

(भाग-1)		क्रम संख्या	139 / 35
(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)			
लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक	04-Nov-2023		
प्रस्तुतकर्ता या प्रार्थी का नाम	जितेंद्र सिंह बोरा एडवोकेट द्वारा अफजाल अहमद		
लेख का प्रकार	मुआयना 23 वर्ष	(1993 - 2015)	
प्रतिफल की धनराशि	0.00		
1 रजिस्ट्रीकरण शुल्क	0.00		
2 प्रतिलिपि करण शुल्क	0.00		
3 इलैक्ट्रानिक शुल्क	0.00		
4 निरीक्षण या तलाश शुल्क	100.00	Application No	8732
5 मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क	0.00		
6 कमीशन शुल्क	0.00		
7 नकल शुल्क	0.00		
8 विविध	5.00		
9 यात्रिक भत्ता	0.00		
10 कम रजिस्ट्रीकरण शुल्क	0.00		
11 योग	105.00		
शुल्क बसूल करने की दिनांक	04-Nov-2023		

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, किच्छा

Sub Registrar
Kichha
U.S.N.

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

04-Nov-2023

प्रस्तुतकर्ता या प्रार्थी का नाम

जितेन्द्र सिंह बोरा एड.

लेख का प्रकार

मुआयना

9 वर्ष (2,015- 2,023)

प्रतिफल की धनराशि

0.00

1 रजिस्ट्रीकरण शुल्क

0.00

2 प्रतिलिपि करण शुल्क

0.00

3 इलैक्ट्रानिक शुल्क

0.00

4 निरीक्षण या तलाश शुल्क

45.00

5 मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क

0.00

6 कमीशन शुल्क

0.00

7 नकल शुल्क

0.00

8 विविध

5.00

9 यात्रिक भत्ता

0.00

10 कम रजिस्ट्रीकरण शुल्क

0.00

11 योग

50.00

शुल्क वसूल करने की दिनांक

04-Nov-2023

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, रुद्रपुर

Application No 8,115

कायलिय प्रति

उप निबन्धक
रुद्रपुर (उपनिबंधक नगर)

JITENDRA SINGH BORA, ADVOCATE
S.D.M. COURT HALDWANI (NAINITAL)
MOB. NO. 9719367693

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 Commercial Branch Karol Bagh New Delhi
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	c	Name of the Borrower	M/S INTERARCH BUILDING PRODUCT PVT.LTD.
2	a	Type of Loan	
	b	Type of property	Industrial
3	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/S INTERARCH BUILDING PRODUCT PVT.LTD.
	b	Constitution of the unit/concern/ person /body/authority offering the property for creation of charge.	Private Limited Company
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower Cum Guarantor
4	a	Value of Loan (Rs. in crores)	
5		Complete or full description of the immovable property (ies) offered as security including the following details.	Vill. Kalyanpur Industrial area I.I.E. Pant Nagar Distt. U.S.Nagar Industrial Plot bearing no.14 measuring 31183 sq.mtr. in sector -02 out of khet no.169,170, & 171
	a	Survey No.	Industrial Plot bearing No.14
	b	Door/House no. (in case of house property)	N.A.
	c	Extent/ area including plinth/ built up area in case of house property	Area 31183 sq.mtr.
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Vill. Kalyanpur Industrial area I.I.E. Pant Nagar Distt. U.S.Nagar Industrial Plot bearing no.14 measuring 31183 sq.mtr. in sector -02 out of khet no.169,170, & 171 Boundaries- as per valuation report East-45meters wide Road West-Plot no.01 North-Plot No.13 South-Plot No.14 A. & 45 meters wide Road
6	a	Particulars of the documents scrutinized-serially and chronologically.	Details mentioned below
	b	Nature of documents verified and as to whether they are originals or certified	Certified copy

