

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY-

Annexure- B

1.	Name of the Branch/Business Unit/Office seeking opinion.	
a)		
b)	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
c)	Name of the Borrower	APL Apollo Building Products Private Limited
2 a)	Type of Loan	As per sanction
b)	Type of Property	Commercial
3.	a) Name of the Unit / concern / company / person / offering the property / (ies) as security.	APL Apollo Building Products Private Limited a company registered under the Companies Act, 2013, with corporate identification number U27200DL2019PTC358966, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director.
	b) Constitution of the Unit / concern / person / body / authority offering the property for creation of charge.	Pvt. Ltd. Co.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	As borrower.
4.	Value of loan	As per sanction
5.	Complete or full description of the immovable property / (ies) offered as security including the following details.	01 (Village Ringni) Diverted Industrial Land Khasra No 71, 72/2, 73, 75/1, 84, 85, 86, 87, 89, 90, 104, 106, 72/1, 74, 16, 17/2, 18/1, 19, 76, 78, 79, 82, 83, 417, 426, 428, 430, 431, 75/2, 429, 432, 434/1, 435/1, 449, 454, 455, 458/1, 459/2, 460, 462, 88, 433/2, 433/1, 434/2, 435/2, 436/1, 436/2, 437, 438/1, 439, 440, 441, 442, 443, 444, 445, 446, 453, 456

		<p><u>02 (Village Kesda)</u> Land Khasra No 41, 43, 51, 63, 70, 76, 83, 156, 75, 38, 42, 45, 52, 62, 64, 57, 60, 61, 66, 71, 39, 44, 47, 50, 67, 68, 69, 46, 53, 40, 49, 157, 59, 72, 90</p>
(a)	Survey No.	-
(b)	Door/House no. (in case of house property)	-
(c)	Extent/ area including plinth/built up area in case of house property.	<p><u>01 (Village Ringni)</u> Total area 49.65 Hect</p> <p><u>02 (Village Kesda)</u> Total area 46.63 Hect</p> <p>Grand Total 96.28 Hect. i.e. 237.91 Acre.</p>
(d)	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	<p>Ringni, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G.</p> <p>&</p> <p>Kesda, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G.</p>
	Boundary	Not mentioned in lease deed.
6. a)	Particulars of the documents scrutinized-serially and chronologically.	<p>1. Original Registered Lease deed. Lease deed registered in the office of sub registrar Office Simga. Vide book No. A-1, Granth no 4325, Page No 88 to 97, Serial No. 2114 on 25/07/2008. (Original already deposited with Axis Trustee Services Ltd)</p> <p>2. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 160 to 190, Serial No. 1033 on 25/09/2019</p> <p>3. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 191 to 218, Serial No. 1034 on 25/09/2019</p>

		<p>4. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 219 to 245, Serial No. 1035 on 25/09/2019</p> <p>5. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 246 to 286, Serial No. 1036 on 25/09/2019</p> <p>6. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 328 to 372, Serial No. 1038 on 25/09/2019</p> <p>7. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 287 to 327, Serial No. 1037 on 25/09/2019</p> <p>8. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2699, Page No 01 to 57, Serial No. 1140 on 26/10/2019</p> <p>9. Online Digitally Signed Diverted B-1 on dated 03/09/2021</p> <p>10. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 209 to 235, Serial No. 1018 on 20/09/2019</p>
--	--	---

		<p>11. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 181 to 208, Serial No. 1017 on 20/09/2019</p> <p>12. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 340 to 368, Serial No. 1022 on 20/09/2019</p> <p>13. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 304 to 339, Serial No. 1021 on 20/09/2019</p> <p>14. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 142 to 180, Serial No. 1016 on 20/09/2019</p> <p>15. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 236 to 270, Serial No. 1019 on 20/09/2019</p> <p>16. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 271 to 303, Serial No. 1020 on 20/09/2019</p> <p>17. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office</p>
--	--	---

