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Gyaaneshwar Thakral

M.A. (Eng.), LLM, Advocate & Notary

Mobile No. : 9219156533

Ref. No.

TIR/ Annexure - B:

Reference no. BA-546/2024

Date 26/06/24

Report of Investigation of Title in respect of Immovable Property

1	a) Name of the Branch/ Business Unit/Office seeking opinion.			State Bank of India SME Branch Ranipur Haridwar.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.			As per Bank's Instructions
	c) Name of the Borrower.			M/s U.S. Metals & Products, Plot no. 78, 79, Sector-5, IIE, SIDCUL, Haridwar Tehsil & District Haridwar.
2	a) Type of Loan			Term Loan /C.C. Limit
	B) Type of property			An Industrial Property
3.	a) Name of the unit/concern/ company/person offering the property as security.			M/s U.S. Metals & Products, Plot no. 78, 79, Sector-5, IIE, SIDCUL, Haridwar Tehsil & District Haridwar, is the present title holder of this property by way of registered Lease Deed dated 25.05.2012.
	b) Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge.			A Proprietorship firm
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)			As a Borrower Firm
4.	a) Value of Loan (Rs. In Crores)			Rs.
5.	Complete or full description of the immovable property offered as security including the following details.			An Industrial property having plot of land bearing Industrial Plot no. 79-A, having total plot area of 1291.32 square meter, bounded in East- Plot no. F-5, West- Vacant area, North- Plot no. 78, 79 & South- Road 24 meter wide, situated at Sector-5, IIE SIDCUL Haridwar Tehsil & Distt Haridwar.
	(a) Survey No.			An Industrial property having plot of land bearing Industrial plot no. 79A
	(b) Door/House no. (in case of house property)			To be ascertained from the report of approved valuer of Bank.
	(c) Extent/ area including plinth/ built up area in case of house property			having total land area of 1291.32 square meter
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.			situated at Sector-5, IIE SIDCUL Haridwar Tehsil & Distt Haridwar
6..	a) Particulars of the documents scrutinized-serially and chronologically.			Original registered lease deed dated 25.05.2012 registered in bahi no. 1 zild 799 pages 323-396 serial no. 5773 dated 25.05.2012 in the office of Sub- registrar Haridwar, executed by State Infrastructure & Industrial Development Corporation of Uttarakhand Limited (SIDCUL), a company within the meaning of the Companies Act 1956, and having its registered office at SBI Building Secretariat Dehradun & Head Office at 2, New Cantt. Road Dehradun in favor of present title holder M/s U.S. Metals & Products, Plot no. 78, 79, Sector-5, IIE, SIDCUL, Haridwar Tehsil & District Haridwar.
	(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.			
	Sr. No.	Date	Name/ Nature of The Document	Original/ certified copy/ certified extract/ photocopy, etc.
	1.	25.05.2012	Registered Lease deed	Original
				In case of copies, whether the original was scrutinized by the Advocate.
				N.A.

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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.) 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 should be handled more diligently & cautiously).	already submitted to the Bank Date
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? b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard. 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? d) Whether proper registration of documents completed. Details thereof to be provided	Yes N.A. as above. Yes, records of registrar office relevant to the property in question are available for verification through online portal/ computer system. Yes, records of registrar office relevant to the property in question available through online portal/ computer system are verified/cross checked & found in order. No. Yes
9.	a) Property offered as security falls within the jurisdiction of which sub-registrar office? 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? c) Whether search has been made at all the offices named at (b) above? 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?	Sub-registrar Haridwar. No. N.A. N.A.
10.	<p>Chain of title: The property in question with other property was the property of State Industrial Development Corporation of Uttaranchal Limited (SIDCUL), a Company within the meaning of the Companies Act 1956, and having its registered office at SBI building Secretariat Dehradun Distt. Dehradun (Uttaranchal) and Head Office at 2, New Cantt Road, Dehradun and Head office at 29, IIE (IT Park) Shastradhara Road Dehradun -248001.</p> <p>2- Lastly State Industrial Development Corporation of Uttaranchal Limited (SIDCUL), a Company within the meaning of the Companies Act 1956, named above transferred this property by way of 90 years lease by way of registered lease deed dated 25.05.2012 registered in bahi no. 1 zild 799 pages 323-396 serial no. 5773 dated 25.05.2012 in the office of Sub- registrar Haridwar in favor of present title holder M/s U.S. Metals & Products, Plot no. 78, 79, Sector-5, IIE, SIDCUL, Haridwar Tehsil & District Haridwar.</p> <p><u>As the property is an Industrial property /plot situated in SIDCUL Haridwar, developed by State Infrastructure and Industrial Development Corporation of Uttarakhand Limited (SIDCUL), a company within the meaning of the Companies Act 1956, and founded in the year 2002 as a Govt. of Uttarakhand Enterprises, accordingly the inspection of the concerned record in the office of Sub registrar, Haridwar is completed at the time of submission of this TIR and found that the chain of title is complete.</u></p> <p>I further certify that the provisions of the SARFAESI Act 2002 are applicable to this property. I have examined the documents relating to the title history of the holder in the property as above and established all the transitions have been duly verified from the relevant records from the concerned department and I also gave my careful thought to the legal aspect of the case in view to safeguard in the respect of the Bank.</p>	

