



SC/495/10299/2005

19.12.05

To

State Bank of India,
Backbay Reclamation Branch,
Mumbai.

Dear Sir,

Re: Verification of Title Deeds
A/c. M/s. Sonia Textiles Ltd.

1. This is to confirm that our representatives visited your Branch on 29/11/05 and have perused the following Title Deeds, which have been deposited with the Bank vide a Memorandum of Entry dated 14th June, 2005, executed by the representative of Sonia Textiles Ltd as Borrower/Guarantor with an intent to create security by way of mortgage to secure the advances granted by the Bank in the name of the Borrower.
2. The list of the Title Deeds along with the description of the immovable property as perused by us is set out hereunder:

PROPERTY-I

Description of the property:

All that piece or parcel of Industrial Plot No.32 (admeasuring 9811.67 sq yards) and situated in sector 6, Faridabad 121006, Haryana.

List of Title Deeds

- a) Original Sale Deed dated 29th December, 1995 executed between Haryana Financial Corporation and M/s. Sonia Textiles Ltd.

- b) Letter No. HTC/FBD / 96/985 dated 29th February, 1996 addressed by Haryana Financial Corporation to M/s. Sonia Textiles Ltd.
 - c) Letter dated 29th February, 1996 by Shri Kishan Lal Chopra to Sonia Textiles Ltd.
 - d) Search report along with the title certificate of Advocate Mr. N.K Randeria dated 15/1/96.
 - e) Search report along with title certificate of Advocate Brij Mohan, Haryana dated 6/1/05
3. On the basis of the Title Report along with Search Report dated 6/1/05 by Advocate Mr. Brij Mohan, Haryana, we confirm that the aforesaid title deeds perused by us are original and genuine.

Encl: as above.

Yours faithfully,
For M. Dhruva & Co.

Dhruva

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(0129)

Phone : 2412306

Office - Cum - Resi. :

5-B/56, N.I.T. Faridabad
(Haryana)

Advocate
AL & CIVIL
Haryana High Court

Date..... 6-1-05

Manager
ate Bank of India
ackbay Reclamation Branch,
Raheja Chambers", Ground Floor,
ariman Point,
Mumbai

**Reg: Title report pertaining to M/s Sonia Textiles Limited, Industrial
Plot No. 32, Sector- 6, Faridabad (Haryana).**

Dear Sir,

Having been engaged to search and examine the registration records of the Sub-Registrar, Ballabgarh (Haryana) and the Sub Registrar, Faridabad (Haryana) for ascertaining the absence of any defect in the title of the above mentioned borrower company, namely M/s Sonia Textiles Limited, pertaining to its property comprising of Industrial Plot No. 32 (measuring 9811.67 Sq. Yds.) and situated in Sector-6, Industrial-cum-Housing Estate, Faridabad-121006 (Haryana) (hereinafter called "the property in question") already equitable by the said borrower company to your Bank in consideration for a loan, I, BRIJ MOHAN KAPOOR, ADVOCATE, hereby certify as follows:-

That I have thoroughly conducted the search and examination of the records of the Sub Registrar, Ballabgarh (Haryana) for the period from 01.01.1965 to till date. The voucher of the search and examination fee paid by me in that behalf vide receipt No. 9.0.2... dated 6/1/2005 alongwith a copy of the application dated 6/1/2005..... made by me in that behalf are enclosed herewith as enclosures Nos. 1 and 2 respectively.

Advocate
LEGAL & CIVIL
Haryana High Court

The search and examination of the relevant records thus conducted by me for the above mentioned period has disclosed the following:-

1. That the Government of Haryana through the Deptt. of Urban Estates, Faridabad (Haryana) now the Haryana Urban Development Authority (HUDA) was the owner of a piece of land comprising of Industrial Plot No. 32, (measuring 9,811.67 Sq. Yds.) and situated in Sector-6, Faridabad- 121006 (Haryana) and that the abovementioned industrial site was sold by the Government of Haryana through the above Department to one M/s Laxmi Industries vide deed of Conveyance executed on 26th November 1971 and registered on the same date before the Sub-Registrar, Ballabgarh (Haryana). The above deed is entered on the 26th November 1971 and brief notes of the same are entered on the same date in Book No. 1, Volume 190 on page 376 as Document No. 3768.