		<p>Simga. Vide book No. A-1, Granth no 2699, Page No 58 to 87, Serial No. 1141 on 26/10/2019</p> <p>18. Online Digitally Signed Diverted B-1 on dated 03/09/2021</p>
b)	<p>Nature of Documents verified and as to whether they are originals or certified copies or registration extracts duly certified.</p> <p>Note- Only originals or certified extracts from the registering/land/revenue/other authorities be examined.</p>	As above mention column 6.a) above.
7.	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, Certified copy of title documents are obtained from the relevant sub-registrar Office Simga
	Whether all pages in the certified copies of title documents which are obtained directly from sub- registrar office have been verified page by page with the original documents submitted?	Yes.
8. a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No. Because Govt. online portal or computer system not update.
b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/finding in this regard.	No, online/computer records are not available
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, genuineness of the stamp paper is not possible to be got verified from any online portal
d)	Whether proper registration of documents completion detail thereof to be provided.	Not applicable.
9. a)	Property offered as security falls within the jurisdiction of which sub-registrar office?	Property offered as security falls within the jurisdiction of which sub-registrar Office Simga & District Headquarter Balodabazar-Bhatapara C.G
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 office?	It is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar Simga
c)	Whether search has been made at all the offices named at (b) above?	Search has been made at all the offices named at Sub Registrar Office Simga & District

		Headquarter Bhatapara C.G	Balodabazar-
d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple the documents in respect of the property in question?	Searches in the offices of registering authorities Office Simga & District Headquarter Balodabazar-Bhatapara C.G	
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.	Separate sheet attached (Page no 07 to 12)	
	b) wherever Minor's interest or other clog on title in involved. Search should be made for a further period, depending on the need for clearance of such clog on the Title.	No Minor's interest involved.	
	c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible- the modalities / procedure to be followed and the reasons for coming to such conclusion.	No Minor's interest involved.	

COLUMN NO- 8
(Brief History)

Property Holder (Lessee) APL Apollo Building Products Private Limited a company registered under the Companies Act, 2013, with corporate identification number U27200DL2019PTC358966, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. received **Property-** Diverted Industrial Land Khasra No 71, 72/2, 73, 75/1, 84, 85, 86, 87, 89, 90, 104, 106, 72/1, 74, 16, 17/2, 18/1, 19, 76, 78, 79, 82, 83, 417, 426, 428, 430, 431, 75/2, 429, 432, 434/1, 435/1, 449, 454, 455, 458/1, 459/2, 460, 462, 88, 433/2, 433/1, 434/2, 435/2, 436/1, 436/2, 437, 438/1, 439, 440, 441, 442, 443, 444, 445, 446, 453, 456. Total area 49.65 Hect. Property Situated at Ringni, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G & Land Khasra No 41, 43, 51, 63, 70, 76, 83, 156, 75, 38, 42, 45, 52, 62, 64, 57, 60, 61, 66, 71, 39, 44, 47, 50, 67, 68, 69, 46, 53, 40, 49, 157, 59, 72, 90, Total area 46.63 Hect. Situated at Village Kesda, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G. **from Lessor** APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. By registered Lease deed. Lease deed registered in the office of sub registrar Office Simga. Vide book No. A-1, Granth no 4325, Page No 88 to 97, Serial No. 2114 on 25/07/2008.

That above mention property owner/lessor has purchase property as per below mention detail-

Village Ringni

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property-** Land Part of Khasra No 16, 17/2, 18/1, 19. Area 1.020 Hect. + 0.340 Hect + 0.720 Hect + 0.240 Hect. Total Area 2.320 Hect. Property Situated at Ringni, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G **from Seller** Shri Lakshya Singhal S/o Shri Sanjay Singhal R/o House No 9/10, Plot No 08, Saraswati Kunj, Jalipur Road, Civil Lines, Delhi through its POA Shri Sanjiv Singhal S/o Shri Mahanand Prasad Agraawal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi (POA registered in the office of sub registrar office New Delhi. Vide book No. on 30/07/2018) By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 160 to 190, Serial No. 1033 on 25/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records.

