

Date:- 01.12.2022

1234/ASR/12/22

The Chief Manager,
State Bank of India,
SME Sector-54, Gurgaon
Haryana

PREMISES:- INDUSTRIAL PLOT NO 19 TO 21 AND 36 TO 38, HAVING AN AREA MEASURING OF 24300 SQ.METER, SECTOR-06 AT GROWTH CENTER, BAWAL DISTT. REWARI, HARYANA.

Non Encumbrance Search Report/Legal Opinion of INDUSTRIAL PLOT NO 19 TO 21 AND 36 TO 38, HAVING AN AREA MEASURING OF 24300 SQ.METER, SECTOR-06 AT GROWTH CENTER, BAWAL DISTT. REWARI, HARYANA In the name of M/s Technico Industries Limited.

Dear Sir,

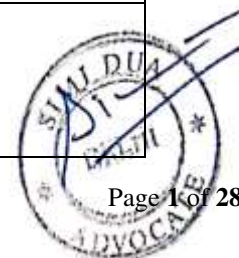
This is in reference to the documents submitted to our office for conducting Title Investigation Search Report in respect of the above mentioned property.

Upon reviewing the documents and the evidence on record, I hereby adduce my legal opinion as follows.

Annexure-B

Report of Investigation of Title in respect of immovable Property
(All columns/items are to be completed/commented by the Advocate)

1	A	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, SME Sector-54, Gurgaon Haryana
	B	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Ref. no. Nil



	C	Name of the Borrower.	M/s Technico Industries Limited.
2	A	Type of Loan	Already mortgage case
	B	Type of property	Industrial
3	A	Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/s Technico Industries Limited.
	B	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	M/s Technico Industries Limited.
	C	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower/Guarantor
4	A	Value of Loan (Rs. in crores)	As Per Sanction Letter
5		Complete or full description of the immovable property (ies) offered as security including the following details.	INDUSTRIAL PLOT NO 19 TO 21 AND 36 TO 38, HAVING AN AREA MEASURING OF 24300 SQ.METER, SECTOR-06 AT GROWTH CENTER, BAWAL DISTT. REWARI, HARYANA
	A	Survey No.	N.A
	B	Door/House no. (in case of house property)	INDUSTRIAL PLOT NO 19 TO 21 AND 36 TO 38
	c	Extent/ area including plinth/ built up area in case of house property	AREA MEASURING OF 24300 SQ.METER
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	SECTOR-06 AT GROWTH CENTER, BAWAL DISTT. REWARI, HARYANA
6	a	Particulars of the documents scrutinized- serially and chronologically.	<u>The Original Documents is already mortgaged with Indian Bank and SBI has</u>

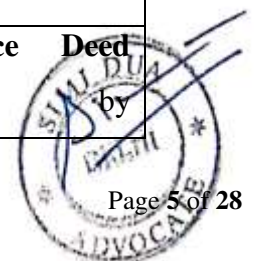
				<u>Pari Passu Charge over the property.</u>
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.		
S r . N o	Date	Name / Nature of document	Original/ certified copy/ certified extract/ photocopy etc.	In case of copies, whether the original was scrutinized by the advocate.
1.	vide Memo no 5805, Dated 11.02.20 04.	Allotment Letter issued by Haryana State Industrial Development Corporation Limited in the name of M/s Badve Engineering Pvt Ltd	Photocopy	The Original Documents is already mortgaged with <u>Indian Bank</u> and SBI has Pari Passu Charge over the property.
2.	vide Reg no 2032, on Dated 11.01.20 07.	Conveyance Deed executed by Haryana State Industrial Development Corporation Limited in favour of M/s Badve Engineering Pvt Ltd	Photocopy	The Original Documents is already mortgaged with <u>Indian Bank</u> and SBI has Pari Passu Charge over the property.
3.	vide Reg no 2041 , on Dated 09.03.20	Sale Deed executed by M/s Badve Engineering Pvt Ltd in favour of M/s Technico Industries Limited	Photocopy	The Original Documents is already mortgaged with <u>Indian Bank</u> and SBI has Pari Passu Charge over the property.



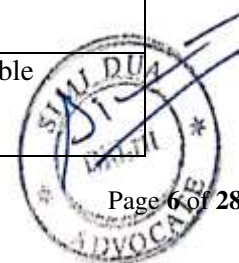
	09.			
7	a	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	Certified copy of Sale Deed Dt. 09.03.2009, as mentioned in point no. 6, is being submitted along the TIR and the same has been verified.	
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	Yes Yes, Certified Copy of the Sale Deed , have been matched with the photocopy one.	
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?	Not Applicable	
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not Applicable	
	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	
	d	Whether proper registration of documents completed. Details thereof to be provided.	Yes	
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Bawal.	



