस 15,00,000/- रुप दोनो
जारी हुला गारा भारतीय राज्य वेनीम व मु० 5,00,000/- रुपये
पैड नं० 103720 दिनांक 29/3/04 जरा धारीनी धारीनी धारी वेव परीदाजद

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For 300 Registry
Hallabook

For Royal Tools (India)

Proprietor

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के पहले से कूल किये हुये है। इस प्रकार उन जेजय तमाम का तमाम कूल कलीम है।
कुछ नैनावाली का जिम्मा खारीदार किसी प्रकार जानही रहा है न पाईन्दा होगा।
जाज से बाद जिम्मा पर्न व पर्न मज्दूर व मज्दूर पारिस्तान का उक्त विक्रीत
वणिर्ति सम्पति व उक्तें किसी भी हिस्सा से किसी प्रकार वा कौईनाकुल वास्ता
नही रहा है न पाईन्दा होगा। कार्यकमाना इस प्रकार का खारीदारकर्न मज्दूर
ने लगा गा है। उक्त विक्रीत सम्पति सम्बन्धी इस प्रकारके दस्तावेज। बिल
वेधात पाक साफ हालत में खारीदारपर्न मज्दूर करादिये है। अगर कोई बकाया होगा
तो उसकी देनदार जिम्मा पर्न मज्दूर होगा। सरकारी रिकार्ड में जमाकही भी
खारीदारा पर्न मज्दूर उक्त सम्पति को देने नाम कसदील करवाना चाहता तो
उक्त सम्बन्धित अफसर पहुच कर जिम्मा पर्न मज्दूर करवा देता। इस
दस्तावेज की सह से हरवह कार्यवाही करवाने का अधिकार होगा जो
जिम्मा पर्न मज्दूर हो है। विक्रीत सम्पति इन्डस्ट्रीयल फ्लाउ में किसी प्रकार का

ATTESTED
For Sub Registrar
Ballabgarh

for Royal Tools (India)
Rajesh
Proprietor

कोई वास्तुती पुनः विना पत्र नवन्यासी गार्डन या कच्चाहल या पुनः
खारीदार के हाथ से निम्न कमाते कच्चाहल एवं खारीदार को
मजदूर को निम्न कमाते मजदूर के हाथ से निम्न कमाते पूर्ण अधिकार होगा जिसका
निम्न कमाते मजदूर के हाथ से निम्न कमाते होगा। अतः यह कमाते कमाते कर
पूर्ण अधिकार के वास्तुती एवं कच्चाहल निम्न कमाते एवं कमाते को कमाते
करते कमाते। दि. 29/3/2004 । अ. 11

20. किसने कहा *Proprietor* प्रोपियर है।
 मैंने 20 राकेश द्वारा है। बन्धिया।
 एस एस बाई प्लान्ट 11 नं० 5 एस
 बाई टी फरीदाबाद

ग: जारो के काशिया एकावेत
बलबगट

For Sub Registrar
Ballabgarh

प्राप्तः १७/११/२०१९

Drafted by
 [Signature]
 2/2/04