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property-** Land Part of Khasra No 72/1, 74. Area 3.620 Hect + 0.310 Hect. Total area 3.930 Hect. Property Situated at Ringni, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G **from**

Pongall.

Seller Shri Sanjay Singhal S/o Shri Mahanand Prasad Singhal R/o House No 9/10, Plot No 08, Saraswati Kunj, Jalipur Road, Civil Lines, Delhi through its POA Shri Sanjiv Singhal S/o Shri Mahanand Prasad Agraawal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi (POA registered in the office of sub registrar office New Delhi. Vide book No. on 02/09/2019) By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 191 to 218, Serial No. 1034 on 25/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property**- Land Part of Khasra No 71, 72/2. Area 4.420 Hect + 1.950 Hect. Total area 6.370 Hect. Property Situated at Ringni, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G **from Seller** Shri Sanjiv Singhal S/o Shri Mahanand Prasad Agraawal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 219 to 245, Serial No. 1035 on 25/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property**- Land Part of Khasra No 73, 75/1, 84, 85, 86, 87, 89, 90, 104, 106. Area 1.630 Hect + 2.730 Hect. + 0.230 Hect + 0.300 Hect + 0.1100 Hect. + 0.080 Hect. + 0.080 Hect.+ 0.230 Hect + 1.070 Hect. + 3.260 Hect. Total area 9.720 Hect. Property Situated at Ringni, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G **from Seller** Shri Reena Singhal W/o Shri Sanjiv Singhal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi. By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 246 to 286, Serial No. 1036 on 25/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property**- Land Part of Khasra No 75/2, 429, 432, 434/1, 435/1, 449, 454, 455, 458/1, 459/2, 460, 462. Area 1.110 Hect + 0.420 Hect. + 0.960 Hect + 0.110 Hect + 0.200 Hect. + 1.580 Hect. + 0.650 Hect. + 0.300 Hect. + 1.580 Hect + 0.240 Hect. + 0.990 Hect. + 2.090 Hect Total area 10.230 Hect. Property Situated at Ringni, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G **from Seller** Smt Meenu Singhal W/o Shri Manoj Singhal through its POA Shri Sanjiv Singhal S/o Shri Mahanand Prasad Agraawal R/o House

No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi (POA registered in the office of sub registrar office New Delhi. Vide book No. on 04/09/2019) By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 328 to 372, Serial No. 1038 on 25/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property**- Land Part of Khasra No 76, 78, 79, 82, 83, 717, 426, 428, 430, 431. Area 2.940 Hect + 0.270 Hect. + 4.190 Hect + 0.110 Hect + 0.400 Hect. + 0.070 Hect. + 0.540 Hect + 1.090 Hect + 0.400 Hect. + 0.350 Hect. Total area 10.360 Hect. Property Situated at Ringni, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G from Seller Smt Anita Singhal W/o Shri Sanjay Singhal through its POA Shri Sanjiv Singhal S/o Shri Mahanand Prasasd Agraawal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi (POA registered in the office of sub registrar office New Delhi. Vide book No. on 02/09/2019) By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 287 to 327, Serial No. 1037 on 25/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property**- Land Part of Khasra No 88, 433/2, 433/1, 434/2, 435/2, 436/1, 436/2, 437, 438/1, 439, 440, 441, 442, 443, 444, 445, 446, 453, 456, Area 0.080 Hect + 0.420 Hect. + 0.700 Hect + 0.040 Hect + 0.100 Hect. + 0.240 Hect + 0.300 Hect + 0.510 Hect + 0.310 Hect + 0.650 Hect + 0.610 Hect + 0.560 Hect + 0.580 Hect + 0.200 Hect + 0.160 Hect + 0.250 Hect + 0.170 Hecct + 0.390 Hect + 0.450 Hect. Total area 6.720 Hect. Property Situated at Ringni, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G from Seller Khushbu Singhal D/o Shri Sanjiv Singhal By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2699, Page No 01 to 57, Serial No. 1140 on 26/10/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