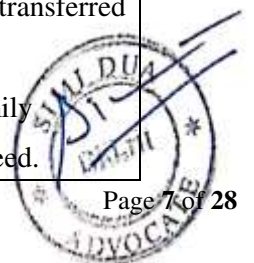
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub- registrar/ district registrar/ registrar-general. If so, please name all such offices?	Sub Registrar :- Bawal (2004-2022). The Registered Document has been executed in the year 2004 by Haryana State Industrial Development Corporation Limited , There is no need of prior search as title Allotment letter by Haryana State Industrial Development Corporation Limited , a Government body is deemed free of all prior encumbrances, Thus undersigned has verified the chain of the title deeds from 2004 to till date, Therefore 30 Years Search cannot be done.
	c	Whether search has been made at all the offices named at (b) above?	As mentioned in point no. 9 (A)
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	NO
10	a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	As per separate sheet detailed as Annexure B Column No 10(A).
	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)	Minor's Interest is Not 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 including court permission to be obtained and the reasons for coming to such conclusion.	Minor's Interest is Not involved
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.)	Freehold rights.
		If Ownership Rights,	
	a	Details of the Conveyance Documents	Conveyance Deed executed by



			Haryana State Industrial Development Corporation Limited in favour of M/s Badve Engineering Pvt Ltd vide Reg no 2032, on Dated 11.01.2007.
b	Whether the document is properly stamped.	Yes	
c	Whether the document is properly registered.	Yes	
	If leasehold, whether;		
a	The Lease Deed is duly stamped and registered	Not Applicable	
b	The lessee is permitted to mortgage the Leasehold right,	Not Applicable	
c	duration of the Lease/unexpired period of lease,	Not Applicable	
d	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable	
e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable	
f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable	
	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	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	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;	
	a	Such right is heritable and transferable,	Yes
	b	Mortgage can be created.	Yes
12		Has the property been transferred by way of Gift/Settlement Deed	The property has not been transferred through Gift Deed/Transfer Deed.
	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
	d	Whether there is any restriction on the Donor in executing the gift/settlement deed In question?	Not Applicable
	e	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	f	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable
	g	Whether the Donee is in possession of the gifted property?	Not Applicable
	h	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
	i.	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
13		Has the property been transferred by way of partition / family settlement deed	The property has not been transferred through partition/family settlement deed.

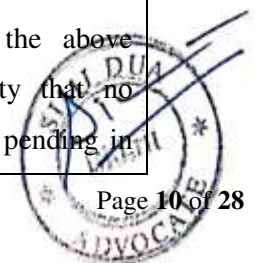


	a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	b	Whether mutation has been effected	Not Applicable
	c	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	d	Whether 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?	Will is not involved
	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 circumstances 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	Not Applicable



		parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	
15		Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	No the property is not subject any wakf right and does not belong to Church/Temple.
	a	any restriction in creation of charges on such properties?	Not Applicable
	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
16	a	Where the property is a HUF/joint family property?	No the Property does not belong to HUF/joint Family Part
	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	a	Whether the property belongs to any trust or is subject to the rights of any trust?	The Property Does not Belong to any trust.
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	No
	c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	No
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	No
18		Is the property an Agricultural land	No, the property is not an agricultural Land.

	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	N.A
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	N.A
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	The property is not 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.).
	b	Additional aspects relevant for investigation of title as per local laws.	No
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	Not Applicable
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Not Required
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Borrower/Mortgager to file an affidavit in respect of the above said property that no litigation is pending in



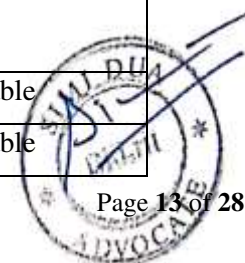
			any court of law in any part of India
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	c	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	No
22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	The property does not belong to any partnership Firm.
	b	Property belonging to partner(s), 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 Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes, The Property Belongs To Limited Company, the mortgagor company has power to Create charge on its property, Board of resolution & authorization to create mortgage/execution. of documents etc. It is further to state that ROC charge need to be verified by the Bank.
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP)	NO



		firm ? Yes / No.	
	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) ?	Bank is advised to check & verify registration of any prior charges With ROC by the mortgagor company at its own end.
	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) ?	N.A
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not applicable
24		In case of Societies, Association, the required authority/power to borrow 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 during the period of search?	POA is not involved
	b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not Applicable
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in	Not Applicable