The said property is bounded as follows:-

B O U N D A R I E S

North :	Plot No.31
South :	Plot No. 33
East :	100' wide road
West :	Plot No. 29

That M/s Laxmi Industries had obtained loan from Haryana Financial Corporation and in consideration of the loan, the said borrower firm mortgaged its abovesaid land factory buildings constructed thereon alongwith plant and machinery installed therein with all the appurtenant rights to the Haryana Financial Corporation vide deed of mortgage registered on 14th December, 1972 before the Sub-Registrar, Ballabgarh (Haryana).

That the partners of M/s Laxmi Industries agreed between themselves that M/s Laxmi Industries be converted into Private Limited Company known as Rathi Fibres & Fabrics Private Limited and all the assets and liabilities of the firm, namely M/s Laxmi Industries were taken over by the newly incorporated company, namely M/s Rathi Fibres & Fabrics Pvt. Ltd. Including the loan already obtained by the said firm from the Haryana Financial Corporation.

That M/s Rathi Fibres & Fabrics Pvt. Ltd. obtained additional loan from the Haryana Financial Corporation and in consideration of the additional loan, the said borrower company executed a deed of further mortgage duly registered in the office of Sub Registrar, Ballabgarh (Haryana).

That according to the terms and conditions of the mortgage deed the M/s Rathi Fibres & Fabrics Pvt. Ltd. were required to pay the loan to Haryana Financial Corporation in instalments, but M/s Rathi Fibres & Fabrics Pvt. Ltd. failed to re-pay the loans and therefore a right accrued to the Haryana Financial Corporation to recover its dues alongwith interest, from the property of the said borrower company namely M/s Rathi Fibres & Fabrics Private Limited, duly mortgaged with the Haryana Financial Corporation and accordingly Haryana Financial Corporation in exercise of its power under section 29 of the State Financial Corporations Act, 1951 took over the possession of the property belong to M/s Rathi Fibres & Fabrics Pvt. Ltd., Plot No. 32, Sector-6, Faridabad. The Haryana Financial Corporation also initiated legal proceedings against the said borrower company. Thus Haryana Financial Corporation became the owner and in possession of the said property Plot No. 32, Sector-6, Faridabad and had a right to sell the above said property or otherwise transfer the property to any person for consideration of the recovery of the dues.

That Haryana Financial Corporation had already entered into an agreement to sell dated 2-11-1993 with purchaser earlier known as M/s Sonia Textiles Pvt. Ltd. for a total sale consideration of Rs. 1,20,50,000/- (Rupees One Crore Twenty Lacs Fifty Thousand Only) to be paid in various installments as stipulated in the said Agreement to Sell and whereas the purchaser and this Sale Deed is being executed in pursuance of the said Agreement to Sell and in consideration of the payment as stated above.

Brij Mohan
Advocate
ORIGINAL & CIVIL
Haryana High Court

Phone : 2412306
Office - Cum - Resi. :
5-B/56, N.I.T. Faridabad
(Haryana)

Haryana Financial Corporation transferred the above said Plot No. 32, Sector-6, Faridabad alongwith construction thereon and the machinery installed therein alongwith all rights appurtenant thereto and annexed with the said land in favour of the Purchaser M/s Sonia Textiles Ltd. for a total sale consideration of Rs. 1,20,50,000/- (Rupees One Crore Twenty Lacs Fifty Thousand Only) vide sale deed dt. 29-12-1995 duly registered in the office of Sub Registrar Ballabgarh (Haryana) as document No. 5410 Bahi No. 1 registered on the even date.

That the above said property is free from all encumbrances except the existing loan already advanced to the company by you. The Company has a clear, valid, marketable and undisputable title to the same. The company has already mortgaged the property to the bank by way of equitable mortgage.


That I have no interest, direct or indirect, in the property in question in respect of which I have made search nor have I any relationship, association or connection with the borrower company which may detract from the value of my report as that of an independent Legal Advisor in the present case.

That I am on the panel of lawyers of State Bank of India, SBI Branch, Neelam Bata Road, Faridabad (Haryana), and State Bank of India, main Branch, NIT., Faridabad (Haryana) and I am the Standing Counsel of the State Bank of India, Sarai Khwaja Branch, Teh. and Distt. Faridabad (Haryana).

That I have received my legal fee and other expenses for my present title report directly from the party concerned by a cheque dt 06/01/2005 bearing No. 301543 drawn on State Bank of Patiala, Sector - 11, Faridabad

Thanking you and assuring you of my best services,

Dated 6th January, 2005
Encl.: As stated.

Your's faithfully,

(BRIJ MOHAN KAPOOR)
ADVOCATE.