Village Kesda

That above mention property owner/lessor has purchase property as per below mention detail-

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property-** Land Part of Khasra No 75. Total area 0.540 Hect. Property Situated at Kesda, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G **from Seller** Smt Meenu Singhal W/o Shri Manoj Singhal R/o House No 9/10, Plot No 08, Saraswati Kunj, Jalipur Road, Civil Lines, Delhi through its POA Shri Sanjiv Singhal S/o Shri Mahanand Prasasd Agraawal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi (POA registered in the office of sub registrar office New Delhi. Vide book No. on 04/09/2019) By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 209 to 235, Serial No. 1018 on 20/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records.

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property-** Land Part of Khasra No 46, 53. Area 3.000 Hect + 0.280 Hect. Total area 3.280 Hect. Property Situated at Kesda, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G **from Seller** Shri Divyank Singhal S/o Shri Sanjay Singhal R/o House No 9/10, Plot No 08, Saraswati Kunj, Jalipur Road, Civil Lines, Delhi through its POA Shri Sanjiv Singhal S/o Shri Mahanand Prasasd Agraawal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi (POA registered in the office of sub registrar office New Delhi. Vide book No. on 30/07/2018) By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 181 to 208, Serial No. 1017 on 20/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property-** Land Part of Khasra No 40, 49, 157. Area 1.610 Hect + 1.520 Hect. + 0.220 Hect. Total area 3.350 Hect. Property Situated at Kesda, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G **from Seller** Shri Sanjiv Singhal S/o Shri Mahanand Prasasd Agraawal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 340 to 368, Serial No. 1022 on 20/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property**- Land Part of Khasra No 39, 44, 47, 50, 67, 68, 69. Area 0.580 Hect + 0.660 Hect. + 0.510 Hect + 1.500 Hect + 1.270 Hect. + 1.680 Hect. + 0.730 Hect. Total area 6.930 Hect. Property Situated at Kesda, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G **from Seller** Shri Sanjay Singhal S/o Shri Mahanand Prasad Singhal. through its POA Shri Sanjiv Singhal S/o Shri Mahanand Prasad Agraawal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi (POA registered in the office of sub registrar office New Delhi. Vide book No. on 02/09/2019) By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 304 to 339, Serial No. 1021 on 20/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property**- Land Part of Khasra No 41, 43, 51, 63, 70, 76, 83, 156. Area 0.330 Hect + 0.730 Hect. + 1.360 Hect + 0.590 Hect + 0.430 Hect. + 0.530 Hect. + 1.620 Hect. + 1.690 Hect. Total area 7.280 Hect. Property Situated at Kesda, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G **from Seller** Shri Lakshya Singhal S/o Shri Sanjay Singhal. through its POA Shri Sanjiv Singhal S/o Shri Mahanand Prasad Agraawal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi (POA registered in the office of sub registrar office New Delhi. Vide book No. on 30/07/2018) By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 142 to 180, Serial No. 1016 on 20/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. Purchase **Property**- Land Part of Khasra No 38, 42, 45, 52, 62, 64. Area 1.250 Hect + 0.450 Hect. + 2.560 Hect + 2.330 Hect + 1.950 Hect. + 2.120 Hect. Total area 10.660 Hect. Property Situated at Kesda, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G **from Seller** Shri Mahanand Prasad Agrawal S/o Shri Mahamaya Prasad through its POA Shri Sanjiv Singhal S/o Shri Mahanand Prasad Agraawal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi (POA registered in the office of sub registrar office New Delhi. Vide book No. on 30/07/2018) By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 236 to 270, Serial No. 1019 on 20/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. **Purchase Property-** Land Part of Khasra No 57, 60, 61, 66, 71. Area 0.320 Hect + 0.250 Hect. + 0.540 Hect + 7.210 Hect + 2.410 Hect. Total area 10.730 Hect. Property Situated at Kesda, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G from Seller Shri Manoj Singhal S/o Shri Mahanand Prasad Singhal through its POA Shri Sanjiv Singhal S/o Shri Mahanand Prasads Agraawal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi (POA registered in the office of sub registrar office New Delhi. Vide book No. on 02/09/2019) By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 271 to 303, Serial No. 1020 on 20/09/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

