



No. LO-SBI-SME-22230120

Dated: 14.07.2022

To,

Branch Head,
STATE BANK OF INDIA
Branch- SME SOUTH EXTENSION-I
DELHI

ANNEXURE B

Dear Sir,

Reg. Title Investigation Report for Legal Opinion for A/C M/S HUGHES & HUGHES CHEM LIMITED, THROUGH ITS MANAGING DIRECTOR MR. RAJAT SINGHAL FOR BUILT UP COMMERCIAL OFFICE SPACE NO. FF-427, ON 4 FLOOR, HAVING ITS SUPER AREA MEASURING 1000 SQ FT (COVERED AREA 650 SQ FT), IN THE COMMERCIAL COMPLEX KNOWN AS "JMD EMPIRES" SITUATED AT VILLAGE NANGLI UMARPUR, SECTOR-62, GOLF COURSE EXTENSION ROAD, GURGAON, HARYANA, IN THE OWNERSHIP OF M/S HUGHES & HUGHES CHEM LIMITED, THROUGH ITS MANAGING DIRECTOR MR. RAJAT SINGHAL

This is in reference to the documents submitted to our office for conducting Title Investigation Search Report in respect of the abovementioned property. Upon reviewing the documents and the evidence on record, I hereby adduce my legal opinion as follows.

1.	a) Name of Branch/Business Unit/ Office seeking opinion.	SBI SME SOUTH EXTENSION-I DELHI
	b) Reference No. and Date of the letter under the cover of which the documents tendered for security are forwarded.	No. LO-SBI-SME-22230120 Dated: 30.06.2022
	c) Name of the Borrower	M/S HUGHES & HUGHES CHEM LIMITED
2.	a) Name of the unit/concern/ company/person offering the property/(ies) as security.	M/S HUGHES & HUGHES CHEM LIMITED
	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.)	As Borrower/Mortgager



3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	BUILT UP COMMERCIAL OFFICE SPACE NO. FF-427, ON 4 FLOOR, HAVING ITS SUPER AREA MEASURING 1000 SQ FT (COVERED AREA 650 SQ FT), IN THE COMMERCIAL COMPLEX KNOWN AS "JMD EMPIRES" SITUATED AT VILLAGE NANGLI UMARPUR, SECTOR-62, GOLF COURSE EXTENSION ROAD, GURGAON, HARYANA
	a) Survey No.	BUILT UP COMMERCIAL OFFICE SPACE NO. FF-427, ON 4 FLOOR, HAVING ITS SUPER AREA MEASURING 1000 SQ FT (COVERED AREA 650 SQ FT), IN THE COMMERCIAL COMPLEX KNOWN AS "JMD EMPIRES" SITUATED AT VILLAGE NANGLI UMARPUR, SECTOR-62, GOLF COURSE EXTENSION ROAD, GURGAON, HARYANA
	b) Door/House no. (in case of house property)	BUILT UP COMMERCIAL OFFICE SPACE NO. FF-427,
	c) Extent/area including plinth/ built up area in case of house property.	SUPER AREA MEASURING 1000 SQ FT (COVERED AREA 650 SQ FT),
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	SITUATED AT VILLAGE NANGLI UMARPUR, SECTOR-62, GOLF COURSE EXTENSION ROAD, GURGAON, HARYANA
4.	a) Particulars of the documents scrutinized - serially and chronologically.	<p>(Following documents scrutinized - serially and chronologically., in Original verified already equitable mortgaged with the branch)</p> <p>1. Certified copy of Sale Deed dated 7.11.1989 executed by Hari Singh through his attorney Shri Bir Chand S/O Shri Kes Ram (appointed vide GPA) Shri Pehlad , Shri Chand S/O Shri Dharam Singh in favour of M/S Hindan Merchantile Ltd for land, inter-alia measuring 8 kanal comprised in Rectangle No. 8, killa no. 9(8-0) situated in the revenue estate of Village Nangli Umarpur Tehsil Badshahpur District Gurugram Haryana registered as Document no. 6884 on 7.11.1989, and this transaction was recorded in the revenue records vide intkal no. 389..</p>



