

Sube Singh Yadav

M.Sc. D.P.M. LL.B
(Advocate)

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District Courts, Gurgaon

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Dated: 14.11.2014

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

Annexure: "B"

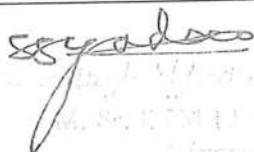
1.	a) Name of the Branch/Business Unit/Office seeking opinion.	SBI, IFB Branch, Snehal Chamber, Andheri (East), Mumbai.
	b) Reference No. and date of letter under cover of which the documents tendered for scrutiny are forwarded.	Reference Letter dated Nil.
2.	a) Name of the unit/concern/company/ person offering the property (ies) as security.	M/s Remsons Industries Limited, 1/3 Milestone, Khandsa Road, Gurgaon.
	b) Constitution of the unit/concern/person/ body/authority offering the property for creation of charge.	Owner of the property.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc).	Borrower.
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	Full description of Property provided for Equitable Mortgage is as below
(a)	Survey No.	Khasra No. 601/1(0-10-3) & 602-603/6(1-16-0).
(b)	Door/House No.(in case of house property)	Industrial Building bearing Unique Property No. ID No. 153-100-180. ✓
(c)	Extent/area including plinth/ built up area in case of house property	2-Bigha 6-Biswa 3-Biswani i.e. 6980.18 sq. yards.
(d)	Location like name of the place, village, city, registration, sub-district etc. Boundaries.	Khandsa Road within the revenue estate of Village Khandsa, Tehsil & District Gurgaon & M.C. Limit, Gurgaon.
4.	a) Particulars of the documents scrutinized, serially and chronologically.	1. Sale Deed Vasika No. 3630 dated 29/11/1983. 2. Mutation No. 4318 sanctioned on 16/01/1989. 3. Jamabandi of Village Khandsa for year 1997-98 at Khewat No. 805/728, Khatoni No. 995. 4. Jamabandi of Village Khandsa for year 2002-03 at Khewat No. 868/805, Khatoni No. 1040. 5. Property Tax Paid Receipt No. 187959 dated 29.06.2013.
	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.	Certified Copy of Sr. No. 1 to 4 & Original document Sr. No. 5 mentioned above are seen & verified.
Note: Only originals or certified extracts from the		

Sube Singh Yadav
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District Courts

Gurgaon

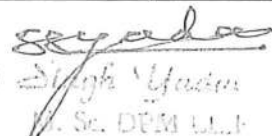
	registering/land/revenue/other authorities be examined.	
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.).	Yes.
6.	a) Whether the records of registrar office or revenue authorities relevant to property in question are available for verification through any online portal or computer system?	No, Manual Records is available.
	b) If such online/ computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	N.A.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar, Gurgaon.
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so please name all such offices.	No.
	c) Whether search has been made at all the offices named at (b) above?	N.A.
	d) Whether the searches made in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing the title of the property in question from predecessors in title/interest to the current title holder. And whether Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance on such clog on title. In case of property offered as collateral security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used)	Fully detailed in the Schedule '1' attached herewith.
9.	Nature of title of intended Mortgagor over the property(whether full ownership rights, leasehold rights, occupancy/possessory rights or inam holder or Govt. grantee/allottee etc.	Full Ownership Rights.
10.	If leasehold, whether;	Not Applicable.
	(a) Lease Deed is duly stamped and registered.	N.A.
	(b) Lessee is permitted to mortgage the Leasehold right.	N.A.
	(c) Duration of the Lease/unexpired period of lease.	N.A.
	(d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	N.A.
	(e) Whether the leasehold rights permit for creation of any superstructure (if applicable)?	N.A.
	(f) Right to get renewal of leasehold rights and nature thereof.	N.A.
11.	If Govt grant/ allotment/Lease-cum/Sale Agreement, whether;	Not Applicable.