Property owner APL Apollo Tubes Ltd. a company registered under the Companies Act, 2013, with corporate identification number L74899DL1986PLC023443, and having its registered office at 37, Hargobind Enclave, Vikas Marg, Delhi 110092, through its Managing Director. **Purchase Property-** Land Part of Khasra No 59, 72, 90. Area 2.320 Hect + 1.000 Hect. + 0.540 Hect Total area 3.860 Hect. Property Situated at Kesda, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G from Seller Khushbu Singhal D/o Shri Sanjiv Singhal R/o House No 9/10, Plot No 8, Saraswati Kunj, Alipur Road, Civil Lines, North Delhi By registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2699, Page No 58 to 87, Serial No. 1141 on 26/10/2019.

After purchasing above said Property. Property Holder mutated its name in all revenue records

I have searched the Index II for the period of last 30 yrs. at the sub Registrar Office Simga & District Headquarter Balodabazar-Bhatapara C.G during my search I did not find any charge, mortgage (**Encumbrance with Axis Trustee Services Ltd**) or redemption, adverse entries or alienation regarding to said subject properties. The name of owner recorded in all revenue records. Thus in My Opinion the said property still remains with the present property holder and the chain of title is established.

I Examined the Document and found it to be in order. The document is duly stamped and properly registered in the office of sub registrar Office Simga & District Headquarter Balodabazar-Bhatapara C.G

P. Singh

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 / Allotted etc.)	Title of the intended Mortgagor over the Property is Lease Hold Rights.
	If ownership rights	Ownership right as Lessee.
a)	Detail of the conveyance document	Registered Lease deed. Lease deed registered in the office of sub registrar Office Simga. Vide book No. A-1, Granth no 4325, Page No 88 to 97, Serial No. 2114 on 25/07/2008
b)	Whether the document is properly stamped	Yes.
c)	Whether the document is properly registered	Yes.
	If leasehold, whether :	Yes.
a)	Lease deed is duly stamped and registered.	Yes.
b)	Lessee is permitted to mortgage the Leasehold right	Yes with prior NOC with lessor
c)	Duration of the Lease / unexpired period of lease.	Lease for period of 30 years, Lease commencing on 01/04/2022 to 31/03/2052. Unexpired period of lease 29 Years.
d)	If, a Sub-lease. Check the Lease deed in favor of Lessee as to whether Lease deed permits subleasing and mortgage by Sub-Lessee also	Not Applicable.
e)	Whether the leasehold rights permits for the creation of any superstructure (if applicable)	Yes. As per condition mention in original lease deed.
f)	Right to get renewal of the leasehold rights and nature thereof.	Yes.
	If Govt. Grant/allotment/Lease-cum / Lease Agreement whether :	Not Applicable.
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)	Whether 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 :	Not Applicable.
a)	Such right is heritable and transferable.	Not Applicable.

b)	Mortgage can be created.	Not Applicable.
12.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No, Property does not transfer by way of gift.
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)	The Gift/Settlement Deed transfer the property to Donee;	Not applicable.
d)	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not applicable.
e)	Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not applicable.
f)	Whether the Donee is in possession of the gifted property;	Not applicable.
g)	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not applicable.
h)	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applicable.
13.	In case of partition/family/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.	Not Applicable.
a)		
b)	Whether mutation has been effected	Not Applicable.
c)	whether the mortgagor is in possession and enjoyment of his share:	Not Applicable.
d)	Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	Not Applicable.
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.	Not Applicable.
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.
14.	Whether the title documents include any testamentary documents/wills?	Not Applicable.
a)	In case of wills, whether the will is registered will or unregistered will?	Not Applicable.