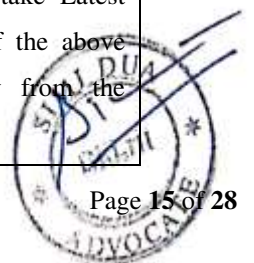
		favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	POA is not involved
	e	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	Not Applicable Not Applicable Not Applicable Not Applicable.
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	g	Please comment on the genuineness of POA?	Not Applicable
	h	The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable
26		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not Applicable
27	I.	If the property is a flat/apartment	Industrial Property
	a	Promoter's/Land owner's title to the land/ building;	Not Applicable
	b	Development Agreement/Power of Attorney;	Not Applicable
	c	Extent of authority of the Developer/builder;	Not Applicable



	d	Independent title verification of the Land and/or building in question;	Yes
	e	Agreement for sale (duly registered);	Not applicable
	f	Payment of proper stamp duty;	Yes
	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 favour of Society/ Condominium concerned;	Not Applicable
	j	Occupancy Certificate/allotment letter/letter of possession;	Yes
	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 a	Not Applicable
	II. A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	No
	II. B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	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.	The Original Documents is already mortgaged with <u>Indian Bank</u> and SBI has Pari Passu Charge over the property.
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.	2004-2022, M/s Technico Industries Limited. are the owner of the property, except the charge of <u>Indian Bank.</u>
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yes
31	a	Urban land ceiling clearance, whether required and if so, details thereon	Urban land ceiling clearance not enforceable.
	b	Whether No Objection Certificate under the Income Tax Act is required / obtained?	The Bank authority are requested to obtain NOC under section 281 of Income tax Act
32	a	Details of RTC extracts/mutation/extracts/ Katha extract pertaining to the property in question.	Not Applicable
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	The Bank authorities are requested to take Latest Utility bill of the above said property from the borrower.



33	a	Whether the property offered as security is clearly demarcated?	Yes
	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 to transport goods to factories / houses, as the case may be).	Yes
34	a	Whether the property can be identified from the following documents, a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Yes Yes Not applicable Yes
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No, there is no difference/discrepancy in any of the title documents or any other documents or the actual current boundary.
35	a	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. 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).	Consider Boundaries as per Valuation report.
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	That the property in question is SARFAESI compliant and in case of default in repayment, the bank can take the possession of the

			<p>aforesaid property under Securitization of Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made under there and the said property is covered under Securitization of Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.</p>
	b	Property is SARFAESI compliant (Y/N)	Yes
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 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.	<p><u>The Captioned property is mortgage with Indian Bank and SBI has Pari passu Charge over the property and the original property documents are kept with Indian Bank.</u></p>
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	<p>Affidavit on Judicial stamp Paper of Rs. 10/-.</p> <p>(Notary)</p>

			Attested) of M/s Technico Industries Limited. in respect of the above said property.
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s Technico Industries Limited.

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: 01.12.2022

Place: Delhi

Signature of the Advocate

Simi Dua



Annexure 'B' Column NO. 10 (a)

Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title / interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.

Brief History

1. Whereas, **Haryana State Industrial Development Corporation Limited** has allotted the Industrial Plot no 19 to 21 and 36 to 38, having an area measuring of 24300 sq.meter, Sector-06 at Growth Center, Bawal Distt. Rewari, Haryana in the name of **M/s Badve Engineering Pvt Ltd** by virtue of Allotment Letter vide Memo no 5805, Dated 11.02.2004.
2. Whereas, **Haryana State Industrial Development Corporation Limited** has sold the Industrial Plot no 19 to 21 and 36 to 38, having an area measuring of 24300 sq.meter, Sector-06 at Growth Center, Bawal Distt. Rewari, Haryana to **M/s Badve Engineering Pvt Ltd** by Virtue of Registered Conveyance Deed duly registered as vide Reg no 2032, on Dated 11.01.2007 in the office of sub Registrar.
3. Whereas, **M/s Badve Engineering Pvt Ltd** for their boanfide needs and legal requirements has agreed to sell the Industrial Plot no 19 to 21 and 36 to 38, having an area measuring of 24300 sq.meter, Sector-06 at Growth Center, Bawal Distt. Rewari, Haryana to **M/s Technico Industries Limited** by virtue of Registered Sale Deed duly registered as vide Reg no 2041 , on Dated 09.03.2009 in the office of sub Registrar Bawal.



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** (*please specify the kind of 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-B and the other relevant factors.