District Controller

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	(a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions.	N.A.
	(b) the mortgagor is competent to create charge on such property	N.A.
	(c) Whether any permission from Government or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
12.	If occupancy right, whether;	Not Applicable.
	(a) Such right is heritable and transferable.	N.A.
	(b) Mortgage can be created.	N.A.
13.	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.	Not Applicable because there is no interest of minor involved.
14.	If the property has been transferred by way of Gift/Settlement Deed, whether;	Not Applicable.
	(a) The Gift/Settlement Deed is duly stamped and registered.	N.A.
	(b) The Gift/Settlement Deed has been attested by two witnesses.	N.A.
	(c) The Gift/Settlement Deed transfers the property to Donee.	N.A.
	(d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions.	N.A.
	(e) Whether there is any restriction on Donor in executing the Gift/Settlement Deed in question.	N.A.
	(f) Any other aspect affecting the validity of title passed through the Gift/Settlement Deed.	N.A.
15.	(a) In case of partition/settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable.
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
	(d) In respect of partition by a decree of the court; whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.
	(e) Whether any documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?.	N.A.
16.	Whether the title documents include any testamentary documents/wills?	Not Applicable.
	a) In case of wills whether will is registered will or unregistered will?	N.A.
	b) Whether will in matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	c) Whether property has been mutated on basis of will?	N.A.
	d) Whether the original will is available?	N.A.
	e) Whether the original death certificate of the testator is available?	N.A.

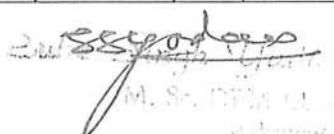

 Adv. S. D. M. L. L.
 Advocate
 District Court

	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A.
	(Comments on the circumstances such as availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted on will, etc., which are relevant to rely on will, availability of Mother/Original title deeds are to be explained.)	
17.	(a) Whether the property is subject to any wakf rights?	Not Applicable.
	(b) Whether the property belongs to church/temple or any religious/ other institution having any restriction in creation of any charges on such properties?	N.A.
	(c) Precautions/ permissions, if any in respect of the above cases for creation of Mortgage.	N.A.
18.	(a) Where the property is a HUF/Joint Family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution. Minor's share if any, rights of female members etc.	Not Applicable.
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases.	N.A.
19.	(a) Whether the property belongs to any trust or is subject to rights of any trust?	Not Applicable.
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of property?	N.A.
	(c) If so additional precautions/ permissions to be obtained for creation of valid mortgage.	N.A.
	(d) Requirements, if any for creation of mortgage as per Central/State laws applicable to the trust in the matter.	N.A.
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable, because It is Built-Up Property falls within the M. C. Limit, Gurgaon.
	(b) In the 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 rights to enforce the mortgage.	Not Applicable.
	(C) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	It is a built-up Industrial property.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation of security (viz. Agricultural Laws, Weaker Sections, minorities, Land Laws, SEZ regulations, Coastal zone regulations, Environmental Clearance etc.)	No.
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
	(b) Whether any search is made with the Land Acquisition Office and outcome of such search/enquiry.	Yes.
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	(c) Whether the title documents have any court seal/markings which points out any litigation/	No.

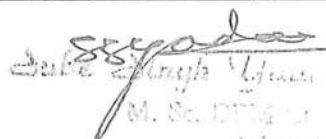
Signature

Date: / /

	attachment/ security to court in respect of the property in question? In such case please comment on such seal/marking.	
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not Applicable.
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed?	N.A.
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N.A.
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, 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, Property belongs to Limited Company.
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable.
27.	(a) Whether any POA is involved in the chain of title?	No.
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in the favour of the builder/developer and as such is irrevocable as per law.	Not Applicable.
	(c) In case the title document is executed by POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorised Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable.
	(d) In case of builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	N.A.
	(e) In case of Common POA (POA other than builder's POA), please clarify the following clauses in respect of POA:-	N.A.
	(i) Whether the original POA is verified and the title investigation is done on basis of original POA?	N.A.
	(ii) Whether the POA is registered one?	N.A.
	(iii) Whether the POA is a special or general one?	N.A.
	(iv) Whether the POA contains a specific Authority for execution of title Document in question?	N.A.
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N.A.
	(g) Please comment on the genuineness of the POA.	N.A.
	(h) The unequivocal opinion on the enforceability and validity of POA.	N.A.
28.	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	No.