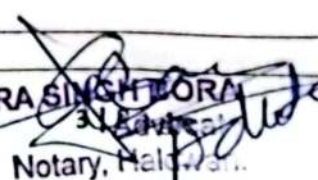
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	copies or registration extract: full certified. Note: One original or certified extract from the registering/land revenue other authorities to be examined.	
1	Date	Name Nature of Original
2		document: certified copy certified extract photocopy etc.
	01.07.2025	lease deed Original Yes
4	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available to the proposed mortgagor? (Please) also enclose all such certified copies and relevant fee receipts along with the TR. (H. If the value of loan > Rs. 1 crore and in case of commercial loans irrespective of the loan component)	Yes
5	Whether all pages of 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 original title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	Yes
6	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?	Yes from www.registration.ak.gov.in from the year 2002 to 2022
7	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not applicable
8	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such	Yes


ATTENDANCE

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		verification was made?	
	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 Kichha and Rudrapur
	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?	N.A.
	c	Whether search has been made at all the offices named at (b) above?	Mentioned in point no.9 (b)
	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.	That the M/s Interarch Building Product Pvt. Ltd. is the Lessee/ Owner of abovementioned property i.e. Industrial Plot bearing No.14 area measuring 31183 sq.mtr. in Sector - 02 out of khet no.169,170 and 171 situated at Vill. Kalyanpur Industrial area I.I.E. Pant Nagar Distt. U.S.Nagar, through regd. lease deed registered in Adl. Book no.1 Khand 641 on pages 195 to 468 at sl.no.3257 on dt. 10.10.05 in the sub registrar office Kichha Distt.U.S.Nagar, executed by SIDCUL in favour of M/s Interarch Building Product Pvt.Ltd.
	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 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 interest is not involved in this property
1	a	Nature of Title of the intended Mortgagor	Lease hold rights


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1		over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	
		If Ownership Rights	
a		Details of the Conveyance Documents	Lease deed
b		Whether the document is properly stamped.	Yes
c		Whether the document is properly registered.	Yes
		If leasehold, whether:	Yes
a		The Lease Deed is duly stamped and registered	Yes
b		The lessee is permitted to mortgage the Leasehold right.	Yes
c		duration of the Lease/unexpired period of lease.	90 years
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 permits for the creation of any superstructure (if applicable)?	N.A.
f		Right to get renewal of the leasehold rights and nature thereof.	Yes, with the consent of both Lessor and Lessee
		If Govt. grant/ allotment/Lease-cum/Sale Agreement/Occupancy / Inam Holder/ Allottee etc. whether:	Yes
a		grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	With conditions
b		the mortgagor is competent to create charge on such property?	Yes
c		any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Yes, Permission to Mortgage from SIDCUL is required
		If occupancy right, whether:	
a		Such right is heritable and transferable,	Yes
b		Mortgage can be created.	Yes
1		Has the property been transferred by way of Gift/Settlement Deed	No
2			


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a	The Gift/Settlement Deed is duly stamped and registered	NA
b	The Gift/Settlement Deed has been attested by two witnesses	NA
c	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	NA
d	The Gift Settlement Deed transfers the property to Donee.	NA
e	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	NA
f	Whether the Donee is in possession of the gifted property?	NA
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.	No
h	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	NA
1	Has the property been transferred by way of partition/family settlement deed	NO
3	a whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Yes
	b Whether mutation has been effected	No
	c Whether the mortgagor is in possession and enjoyment of his share.	Yes as per Sale deed
	d Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	NA
	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.	NA
	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	NA

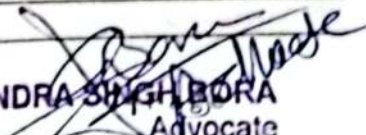
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		multiple mortgages?	
1		Whether the title documents include any testamentary documents /wills?	No
4	a	In case of wills, whether the will is registered will or unregistered will?	NA
	b	Whether will in the matter needs a mandatory the same is probated probate and if so whether by a competent court?	NA
	c	Whether the property is mutated on the basis of will?	NA
	d	Whether the original will is available?	NA
	e	Whether the original death certificate of the testator is available?	NA
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	NA
	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.	NA
1		Whether the property is subject to any wakf rights/belongs to church / temple or any religious/other institutions	No
5	a	any restriction in creation of charges on such properties?	No restriction in creation of charges on such properties
	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	NA
1	a	Where the property is a HUF/joint family property?	NA
6	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.	NA
	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	NA
1	a	Whether the property belongs to any trust or is subject to the rights of any trust?	NA
7			