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

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

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2004 to 2023 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 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. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name).(Strike out if not applicable).
(There is no any minor's interest)

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, Shri/Smt/M/s. **M/s Technico Industries Limited.**

9. I certify that Shri/ Smt/ M/s. **M/s Technico Industries Limited.** 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.

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

FOLLOWING ORIGINAL DOCUMENTS ARE MORTGAGE IN INDIAN BANK:-

- 1. Re-allotment** executed by **Haryana State Industrial Development Corporation Limited** in favour of **M/s Technico Industries Limited, Vide Dated 17.03.2009.**
- 2. Conveyance Deed** executed by **Haryana State Industrial Development Corporation Limited** in favour of **M/s Badve Engineering Pvt Ltd** vide Reg no 2032, on Dated 11.01.2007.
- 3. Sale Deed** executed by **M/s Badve Engineering Pvt Ltd** in favour of **M/s Technico Industries Limited** vide Reg no 2041, on Dated 09.03.2009.
- 4. Permission to Mortgage from Haryana State Industrial Development Corporation Limited** in favour of Lender's.

PHOTOCOPY :- (if Obtained kindly ignore).

- 1. Certificate of Incorporation** in the name of **M/s Technico Industries Limited.**
- 2. Memorandum and Articles of Association of M/s Technico Industries Limited.**
- 3. Copy of MOA along with certificate of registration of M/s Technico Industries Limited.**
- 4. Current List of Directors of M/s Technico Industries Limited.**
- 5. Latest Electricity Bill/Property Tax Receipt of the said property.**

CERTIFIED COPY :- Sale Deed executed by **M/s Badve Engineering Pvt Ltd** in favour of **M/s Technico Industries Limited** vide Reg no 2041 , on Dated 09.03.2009.



11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

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

That the property in question is SARFAESI compliant and in case of default in repayment, the bank can take the possession of the aforesaid property under Securitization of Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made under there and the said property is covered under Securitization of Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

SCHEDULE OF THE PROPERTY (IES)

INDUSTRIAL PLOT NO 19 TO 21 AND 36 TO 38, HAVING AN AREA MEASURING OF 24300 SQ.METER, SECTOR-06 AT GROWTH CENTER, BAWAL DISTT. REWARI, HARYANA.

Thanking You & Assuring My Best Services At All Times.

Encl:

- a. Title Investigation Search Report.
- b. Performa of Affidavit.
- c. Original Receipt.
- d. Certified Copy
- e. Professional Fee Bill.

Place : Delhi

Date : 01.12.2022.

Signature of the advocate

Simi Dua



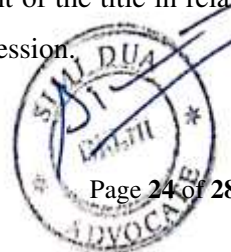
ORIGINAL RECEIPT
(From the Office of Sub-Registrar)



AFFIDAVIT

I am/we are, **M/s Technico Industries Limited.** do hereby solemnly affirm and declare as under: -

1. That I am/We are the absolute & legal owner in possession **INDUSTRIAL PLOT NO 19 TO 21 AND 36 TO 38, HAVING AN AREA MEASURING OF 24300 SQ.METER, SECTOR-06 AT GROWTH CENTER, BAWAL DISTT. REWARI, HARYANA.**
2. That I/We declare and confirm that I neither entered into any agreement to sell nor have executed any Irrevocable General power of Attorney for valuable consideration in respect of the property under reference.
3. That I/We undertake not to alienate, sub-divide, transfer, part-with, dispose of the actual Physical possession of the property under reference during the continuance of the Loan, without the written consent of the Bank i.e. **State Bank of India,**
4. That I/We agree to indemnified for all losses, damages etc. sustained by the bank if my title, in respect of the property under the Banks Lien if it is found to be defective and make sort of any payment to the bank on the said property by any concerned authorities.
5. That the said property is in our possession and we have not rented /leased out the same or any part thereof or permitted anybody to use the same and the same is in my exclusive possession.
6. That there is no charge or encumbrance whatsoever on the aforesaid property and no person whosoever has any right, title or interest thereupon the same is not subjected to any court dispute or matter of injunction or decree or attachment or restrain orders passed by any court of law or any tribunal .No charge has been created in favour of any authority under any law for the time being in force and the same is free from all encumbrances.
7. That said property is not subjected to any tax liability or penalty under any law for the time being in force and there is no demand ever created by any concerned authority nor the said property has been acquired by any authority under any law for the time being in force.
8. That I/We undertake not to sell nor gift, transfer, part with possession of the property or nay part thereof with or without consideration till the adjustment of the entire dues including interest, costs, and expenses etc. of **State Bank of India.**
9. That the document (s) of title deposited by me with the bank are only written document of the title in relation to the said property to the best of my knowledge and the said documents are in our possession.