M. S. Datta
District Court

	<i>the place, where it is executed.</i>	
29.	<i>If the property is a flat/apartment or residential/commercial complex, check and comment on the following:-</i>	Not applicable.
	<i>(a) Promoter's/Land owner's title to the land/ building.</i>	N.A.
	<i>(b) Development Agreement/Power of Attorney.</i>	N.A.
	<i>(c) Extent of authority of the Developer/builder.</i>	N.A.
	<i>(d) Independent title verification of the Land and/or building in question.</i>	N.A.
	<i>(e) Agreement for sale (duly registered).</i>	N.A.
	<i>(f) Payment of proper stamp duty.</i>	Yes.
	<i>(g) Requirement of registration of sale agreement, development agreement, POA etc.</i>	N.A.
	<i>(h) Approval of building plan, permission of appropriate/ local authority etc.</i>	No.
	<i>(i) Conveyance in favor of Society/Condominium concerned.</i>	N.A.
	<i>(j) Occupancy Certificate/allotment letter/letter of possession.</i>	N.A.
	<i>(k) Membership details in the Society etc.</i>	N.A.
	<i>(l) Share Certificates.</i>	N.A.
	<i>(m) No Objection Letter from the Society.</i>	N.A.
	<i>(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.</i>	Yes, All Legal requirement is complete.
	<i>(o) Requirement for noting the Bank's charges on the records of Housing Society, if any.</i>	N.A.
	<i>(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</i>	No.
	<i>(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</i>	Yes.
30.	<i>Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.</i>	Yes, there is loan against the said property of State Bank of India, Andheri (East), Mumbai.
31.	<i>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?</i>	01.04.1984 to 14.11.2014. There are no encumbrances, except the charges of State Bank of India, Andheri (East), Mumbai.
32.	<i>Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?</i>	Property falls within the jurisdiction of M.C., Gurgaon. Hence, House-Tax is applicable.
33.	<i>(a) Urban land ceiling clearance, whether required and if so details thereof.</i>	Not applicable.
	<i>(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.</i>	Not applicable.
34.	<i>Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question</i>	Not applicable.
35.	<i>Whether the name of mortgagor is reflected as owner in revenue/ Municipal/ Village records.</i>	Yes.
36.	<i>(a) Whether the property offered as security is clearly demarcated?</i>	Yes, Property is demarcated.
	<i>(b) Whether the demarcation/ partition of property is</i>	Yes.


 M. S. D. D. D.
 District Court

	legally valid?	
	(c) Whether the property has clear access as per documents?	Yes.
37.	Whether the property can be identified from the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny?	Yes.
	(a) Document in relation to electricity connection.	Yes.
	(b) Document in relation to water connection	Yes.
	(c) Document in relation to Sales Tax Registration, if any applicable.	N.A.
	(d) Other utility bills, if any.	Yes.
38.	In respect of the boundaries of the property, whether there is a difference/ discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate/comment on the same.	No.
39.	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. If the valuation report and/or approved/ sanctioned plans are not available at time of preparation of TIR, please provide these comment subsequently, on making the same available to the advocate.	No.
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No.
41.	Whether the Bank will be able to enforce SARFESI Act if required against the property offered as security?	Yes.
42.	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.
43.	Whether the governing law/ constitutional documents of the mortgagor (other than natural persons) permit creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable.
44.	Additional aspects relevant for investigation of title as per local laws.	Nil.
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	** Latest Electricity Bill..
46.	The specific person(s) who is/are required to create mortgage/to deposit documents creating mortgage.	M/s Remsons Industries Limited referred above.

Dated: 14.11.2014

Place: GURGAON

S. Singh Yadav
Sube Singh Yadav,
 (Advocate)
 Lawyer's Chamber No. 4, Block-C,
 District Courts, Gurgaon

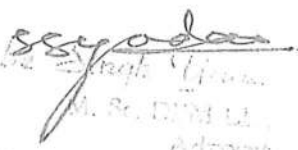
District Courts
 Gurgaon

SCHEDULE 'I'

>> Description of the Chain of Title from the Mother Deed to the latest Title Deed:

That Land now developed into *Industrial Building bearing Unique Property No. ID No. 153-100-180 measuring 2-Bigha 6-Biswa 3-Biswani i.e. 6980.18 sq. yards comprising of Khasra No. 601/1(0-10-3) & 602-603/6(1-16-0) and now as per Jamabandi for the year 2002-03 Khasra No. 1365/601/1 & 1374/602-603/6 situated at Khandsa Road within the revenue estate of Village Khandsa, Tehsil & District Gurgaon* was owned and possessed by Sh. Mohan Lal S/o Sh. Tek Chand Jain R/o 2/72, Roop Nagar, New Delhi (Partner of M/s Kashi Ram Sheetal Kumar) as recorded in the revenue records vide Jamabandi of Village Khandsa for year 1958-59. Further Sh. Mohan Lal referred above validly sold the said property to M/s V.L. Industries, Amrit Market, Sadar Bazaar, Delhi vide Sale Deed Vasika No. 1840 dated 22/01/1966 registered in the office of Sub-Registrar, Gurgaon. Thereafter Sale Deed was executed and registered by M/s V.L. Industries through Partner Sh. Jitender Kumar Jain self and as GPA of Sh. Sunil Kumar Jain & Mrs. Santosh Jain (GPA vide Vasika NO. 7307/1983 dated 27/10/1983 and 7250/1983 dated 14/10/1983 registered in the office of Sub-Registrar, Mumbai) in favour of to M/s Remsons Cables Private Limited, 88-B, Government Industrial Estate, Kandivili (West), Mumbai vide Sale Deed Vasika No. 3630 dated 29/11/1983 registered in the office of Joint Sub-Registrar, Gurgaon. Thereafter name of M/s Remsons Cables Private Limited was incorporated as owner of the said property in the revenue records vide Mutation No. 4318 sanctioned on 16/01/1989 by A.C., IInd Grade and further in Jamabandi of Village Khandsa for year 1997-98 at Khewat No. 805/728, Khatoni No. 995 and subsequent Jamabandi of the year 2002-03 at Khewat No. 868/805, Khatoni No. 1040.

That M/s Remsons Cables Private Limited has changed its name to M/s Remsons Cables Limited vide Certificate issued by Addl. Registrar of Companies Maharashtra, Mumbai dated 18/11/1986 and later it changed its name to M/s Remsons Industries Limited vide Fresh


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Advocate
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Certificate of Incorporation issued by Addl. Registrar of Companies Maharashtra, Mumbai dated 18/11/1986, having its office at: 1/3 Milestone, Khandsa Road, Gurgaon. After that Industrial Property Tax Paid Receipt was issued by Municipal Corporation, Gurgaon in favour of M/s Remsons Industries Limited vide No. 187959 dated 29.06.2013.

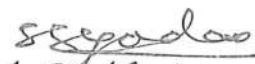
That the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, is applicable on the property in question because in Jamabandi 1997-98 & latest Jamabandi 2002-03 the land is shown as Gair Mumkin Factory.

Note : That according to the Jamabandi for the year 2002-03 the Area of Khasra No. 1365/601/1 was wrongly mentioned 6-Bigha 10-Biswa 3-Biswansi but the actual area is 0-Bigha 10-Biswa 3-Biswansi as per Sale Deed and Mutation No. 4318 sanctioned on 16.01.1989, and also in this Jamabandi total area is correctly mentioned.

That there is no interest of minor involved in the said property, whatsoever.


That there is no defect in chain of title and the chain of title is complete in all respect. The owner has clear legal and valid marketable title, except charges of State Bank of India, Andheri (East), Mumbai.

Dated: 14.11.2014
Place: GURGAON


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(Advocate)
Lawyer's Chamber No. 4, Block-C,
District Courts, Gurgaon
M. S. 10/11/14
Advocate
District Courts
Gurgaon

CERTIFICATE OF TITLE

- 1) I have examined the Certified Copies of title documents/deeds intended to be deposited relating to schedule property 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 confirm having verified and checked the records of relevant Government Offices/ Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the bank due to negligence on my part or by my agent in making search.
- 4) Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and Encumbrance Certificate (EC). I hereby certify the genuineness of the Title Deeds, Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
- 5) There are no prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01.04.1984 to 14.11.2014 pertaining to the Immovable Property (ies) covered by above said Title documents. The property is free from all Encumbrances, except charges of State Bank of India, Andheri (East), Mumbai.
- 6) In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than the already stated in the loan documents and agreed to by the mortgagor and the Bank. (Delete, whichever is inapplicable).
- 7) That there is no interest of minor involved in the said property, whatsoever.
- 8) The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, *M/s Remsons Industries Limited, 1/3 Milestone, Khandsa Road, Gurgaon.*
- 9) I certify that *M/s Remsons Industries Limited, referred above* is the Owner of the property and have an absolute, clear legal and valid marketable title over the schedule property. I further certify that the above title deeds are genuine and valid mortgage can be created and the said Mortgage would be enforceable.