b)	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable.
c)	Whether the property is mutated on the basis of will?	Not Applicable.
d)	Whether the original will is available	Not Applicable.
e)	Whether the original death certificate of the testator is available?	Not applicable.
f)	What are the circumstance and/or documents to establish the will in question is the last and final will of the testator?	Not applicable.
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 upon the will, etc, which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not applicable.
15.	Whether the property is subject to any wakf rights/belongs to church/temple or any religious/other institutions	No property is not subject to any wakf rights
a)	any restriction in creation of charges on such properties?	No, property does not belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties
b)	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable.
16.	Where the property is a HUF/join family property,	No, the property proposed to be sold is not HUF/join family property.
a)		
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.	Not Applicable.
c)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable.
17.	Whether the property belongs to any trust or is subject to the right of any trust?	No, property does not belongs to any trust or is subject to the right of any trust
a)		
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 so 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	Not applicable.

	trust in the matter.	
18.	If the property is Agriculture land.	Diverted Industrial land
a)	Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/ enforcement of mortgage.	Diverted Industrial land
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?	Not applicable as land is Diverted Industrial land.
c)	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Diverted for Industrial Land as per revenue case no 31/A-2 Year 2019-20, dated 27/02/2020
19.	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, property is not affected by any local laws or other regulations having a bearing on the creation security
a)		
b)	Additional aspects relevant for investigation of title as per local laws	Not applicable.
20.	Whether the property is subject to any pending or proposed land acquisition proceedings?	No, property is not subject to any pending or proposed land acquisition proceedings
a)		
b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not applicable.
21.	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, property is not involved in or subject matter of any litigation which is pending or concluded
a)		
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/markings which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	Not applicable.
22.	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable.
a)		
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.

23. a)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC) Articles of Association/provision for common seal etc.	Yes. Property belongs to Ltd. Co.
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. The property has been received by way of lease from other Ltd. Co.
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 encumbrance/ charges, weather such charges/ encumbrance 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?	Yes.
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, Agreement of Sale. Lease deeds, etc in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA)	Not Applicable.
d)	In case of builder's POA, whether a certified copy of POA is available and the same has	Not Applicable.

	been verified/compared with the original POA.	
e)	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Yes common POA
	(i) Whether the original POA is verified and the title investigation is done on the basis of original POA? (ii) Whether the POA is a registered one? (iii) Whether the POA is a special or general one? (iv) Whether the POA contains a specific authority for execution of title document in questions?	(i) Yes, copy of POA has been verified and the title investigation is done on the basis of copy of POA. (ii) Yes. POA is a registered one (iii) POA is a general one (iv) Yes.
f)	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Yes POA was in force
g)	Please comment on the genuineness of POA	POA was genuine as it is registered one
h)	The unequivocal opinion on the enforceability and validity of the POA?	POA was enforceability and validity as it was registered one
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.	No, POA is not involved.
27.	If the property is a flat / apartment or residential/commercial complex, check and comment on the following:	No, property is not a flat.
a)	Promoters/Land owner's title to the land / building.	Not Applicable.
b)	Developments 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/local authority, etc;	Not Applicable.