10. That I/We declare and undertake that in case any demand of liability, taxes etc. in respect of the above property are raised by any authority including any local or municipal authority, Department of Government in future of the aforesaid property, such demand shall be borne by me.
11. That I/We undertake that the said property will not be sold /rented out /leased out /assigned during the currency of Bank advance to our self.
12. That I/We undertake to keep the above property comprehensively insured during the currency of the bank advance to myself.
13. That the said has been purchased by me out of my own fund and nobody has any claim, interest, right over and in relation to the said property. No joint Hindu family funds or other coparcenaries funds are involved in the purchase of the property.
14. That the property is not involved in any family dispute and/or settlement and litigation. That no suit or litigation is pending involving the aforesaid property nor it has become part of any private treaty or arrangement.
15. That the property is as per the Rules and bye laws applicable thereto and that there is no breach of any building bye laws or the master plan.
16. That I/We have delivered and deposited the title deeds of the aforesaid property with **.State Bank of India,**, as security for the credit facilities provided and/or to be provided to **State Bank of India,**
17. That I/We undertake that I shall not part with the possession of the aforesaid property or shall not deal with the property in the manner affecting the interest of the bank. Without the prior consent in writing of **State Bank of India,**
18. That in case of default in repayment, we will be having no objection if bank takes possession of the aforesaid property under Securitization of Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made under there.
19. That the Deponent shall abide by the all the condition of the bank till whole of the loan amount is paid with interest and penalties etc. if any.



DEPONENT

VERIFICATION :

Verified at Delhi, on this -----day of ----- 2022.

I, the above named deponent, do hereby verify that the contents of the above affidavit/undertaking are correct and true to my knowledge and belief. Nothing stated therein is false and nothing material has been concealed therein is false and nothing material has been concealed there from.

DEPONENT



AFFIDAVIT

Affidavit of _____, S/o _____, R/o _____

I, The above named deponent do hereby solemnly affirm and declare as under:-

1. That the deponent is the owner of the property no. _____ by virtue of Sale deed Dated _____/_____/_____ executed by in her/his favour
2. That the Deponent has mortgaged/Offered to Mortgage the Property Question with _____(Bank Name) as security for the fund/non-Fund Based Facilities Granted by the bank to the firm M/s. _____.
3. That the Deponent hereby confirm and declare that except for the above mortgage/Offer of mortgage by way of equitable mortgage in favour of _____(bank Name), the property in question is free from all encumbrances court litigation attachment lien charge of any other Bank/Private Person/Financial institution or any other institution by way of equitable mortgage or any other form of encumbrance/Charge Whatsoever.
4. That the deponent here by confirm and declare that as per section 281 of Income tax Act neither any attachment notice was issued by the it Income Tax Department to the borrower (individual company firm) before creating charge qua the property referred above nor any attachment proceeding of it department are pending at present with respect to the property mortgaged with the bank.
5. That the deponent is making the above confirmation/Declaration fully understanding the consequences of its making such declaration.

DEPONENT

VERIFICATION

Verified at Delhi On this _____day of _____20____ that the facts contained in the above affidavit are true to my knowledge no part of it is false and nothing material has been concealed there from.

DEPONENT



CTC done 2041, On Date. 08.12.2022

Date:- 01.12.2022

1234/ASR/12/22

PROFESSIONAL FEE BILL

The Chief Manager,
State Bank of India,
SME Sector-54, Gurgaon
Haryana

SUBJECT:- INDUSTRIAL PLOT NO 19 TO 21 AND 36 TO 38, HAVING AN AREA MEASURING OF 24300 SQ.METER, SECTOR-06 AT GROWTH CENTER, BAWAL DISTT. REWARI, HARYANA.

REFERENCE:-M/s Technico Industries Limited.

S. No	Description	Charges (Rs)
1.	Legal Search Report	8,500.00
2.	Sub-Registrar Charges	100.00
3.	Sub-Registrar Charges of Certified Copy(2041)	2,500.00
4.	Conveyance	1,000.00
	Total	12,100.00

Amount: - **Twelve Thousand One Hundred Only.**

State Bank of India, A/c No. 31682021977.

IFCS Code :- SBIN0004040.

Account holder Name :- **Simi Dua**

PAN Card No :- AGTPD2086Q

Signature of Advocate

Simi Dua