Suby. Advocate
M. S. D. S. J.
Advocate
District Courts

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.

1. Sale Deed Vasika No. 3630 dated 29/11/1983. (Original)
2. Mutation No. 4318 sanctioned on 16/01/1989. (Certified Copy)
3. Jamabandi of Village Khandsa for year 1997-98 at Khewat No. 805/728, Khatoni No. 995. (Certified Copy)
4. Jamabandi of Village Khandsa for year 2002-03 at Khewat No. 868/805, Khatoni No. 1040. (Certified Copy)
5. Industrial Property Tax Paid Receipt No. 187959 dated 29.06.2013. (Original)
6. Latest Electricity Bill. (Original)
7. Articles of Association & Memorandum. (Original)
8. Board of Directors Resolution authorization for Create Mortgage. (Original)

>> Along with Documents mentioned in Annexure 'B at Column No. 44 & 45.

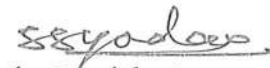
There are no legal impediments for creation of Equitable Mortgage under any applicable Law/Rules in force.

SCHEDULE OF THE PROPERTY

Industrial Building bearing Unique Property No. ID No. 153-100-180 measuring 2-Bigha 6-Biswa 3-Biswani i.e. 6980.18 sq. yards which falls in Khasra No. 601/1(0-10-3) & 602-603/6(1-16-0) situated within the revenue estate of Khandsa Road within the revenue estate of Village Khandsa, Tehsil & District Gurgaon & M.C. Limit, Gurgaon, bounded as under :

NORTH - Hema Engineering.
SOUTH - Godown and M & M Auto.
EAST - Hema Engineering.
WEST - Khandsa Road.

Dated: 14.11.2014
Place: GURGAON


Sube Singh Yadav,
(Advocate)
Lawyer's Chamber No. 4, Block-C,
District Courts, Gurgaon
District Courts
Gurgaon

Remind

Ske Singh & Co



70071

गणेशदास

3630

29-11-1983

Amount 140,000/-

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DU
Registrar, Gurgaon
17-11-14

3630

[illegible]
$$\frac{1}{\sqrt{1-\beta^2}} = \frac{1}{\sqrt{1-\frac{v^2}{c^2}}} = \frac{1}{\sqrt{1-\frac{1}{100}}} = \frac{1}{\sqrt{\frac{99}{100}}} = \frac{10}{\sqrt{99}} \approx 1.005$$

Dr
Gen Registrar Gurgaon

State Industries Limited

Khandsa Road, Old Industrial Area Khandsa Road

संलग्न किताब कांवालय गुडगांव ।

184645 State Bank of India

दिनांक 29-06-2013 वसूल पाया
दिना / माह / वर्ष

रसीद नं० 187959

अदायगी का विवरण	रकम रुपये . पैसे	रकम
INDUSTRIAL FIRE TAX	752010.00 96687.00 = 848697.00	
MCG. MUNICIPAL CORPORATION GURGAO		
जोड़	848697.00	
पिछली रसीद तक चलत जोड़		
इस रसीद तक कुल जोड़		

रसीद जारी करने वाले के हस्ताक्षर

29-06-2013
दिना / माह / वर्ष

Subject to realization
153-100-180, Mod:-9818697912

153-100-180

SELF ASSESSMENT PROPERTY TAX FORM

2014-15

(This form has to be filled for each year separately)

Owner/Occupier Name: Remsons Industries Limited

S/o

Locality: *Khandse*

Address Khanda, Gujraon

A	B	C	D	E	F	G	H	I	J	K	L	M		N
Total Plot Area (in Sq. Yds.)	Floor (B1/B2/ GF /1F/ 2F/.....)	Floor wise Carpet area (in Sq. Ft.)	Building Use * (As per detail in box)	Special Category no only (refer overleaf XII)	Self Occupied / Rented (S / R)	Rate for calculation of Property Tax	Annual Property Tax	Rebate	Annual Property Tax after Rebate (H - I)	Annual Fire Tax@ 10% of H (only on non residential)	Tax Payable (J+K)	If already paid Receipt/(G6) No & date		Balance to be paid /adjusted
7150	4F	36924	Industrial	-	Self	Rs 6/-	42900	4290	38610	4290	42900	187959	848697/-	394270
Sq. Yds	1F	29304	Industrial	-	Self	Sq yds						29-6-13		
	2F	4230	Industrial	-	Self									
TOTAL											42900			394270

It is certified that the facts given above by me is true and correct to the best of my knowledge and nothing has been concealed therein. I further declare that I am also competent to make this self assessment.