i)	Conveyance in favor of Society / 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 and construction is yet to be made, approval of lay-out and other precautions, if any	Not Applicable.
q)	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	Not Applicable.
II A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016	No, property does not comes under Real Estate (Regulation and Development) Act, 2016
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.	Not applicable
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	30 yrs.
30.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Please obtain latest diversion rent paid receipt along with property tax receipt.
31.	a) Urban land ceiling clearance, whether required and if so, details thereon. b) Whether No. Objection Certificate under	a) Not Applicable. b) No, No Objection certificate not

	the Income Tax Act is required / obtained.	required.
32. a)	Details of RTC extract/mutation extracts/ Katha extract pertaining to the property in question.	Mutation Not applicable as land is leasehold land.
b)	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not applicable. As land is leasehold land.
33.	<p>(a) Whether the property offered as security is clearly demarcated?</p> <p>(b) Whether the demarcation/partition of the property is legally valid?</p> <p>(c) Whether the property has clear access as per documents?</p>	<p>(a) Yes. It is clearly demarcated as per document produce before me</p> <p>(b) Yes, demarcation/partition of the property is legally valid as per document produce before me</p> <p>(c) Yes.</p>
34 a)	<p>Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?</p> <p>(a) Document in relation to electricity connection;</p> <p>(b) Document in relation to water connection;</p> <p>(c) Document in relation to Sales Tax Registration, if any applicable;</p> <p>(d) Other utility bills, if any.</p>	Yes, property can be identified from the document provided and no discrepancy/doubtful circumstances found.
b)	Discrepancy/doubtfull circumstances, if any revealed on such scrutiny?	Not applicable.
35 a).	<p>If the valuation report and/or approved/sanctioned plans are made available please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds.</p> <p>(If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)</p>	The valuation report copy attached.
36 a).	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes, Bank will be able to enforce SARFAESI Act, if required against the property offered as security
b)	Property SARFAESI compliant	Yes.
37 a)	Whether original title deeds are available for creation of equitable mortgage.	Yes. Original title deed are available for mortgage, original already deposited with Axis Trustee Services Ltd

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.	<ul style="list-style-type: none"> • The central registrar, securitization should be intimated about creation of charge over the said property within one month from date of creation of charge to avoid any penalty as prescribe under section 27(2) of NPA act (Act no 54/2002) • Before creation of equitable Mortgage Board Resolution should be obtained and after creation of charge over the properties therefore as per terms of section 125 of the companies Act. 1956 Register your charges over the said properties of the company with concerning Registrar of the company within 30 days from date of Mortgage • That during search it has been found that the present property holder has obtain lease from private person. Bank to ensure that the property owner i.e. the lessor shall be made guarantor to the loan and at all necessary document signature of the lessor to stand as guarantor shall be obtain.
39.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	APL Apollo Tubes Ltd

CERTIFICATE OF TITLE

I HAVE EXAMINED THE original Title Deeds intended to be deposited relating to the schedule 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.

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure C and the other relevant factors.
3. I confirm having made a search in the Land / revenue records. I also confirming having verified and checked the records of the relevant Government Office/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. 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 Title Deeds, 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 1993-94 to 2022-23 pertaining to the Immovable Property / (ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are not other mortgages / charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank N/A.
7. Minor/(s) and his/their interest in the property/(ies) is to the extent of - N/A.
Minor/(s) and his/their interest in the property/(ies) is not involved
8. The Mortgage if created will be available to the Bank for the Liability of the intending Borrower- **APL Apollo Building Products Private Limited**
9. I certify that **APL Apollo Tubes Ltd** Has / have /an absolute, clear and Marketable title over the Schedule property / (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

P. S. R. I.

10. In case of creation of equitable mortgage by Deposit of title deeds, we certify that the deposit of following title deeds / documents would create a valid and enforceable mortgage

Document to be collected by Axis Trustee Services Ltd for creation of mortgage

PROPERTY ALREADY MORTGAGE WITH AXIS TRUSTEE SERVICES LTD

1. Original Registered Lease deed. Lease deed registered in the office of sub registrar Office Simga. Vide book No. A-1, Granth no 4325, Page No 88 to 97, Serial No. 2114 on 25/07/2008