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10.	b. wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.	No.	Date
	c. Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	N.A.	
11.	a. Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Leasehold Rights.	
	If Ownership Rights	Leasehold Rights	
	a. Detail of the Conveyance Documents	Registered lease deed dated 25.05.2012 registered in bahi no. 1 zild 799 pages 323-396 serial no. 5773 dated 25.05.2012 in the office of Sub- registrar Haridwar, executed by State Infrastructure & Industrial Development Corporation of Uttarakhand Limited (SIDCUL), a company within the meaning of the Companies Act 1956, and having its registered office at SBI Building Secretariat Dehradun & Head Office at 2, New Cantt. Road Dehradun in favor of present title holder M/s U.S. Metals & Products, Plot no. 78, 79, Sector-5, IIE, SIDCUL, Haridwar Tehsil & District Haridwar.	
	b. Whether the document is properly stamped.	Yes.	
	c Whether the document is properly registered	Yes	
	If leasehold, whether;	Yes.	
	a) lease Deed is duly stamped and registered	Yes.	
	b) lessee is permitted to mortgage the Leasehold right,	Yes,	
	c) duration of the Lease/unexpired period of lease,	Total duration of Lease is 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)?	Yes.	
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.	
	If Govt. grant/ allotment/Lease-cum-Sale Agreement, whether;	N.A.	
	a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	N.A.	
	b. the mortgagor is competent to create charge on such property,	N.A.	
	c. whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Permission to transfer is already issued by SIDCUL	
	If occupancy right, whether;	N.A.	
	a) Such right is heritable and transferable,	N.A.	
	b) Mortgage can be created.	N.A.	
12.	a) Has the property has been transferred by way of Gift/Settlement Deed	No.	
	b) The Gift/Settlement Deed is duly stamped and registered;	No.	
	c) The Gift/Settlement Deed has been attested by two witnesses;	No.	
	d) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	No.	
	e) The Gift/Settlement Deed transfers the property to Donee;	No.	
	f) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	No.	
	g) Whether the Donee is in possession of the gifted	No.	



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		Date
12.	property? 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? i) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	No. No.
13.	Has the property been transferred by way of partition/family settlement deed	No
	(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?	No
	(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 parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not Applicable
15.	Whether the property is subject to any wakf rights/belongs to church/temple or any religious/other institutions	No
	(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.
	(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?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	No



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0.	(c) If Yes, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable	Date
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable	
18.	Is the property is Agricultural land,	N.A., as the property in question is an Industrial property situated at Sector-5, IIE, SIDCUL, Haridwar Tehsil & Distt Haridwar.	
	(a) whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable	
	(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., as the property in question is an Industrial property situated at Sector-5, IIE, SIDCUL, Haridwar Tehsil & Distt Haridwar.	
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained?	N.A., as the property in question is an Industrial property situated at Sector-5, IIE, SIDCUL, Haridwar Tehsil & Distt Haridwar.	
19.	(a) Whether the property is affected by any local laws or other regulations having a bearing on the creation security/ mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No.	
	(b) Additional aspects relevant for investigation of title as per local laws.	Not Applicable	
20.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No	
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	No	
21.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	As per available records, the property is not involved in or subject matter of any litigation which is pending or concluded but an affidavit is to be obtained from the proprietor of above firm	
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.	
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such seal/marking?	No	
22.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No	
	(b) Property belonging to partner(s), whether thrown on hatch pot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable	
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable	
23.	(a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Not Applicable	
	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.	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)?	N.A.	



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	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.	Date
	b/4 if the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?	N.A.	
24.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No	
25.	(a) Whether any POA is involved in the chain of title during the period of search?	No	
	(b) Whether the POA involved is one 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 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.	Not Applicable	
	(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	
	(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.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building; (b) Development Agreement/Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sale (duly registered); (f) Payment of proper stamp duty; (g) Requirement of registration of sale agreement, development agreement, POA, etc.; (h) Approval of building plan, permission of appropriate/local authority, etc.; (i) Conveyance in favour of Society/ Condominium concerned; (j) Occupancy Certificate/allotment letter/letter of	N.A.	

