

ABHINAV CORPORATE & LEGAL CONSULTANTS LLP

REG.OFF. - S-549A 2ND FLOOR SCHOOL BLOCK 2ND, SHAKARPUR, EAST DELHI, DELHI 110092

LLPIN- AAI-4273

EMAIL ID-abhinavpandeyadv@gmail.com

PH.NO.-011-79682556

Mob.-8750180180,9958082990

TITLE SEARCH CUM LEGAL SCRUTINY REPORT

To,

Signature Sattva Infratech Private Limited

Having their Registered Office at: B-103 Sector-30

South City-1 Gurugram Haryana-122001

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| 1. | Name of the Company | Signature Sattva Infratech Private Limited |
| 2. | Name of the Owner(s) of the Property | Signature Sattva Infratech Private Limited |
| 3. | Constitution of the Owner(whether it is an individual/partnership firm, proprietary firm, Company/trust etc.) | Company |
| 4. | Full description of the property investigated and proposed to be mortgaged (This should specify the Plot No., Survey No. Ward No. etc. alongwith the area of land / area of the flat/building and the boundaries of the property as mentioned in the title documents) | Plot No-UD-05, Khasra No. 750-756 and 765-780, LohiaKaTibara Village Goleta Alwar Rajasthan 301001, land admeasuring total of 109112.16 sqmtr. (Hereinafter referred as the said property). |
| 5. | List with details of title Deeds/ documents scrutinized(Please clearly mention whether photocopy/original scrutinized) | <ol style="list-style-type: none">Photocopy of the Lease Agreement dated 27/11/1986 executed in between Rajasthan State Industrial Development and Investment Corporation Ltd. ("RIICO) and Spark Plugs Company Ltd. (formerly known as Modi Champion Ltd.) which was registered in the office of Regional Manager RIICO.Photocopy of the Lease Agreement dated 23/09/1987 executed in between Rajasthan State Industrial Development and Investment Corporation Ltd. ("RIICO) and Spark Plugs Company Ltd. (formerly known as Modi Champion Ltd.) which was registered in the office of Regional Manager RIICO.Photocopy of Sale certificate dated 05/04/2017 sold on behalf of UV Asset Reconstruction Company Ltd. In |

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| | | <p>favour of Signature Sattva Infratech Private Limited (formerly known as Surbhi Resorts Private Limited) which was registered in the office of Sub Registrar Ramgarh on 11/04/2017.</p> <p>d. Photocopy of Jamabandi dated 24/06/2019</p> <p>e. Photocopy of Possession Letter dated 31/07/2017 bearing No. 2360 for recording transfer of lease hold right of Plot No. UD-05, Matsya Industrial Area, in favour of Signature Sattva Infratech Private Limited (formerly known as Surbhi Resorts Private Limited)</p> <p>f. Photocopy of the Sazra Plan</p> <p>g. Photocopy of Letter issued by Urban Development and Housing Department dated 30.11.2018 to Signature Sattva Infratech Private Limited (formerly known as Surbhi Resorts Private Limited) granting license approval for building residential units under provision of 1C(ii) of Chief Minister Jan AwasYojana 2015.</p> <p>h. Photocopy of NOC dated 14/08/2018 bearing no. 2350 for utilization of Industrial Land/plot under provision 1C(ii) of Chief Minister Jan AwasYojana 2015 issued to Signature Sattva Infratech Private Limited (formerly known as Surbhi Resorts Private Limited)</p> <p>i. Photocopy of Corrigendum dated 24/09/2018 bearing no.2692 regarding rectification of typographical error in continuation to NOC granted on 14/08/2018 bearing no.2350</p> <p>j. Photocopy of Building Plan approval letter dated 24/03/2022 bearing No. ALW/2019-20/BPAS/120 issued by UIT Alwar in favour of Signature Sattva Infratech Private Limited (formerly known as Surbhi Resorts Private Limited)</p> |
| 6. | Tracing of Title and Investigation of Title (Source and History of title/title flow for 13 years as the case may be. It should be verified that all the title deeds are properly stamped and registered with Sub-Registry. Any deficiency therein to be pointed out in the report) | <p>a. As the document produced before us the said property was initially owned by Spark Plugs Company Ltd. (formerly known as Modi Champion Ltd.) vide Lease deed dated 27/11/1986 and 23/09/1987.</p> <p>b. Pursuant to this Spark Plugs Company Ltd. (formerly known as Modi Champion Ltd.) mortgaged the said property as Primary Security for securing the loan advanced by the IFCI Consortium. Thereafter due to non-repayment of the loan amount as per the terms of the aforesaid loan documents a right accrued to the IFCI Consortium to recover its dues along with interest from the property of Spark Plugs Company Ltd. (formerly known as Modi Champion Ltd.) and whereas IFCI Consortium have assigned their account with all the rights to M/s UV Asset Reconstruction Company</p> |