Additional document-

2. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 160 to 190, Serial No. 1033 on 25/09/2019
3. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 191 to 218, Serial No. 1034 on 25/09/2019
4. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 219 to 245, Serial No. 1035 on 25/09/2019
5. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 246 to 286, Serial No. 1036 on 25/09/2019
6. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 328 to 372, Serial No. 1038 on 25/09/2019
7. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2693, Page No 287 to 327, Serial No. 1037 on 25/09/2019
8. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2699, Page No 01 to 57, Serial No. 1140 on 26/10/2019
9. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 209 to 235, Serial No. 1018 on 20/09/2019
10. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 181 to 208, Serial No. 1017 on 20/09/2019

11. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 340 to 368, Serial No. 1022 on 20/09/2019
 12. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 304 to 339, Serial No. 1021 on 20/09/2019
 13. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 142 to 180, Serial No. 1016 on 20/09/2019
 14. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 236 to 270, Serial No. 1019 on 20/09/2019
 15. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2692, Page No 271 to 303, Serial No. 1020 on 20/09/2019
 16. Original Previous registered Sale deed. Sale deed registered in the office of sub registrar office Simga. Vide book No. A-1, Granth no 2699, Page No 58 to 87, Serial No. 1141 on 26/10/2019
 17. Online digitally signed Diverted B-1 in the name of Shri Sanjay Patel.
 18. Copy of Up to date Paid Lease rent paid receipt.
 19. True copy of resolution passed in meeting of board of Directors regarding appointment of authorized signatory on behalf of company
 20. True copy of resolution passed in meeting of board of Directors regarding acceptance of creating a charge over the said property by Bank
 21. Memorandum of Association and Article of Association of the Pvt. Ltd. Co.
 22. Original Latest NOC from Lessor in favor of Bank regarding mortgage.
 23. Affidavit cum indemnity from property owner regarding him acting as guarantor to the said loan and that during pendency of mortgage/loan in no case without prior intimation to bank the lease shall be cancelled and if any case same is done then the property owner shall personally be liable for mortgage/loan.
 24. That after creation of the charge over the said property a letter of intimation about the same shall be sent to lessor and receiving of the same shall be kept in records.
-
11. There are no legal impediments for creation of the Mortgage on production of original/certified of title deeds the certified copies of which I have examined under any applicable Law/ Rules in force.
 12. It is certified that the property is SARFAESI compliant

P. S. A. 11.

SCHEDULE OF THE PROPERTY / IES

Property- Diverted Industrial Land Khasra No 71, 72/2, 73, 75/1, 84, 85, 86, 87, 89, 90, 104, 106, 72/1, 74, 16, 17/2, 18/1, 19, 76, 78, 79, 82, 83, 417, 426, 428, 430, 431, 75/2, 429, 432, 434/1, 435/1, 449, 4 54, 455, 458/1, 459/2, 460, 462, 88, 433/2, 433/1, 434/2, 435/2, 436/1, 436/2, 437, 438/1, 439, 440, 441, 442, 443, 444, 445, 446, 453, 456. Total area 49.65 Hect. Property Situated at Ringni, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G. & Land Khasra No 41, 43, 51, 63, 70, 76, 83, 156, 75, 38, 42, 45, 52, 62, 64, 57, 60, 61, 66, 71, 39, 44, 47, 50, 67, 68, 69, 46, 53, 40, 49, 157, 59, 72, 90, Total area 46.63 Hect. Situated at Village Kesda, P.H.No 19, R.I.C. Hatbandh, Tehsil Simga, Dist Balodabazar-Bhatapara C.G.

Grand Total Area 96.28 Hect. i.e. 237.91 Acre

Place: Raipur

Date: 02/01/2024

Prafull.

PRAFULL AGRAWAL

Panel Advocate & Legal Auditor

State Bank of India

Registration No 492/91

Empanelment No 9970

Enclosed:-

1. Index Receipt of Sub Registrar Office Simga, Dist Balodabazar-Bhatapara dated 02/01/2024.

Prafull.