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possession; (k) Membership details in the Society etc; (l) Share Certificates (m) No Objection Letter from the Society; (n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc; (o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; (p) If the property is a vacant land and construction is yet to be made, approval 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.	Date
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.
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.	No
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.	I have inspected the available record Index 2nd in the office of Sub-registrar Haridwar for the period of 30 years i.e. 01.01.1994 to 2024 up to date & found the property clear, marketable, Leasehold & free from all recorded encumbrances, except the present charge by way of Equitable Mortgage in favour of State Bank of India
30. Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Latest lease rent receipt to be obtained
31. (a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?	Urban Land Ceiling act is not applicable in the state of Uttarakhand. No-objection Certificate under the Income Tax Act is not required.
32. (a) Details of RTC extracts/mutation extracts/ Khata extracts pertaining to the property in question. (b) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	N.A., as the property in question is an Industrial property situated at Sector-5, IIE, SIDCUL, Haridwar Tehsil & Distt Haridwar. N.A., as the property in question is an Industrial property situated at Sector-5, IIE, SIDCUL, Haridwar Tehsil & Distt Haridwar.
33. (a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (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 Yes Yes
34. (a) Whether the property can be identified from the following documents	Yes.

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	(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.	Electricity Bill Water Connection document Tax Registration	Date
	(b) Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Yes. No.	
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. (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).	Valuation report / approved/ sanctioned plans are to be submitted to the bank.	
36.	(a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security? (b) Property is SARFAESI compliant (Y/N)	Yes Yes	
37.	a Whether original title deeds are available for creation of equitable mortgage 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.	Original title deeds are presently mortgaged by way of <u>Equitable Mortgage in favour of State Bank of India</u> N.A.	
38.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Spot inspection & Identity of persons executing documents in favor of Bank is recommended to be verified.	
39.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Authorized Signatory of M/s U.S. Metals & Products, Plot no. 78, 79, Sector-5, IIE, SIDCUL, Haridwar Tehsil & District Haridwar.	

Annexure - C:

Certificate of Title

I have examined the Original Title Deed/Document already deposited relating to the 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 the said Equitable Mortgage is already 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). 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 prior Mortgage/ Charges/ encumbrances whatsoever as could be seen from the Encumbrance Certificate for the period from **01.01.1994 to 2024** up to date & found the property clear, marketable Leasehold & free from all recorded encumbrances, **except the present charge by way of Equitable Mortgage in favour of State Bank of India.**

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. N.A.

Office : Gokul Lane, Opp. Tehsil Campus, Jwalapur, Haridwar - 249407
Haridwar : Chamber No. 54, District Courts Roshnabad, Haridwar - 249403
Roorkee : Chamber No. 65, Tehsil Campus Roorkee (Haridwar) - 247667
Laksar : Chamber No. 4, Tehsil Campus Laksar (Haridwar) - 247663
Haridwar : Chamber No. 263001





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Gyaaneshwar Thakral

M.A. (Eng.), LLM, Advocate & Notary

Mobile No. : 9219156533

% Minor(s) and his/ their interest in the property is to the extent of _____ (Specify the share of the Minor
with Name) Date N.A.

8. The Mortgage is already created, will be available to the Bank for the liability of the present borrower M/s U.S. Metals & Products, Plot no. 78, 79, Sector-5, IIE, SIDCUL, Haridwar Tehsil & District Haridwar.

9. I certify that M/s U.S. Metals & Products, Plot no. 78, 79, Sector-5, IIE, SIDCUL, Haridwar Tehsil & District Haridwar has got a clear and marketable leasehold title over the Schedule property, except the present charge by way of Equitable Mortgage in favour of State Bank of India.

I further certify that the above title deeds are genuine and a valid mortgage is already 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:

1. Copy of Allotment Letter issued by State Infrastructure & Industrial Development Corporation of Uttarakhand Limited (SIDCUL).
2. Copy of Possession Certificate issued by State Infrastructure & Industrial Development Corporation of Uttarakhand Limited (SIDCUL).
3. Original registered lease deed dated 25.05.2012 registered in bahi no. 1 zild 799 pages 323-396 serial no. 5773 dated 25.05.2012 in the office of Sub- registrar Haridwar, executed by State Infrastructure & Industrial Development Corporation of Uttarakhand Limited (SIDCUL), a company within the meaning of the Companies Act 1956, and having its registered office at SBI Building Secretariat Dehradun & Head Office at 2, New Cantt. Road Dehradun in favor of present title holder M/s U.S. Metals & Products, Plot no. 78, 79, Sector-5, IIE, SIDCUL, Haridwar Tehsil & District Haridwar.
4. Copy of Permission to mortgage issued by State Infrastructure & Industrial Development Corporation of Uttarakhand Limited (SIDCUL).
5. Affidavit of sole proprietor of M/s U.S. Metals & Products, Plot no. 78, 79, Sector-5, IIE, SIDCUL, Haridwar Tehsil & District Haridwar.
6. 0.5 % stamp duty of loan amount with maximum of Rs. 10,000/- only applicable in the state of Uttarakhand.

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

It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

An Industrial property having plot of land bearing Industrial Plot no. 79-A, having total plot area of 1291.32 square meter, bounded in East- Plot no. F-5, West- Vacant area, North- Plot no. 78, 79 & South- Road 24 meter wide, situated at Sector-5, IIE SIDCUL Haridwar Tehsil & Distt Haridwar.

Place: Haridwar

Date: 21.06.2024

Signature of the Advocate