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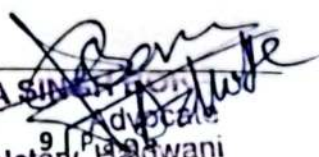
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	NA.
	c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	NA.
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	NA.
1 8		Is the property an Agricultural land	That the non agricultural is not required because the property is SIOGUL Property
	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	NA.
	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?	Not applicable
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained?	Not applicable
9	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 regulations, Coastal Zone Regulations, Sections, minorities, Land Laws, SEZ Environmental Clearance, etc.)?	No
	b	Additional aspects relevant for investigation of title as per local laws.	NA.
2 0	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	As per khata khatauni the said property out of acquisition proceedings.
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	NA.
2 1	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No in my search in Sub Registrar office there is no litigation is pending or conducted
	b	If so, whether such litigation would	NA.


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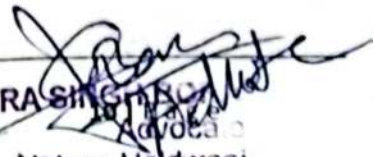
		adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	
	c	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings?	N.A.
2 2	a	In case of partnership firm, whether the property belongs to the firm and the deed is	No. the property does not belongs to 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.
2 3	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 Private Limited Company and Board Resolution is required.
	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/No.	N.A.
	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)?	N.A.
	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?	N.A.


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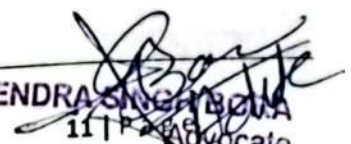
2 4		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.
2 5	a	Whether any POA is involved in the chain of title during the period of search?	No
	b	Whether the POA involved is one coupled with 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 favour of the builder/developer and as such is irrevocable as per law.	N.A.
	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 favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	N.A.
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	N.A.
	e	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. 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?	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	N.A.


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		same has been ascertained from the office of sub-registrar also?)	
	g	Please comment on the genuineness of POA?	N.A.
	h	The unequivocal opinion on the enforceability and validity of the POA.	N.A.
26		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	N.A.
27	l.	If the property is a flat/apartment or residential/commercial complex	Industrial property
	a	Promoter's/Land owner's title to the land/ building:	N.A.
	b	Development Agreement/Power of Attorney:	N.A.
	c	Extent of authority of the Developer/builder;	N.A.
	d	Independent title verification of the Land and/or building in question;	N.A.
	e	Agreement for sale (duly registered);	N.A.
	f	Payment of proper stamp duty;	N.A.
	g	Requirement of registration of sale agreement, development agreement, POA, etc.;	N.A.
	h	Approval of building plan, permission of appropriate/local authority, etc.;	N.A.
	i	Conveyance in favour of Society/ Condominium concerned;	N.A.
	j	Occupancy Certificate/allotment letter/letter of possession;	N.A.
	k	Membership details in the Society etc.;	N.A.
	l	Share Certificates;	N.A.
	m	No Objection Letter from the Society;	N.A.
	n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	N.A.
	o	Requirements, for noting the Bank charges on the records of the Housing Society, if any	N.A.
	p	If the property is a vacant land and construction is yet to be made, approval	N.A.


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		of lay- out and other precautions, if any.	
q		Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	N.A.
II A.		Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	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.	N.A.
II. C		Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
II. D		Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.
281		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	That the property is already mortgaged in favour of State Bank of India
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.	1993 to 2023 i.e.31 years ,no encumbrance found in the property .
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Latest property tax receipt should be obtained
31	a	Urban land ceiling clearance, whether required and if so, details thereon	Not required
	b	Whether No Objection Certificate under the Income Tax Act is required / obtained?	No, however the bank should possess affidavit/Undertaking from the Borrower/Mortgagor that no dues are pending with IT Authorities.
32	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Yes
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village	Yes


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		records?	
3	a	Whether the property offered as security is clearly demarcated?	Yes
3	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
3	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, property can be identified from these documents and same to be kept on the bank records. Yes Yes Yes Yes
4	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No
3	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. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	As per valuation report
3	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	YES
6	b	Property is SARFAESI compliant (Y/N)	Yes
3	a	Whether original title deeds are available for creation of equitable mortgage	Yes
7	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	As per Annexure -C
3		Additional suggestions, if any to	The branch is advised to check physical possession of the property


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6	safeguard the interest of Bank/ ensuring the perfection of security	
7	The specific persons who are required to create mortgage/to deposit documents creating mortgage	M/S INTERARCH BUILDING PRODUCT PVT LTD

Note - In case separate sheets are required, the same may be used, annexed.