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| | | <p>Ltd. Vide Assignment agreement dated 08/03/2013, 19/11/2012 and 17/08/2012 respectively. Despite of demand notice being served by UVARCL the borrower failed to repay the amount thereafter the Authorised officer of UVARCL took over the symbolic possession of the said property on 22/08/2016 in order to secure the repayment of the loans advanced by it to the said company.</p> <p>c. Afterwards UVARCL in order to recover its debts published advertisement of sale notice and thereafter in the auction conducted the said vendee SIGNATURE SATTVA INFRATECH PRIVATE LIMITED (formerly Known as SURBHI RESORTS PRIVATE LIMITED) was declared as successful highest bidder in Auction of the said property.</p> <p>d. Thereafter a Sale certificate dated 05/04/2017 and Possession Letter dated 31/07/2017 were executed for recording transfer of lease hold right of Plot No. UD-05, Matsya Industrial Area; in favour of Signature Sattva Infratech Private Limited (formerly known as Surbhi Resorts Private Limited)</p> |
| 7. | Minority Interest, If any(Whether any present or future claims of minor or their interest exist/vested in the property) | No |
| 8. | a) Whether the subject Property is within Municipal Limits b) Particulars of Municipal Approvals/ plans in respect of the property. | <p>No, the subject property is outside the Municipal Limits</p> <p>Building Plan approval letter dated 24/03/2022 bearing No. ALW/2019-20/BPAS/120 issued by UIT Alwar in favour of Signature Sattva Infratech Private Limited (formerly known as Surbhi Resorts Private Limited)</p> |
| 9. | Whether the premises are Leasehold? Whose permission is required for mortgage in case of Leasehold property. Please check for negative/restrictive covenants. | Leasehold |
| 10. | Land is agricultural land or non-agricultural land. | Non-Agricultural Land |

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| 11. | (a) Whether the title of the owner of the property is clear , marketable and free of encumbrance | Yes, but the said property is subject to charge and is mortgaged with Globe Fincap Limited. |
| 12. | (b) Whether original title documents of property are scrutinized and found to be in order: | Opinion is prepared on the basis of the Electro stat copy of the documents. |
| 13. | (A) Whether Equitable Mortgage can be created in respect of the subject property?(Please specify whether the town under which the branch is located is notified by the Government for Equitable Mortgage purposes) | No, as the said property is already mortgaged with Globe Fincap Limited. |
| 14. | Search Fee Receipt No. and Amount (Original Receipt to be enclosed) | Receipt bearing GRN: 0061755808 of INR 650/- (Indian Rupees Six Hundred and Fifty Only) |
| 15. | Whether the Chain of title is complete without any missing links | Yes |
| 16. | Title Certification | <p>a. As perused the documents Signature Sattva Infratech Private Limited (formerly known as Surbhi Resorts Private Limited) through Sale certificate dated 05/04/2017 and Possession Letter dated 31/07/2017 possess the rights for development of Group housing residential project.</p> <p>b. I have examined Sale Certificate, Possession letter, Jamabandi, Sazra Plan, Lease deeds, Building Plan Approval, License approval, NOC and the same are valid evidence of right title and interest.</p> <p>c. Therefore, I certify that Signature Sattva Infratech Private Limited (formerly known as Surbhi Resorts Private Limited) has an absolute, clear and marketable title of the project land.</p> |

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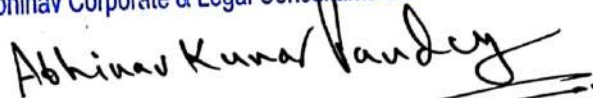
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Note: This Title cum search report is prepared on the basis of documents inspected from Office of Sub-Registrar and information provided by Company and to the best of our Knowledge, understanding and visibility of documents and we in any circumstances will be bearing a limited liability only to the extent of professional fees we have received.

Thanking You
Yours Faithfully

For ABHINAV CORPORATE & LEGAL CONSULTANTS LLP

For Abhinav Corporate & Legal Consultants LLP



Adv. ABHINAV KUMAR PANDEY Designated Partner

Enrollment No.-D/11258/2021

Date: 04/05/2022

Place: Delhi