It is certified that the facts given above by me is true and correct to the best of my knowledge and nothing has been concealed therein. I further declare that I am making this self assessment as per law. and I am also competent to make this self assessment and verify it.

	92900	39427
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Mr. Krishna Kaniwal
Name of the Owner/ Occupier/
authorised person

24-07-14
Date

Owners Phone No. / Mobile No.
0124-237 3165

Email ID	Team Name

remsons@ndf.vsnl.net.
Aktivatu@remsons.com

PAYMENT: Payments for amounts more than Rs.20000/- are accepted by MCG only through an A/c payee demand draft in favour of Commissioner Municipal Corporation, Gurgaon at In front of Civil Hospital, Gurgaon, 122001. Tel: 0124-2320387. No DD will be accepted until the "contact phone number", "unique property ID" & "assessment year" is mentioned on the back side of the DD. No cheque will be accepted.

**** Building use Categories (For column 'D')**

1 Residential, a) Houses, b) Flats 2 Commercial- a) Shops, b) Commercial space, 3 Industrial, 4 Institutional- a) Institutional commercial b) Institutional non commercial, c) Institutional Educational Institutions 5 Vacant land, 6 Special Categories a) Private hospitals b) Marriage places c) Cinema Halls d) Banks e) Storage Godown f) Grain Market g) Clubs h) Hotels i) Other institutions like hostel, paying guest etc. j) Private office building k) Restaurants 7 Mixed use

INSTRUCTIONS OVERLEAF

Receipt No
Date

For Office Use Only

Seal and signature of receiving official

Book No. 2601

5707

NO. 00000006

दिनांक: 14-11-14

पुस्तक मूल्य की प्रतिलिपि की प्रतिलिपि

(रक्षित पुस्तक का)

हारीश कीर महीना

14-11-14

किस व्यक्ति का नाम, पिता का नाम और निवास स्थान

S. S. Yadav 03

पुस्तक की प्रतिलिपि का जोड़ और विवरण

For Registrar, Gurgaon

1982-87

पुस्तक के अधिकारी के दस्तावेज

पुस्तक के विवरण

पुस्तक	कोड	कोड	कोड	कोड
विषय	विषय	विषय	विषय	विषय

District Information Technology Society
Mini Secretariat, Gurgaon

No. 27015

Dated... 14/11/14

Received with thanks from

Sube

Rs. FIFTEEN only on account of Computer Service
Charges for Inspection of REVENUE Records.

Rs. 15/-

For District IT Society
Gurgaon

नोंदणी ३९ म.
Regn. 39 m.

दिनांक ५.६.११ सन २०

सादर करणाराचे नाव - विजय अँड कंपनी

नोंदणी फी

पृ० अंकनाची नवकल फी

नकला किंवा जापने (कलम ६४ ते ६७)

दंड-कलम २५ अन्वये

प्रमाणित नकला (कलम ५७) (फोलियो

"

"

11

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[illegible]

नवकुल

नौदणीकृत डाकेने पाठवली जाईल.

या कार्यलियात देण्यात येईल.

दुष्यम निबंधक.

नावे नोंदणीकृत झालेले पाठ्यावळी निबंधक वॉ-२, (अधि)

हवाली करावा.

पुंढई उपनगर जिल्हा.

सादरकर्ता

B Book Receipt for Non Registration purposes

Second Party Copy

No. 19410

Sub Registrar Office : GURGAON

Date: 14/11/2014

Received with thanks from Sube Singh Adv. resident of Gurgaon Sum of Rs. twenty Only on account of
Inspection charges.

Rs. 20.00

(Incharge)

INSPECTION REVENUE RECORD

Last Month Year

1997 to 2014

Sub Registrar
Gurgaon