Date: 4.9.23

Place: Haridwar


NITENDRA KUMAR
 Advocate
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Certificate of title

I have examined the Original lease deed intended to be deposited relating to the schedule property/(ies) and offered as security by way of Registered/ Equitable/English 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 Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ 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 2010 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 Nil (Specify the share of the Minor with Name) (Strike out if not applicable)

8 The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, M/S INTERARCH BUILDING PRODUCT PVT.LTD.

9 I certify that M/S INTERARCH BUILDING PRODUCT PVT.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.

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.

a Original lease deed sl.no.3257 dt.10.10.05

b Latest property tax receipt

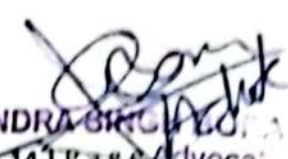
c Approved sanction plan/ Site plan of the said land

d Affidavit

e Valuation report

f Board Regulation

g Permission should be obtained from SIDCUL Regarding mortgaged the property


JITENDRA SINGH
Advocate
Notary, Haldwan
Distt. Nainital (UK) India

8 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.

SCHEDULE OF THE PROPERTY (ILS)

VII. Kalyanpur Industrial area I.I.E. Pant Nagar Distt. U.S.Nagar Industrial Plot bearing no.14 measuring 3183 sq.mtr in sector -02 out of khet no.109,170,6 171

Boundaries- as per valuation report

East-45meters wide Road

West-Plot no.01

North-Plot No.03

South-Plot No.14 A, B 45 meters wide Road

Inspection receipt no.1215/45 and 2015/28 Date: 4.9.23

Date - 4.9.23


JITENDRA SINGH BORA
Signature of the Advocate
Notary, Haldwani
Distt. Nainital (UK) India

Certificate of Title on the Basis of Certified copies of the Title Deeds

I have examined the Certified copies of Original Title Deeds intended to be deposited relating to the schedule property (ies) to be offered as security by way of "Registered/ Equitable/English Mortgage and that the certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that the said Registered/ Equitable Mortgage to be created on production of original title deeds will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:

(*please specify the kind of mortgage)

2. I have examined the Certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors and undertake to re-examine the original title deeds as and when produced and

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 on production of the original title deeds. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

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

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from to pertaining to the Immovable Property/(ies) covered by above said Certified copies 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 Nil (Specify the share of the Minor with Name). (Strike out if not applicable).

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, M/S INTERARCH BUILDING PRODUCT PVT.LTD.

9. I certify that M/S INTERARCH BUILDING PRODUCT PVT.LTD.has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds 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 original title deeds/ documents the certified copies of which have been examined would create a valid and enforceable mortgage:-

a.Original lease deed sl.no.3257 dt.10.10.05

b.Latest property tax receipt


c.Approved sanction plan/ Site plan of the said land

d.Affidavit

e.Valuation report

f.Board Regulation

g.Permission should be obtained from SIDCUL Regarding mortgaged the property


JITENDRA SINGH BORA
Advocate
Notary, Haldwari
Distt. Nainital (UK)

There are no legal impediments for creation of the Mortgage on production of original of title deeds the certified copies of which I have examined under any applicable Law/ Rules in force.

SCHEDULE OF THE PROPERTY/IES

Vill. Kalyanpur Industrial area I.I.E. Pant Nagar Distt. U.S.Nagar Industrial Plot bearing no.14 measuring 31183 sq.mtr. in sector -02 out of khet no.169,170, & 171

Boundaries- as per valuation report

East-45meters wide Road


West-Plot no.01

North-Plot No.13

South-Plot No.14 A. & 45 meters wide Road

Place:-Haldwani

Date:-4.11.23


JITENDRA SINGH BHAT
Signature of the advocate
Notary, Haldwani
Distt. Nainital (UK) India