2. **Certified copy of Sale Deed dated 19.07.1989 executed by Shri Pehlad , Shri Chand S/O Shri Dharam Singh in favour of M/S Hindan Merchantile Ltd for the land measuring 8 kanal comprised in Rectangle No. 8, killa no. 9(8-0) situated in the revenue estate of Village Nangli Umarpur Tehsil Badshahpur District Gurugram registered as Document no. 3081 on 19.07.1989 And this transaction was recorded in the revenue estate vide intkal no. 371.**
3. Photocopy of Sale Deed Dated 17.09.1996 executed between **M/S Hindan Merchantile Ltd.**, through its Director Shri Anil Goyal, "*as the Vendors*" in favour of Shri Jagbir Singh S/o Late Shri Harbhajan Singh, "*as the Vendee*" regarding piece of land measuring 8-0 Karnal, Khewat/Khata No. 49/84, Mustali No. 8/11/8-0, Situated at abadi of village Siwana, Mauja Nangli Umarpur, Teshil Gurgaon, Haryana. duly registered as Document No. 8568 in Book No.1, Volume No. 4879 on pages 51 to 52 Add. Book No.1 Volume No. 551 Page No. 69 on Dated 17.09.1996 in the office of Sub-registrar Gurgaon Haryana.
4. Photocopy of Sale Deed Dated 18.09.1996 executed between **M/S Hindan Merchantile Ltd.**, through its Director Shri Anil Goyal, "*as the Vendors*" in favour of Shri Jagbir Singh S/o



Late Shri Harbhajan Singh, "*as the Vendee*" regarding piece of land measuring 8-0 Karnal, Khewat/Khata No. 49/84, Mustali No. 8/12/8-0, Situated at abadi of village Siwana, Mauja Nangli Umarpur, Teshil Gurgaon, Haryana. duly registered as Document No. 8585 in Book No.1, Volume No. 4879 on pages 87 to 88 Add. Book No.1 Volume No. 551 Page No. 74 on Dated 18.09.1996 in the office of Sub-registrar Gurgaon Haryana.

5. Photocopy of Sale Deed Dated 20.09.1996 executed between **Hindan Merchantile Ltd.**, through its Director Shri Anil Goyal, "*as the Vendors*" in favour of Shri Jagbir Singh S/o Late Shri Harbhajan Singh, "*as the Vendee*" regarding piece of land measuring 8-0 Karnal, Khewat/Khata No. 38/73, Mustali No. 8/9/8-0, Situated at abadi of village Siwana, Mauja Nangli Umarpur, Teshil Gurgaon, Haryana. duly registered as Document No. 8712 in Book No.1, Volume No. 4882 on pages 45 to 46 Add. Book No.1 Volume No. 551 Page No. 106 on Dated 20.09.1996 in the office of Sub-registrar Gurgaon Haryana.

6. Photocopy of General Power of Attorney Dated 16.10.2007, executed by Shri Rati Ram in favour of M/s JMD Limited.



7. Photocopy of General Power of Attorney Dated 15.12.2007, executed by Shri Jagbir Singh Tanwar in favour of M/s JMD Limited.

8. Nakal Jamabandi for the year 2012-13 of khatuani N.36, Khewat No. 36. Khewat No. 36/27, of village Siwana, Mauja Nangli Umarpur, Teshil Gurgaon, Haryana, as recorded Name of Shri Jagbir Singh with respect to land therein.

9. Photocopy of Collaboration Agreement dated 21.01.2013 executed between Shri Jagbir Singh Tanwar S/o Late Shri Harbhajan Singh AND M/s JMD. Limited, having its regd. Office at Upper Ground Floor Devika Tower, 6, Nehru Place New Delhi, through its Authorized Signatory Mr. Arjun Bhatia, (Developers) "with respect to agriculture Land area measuring approx 32 Karnal 00 Marla, (approx 4 acres), situated at Village Nangli Umarpur, Sector-62, Gurgaon, Haryana. duly registered as Document No. 24718 in Book No.1, Volume No. 13025 on pages 167 Add. Book No.1 Volume No. 2645 Page No. pages 8 to 9, on Dated 21.01.2013 in the office of Sub-registrar Gurgaon Haryana.

10. Photocopy of Supplementary Collaboration Agreement Dated 21.01.2013 executed between



Shri Jagbir Singh Tanwar S/o Sh. Harbhajan Singh, (Owner) "*as the Vendors*" in favour of M/s. JMD Limited, having its Regd. Office at Upper Ground Floor, Devika Tower, 6, Nehru Place, New Delhi, through its Authorized Signatory Mr. Arjun Bhatia, (Developers), "*as the Vendee*" regarding with respect to agriculture Land area measuring 2.86 acres, there by agreeing that owner's allocation shall be 29% and Developer's allocation 71%. situated at Village Nangli Umarpur, Sector-62, Gurgaon, Haryana. duly registered as Document No. 24730 in Book No.1, Volume No. 13025 on pages 167 Add. Book No.1 Volume No. 2645 Page No. pages 22 to 23, on Dated 21.01.2013 in the office of Sub-registrar Gurgaon Haryana.

11. Photocopy of No Objection Certificate Letter Dated 24.05.2017 issued by the Director of Fire Service, Panchkula, Haryana, in favour of M/S JMD EMPIRE with respect to the Commercial Colony namely JMD Empire area measuring 2.8825 Acres at Village Nagli Umarpur, Sector 62, Gurugram, Haryana.

12. Photocopy of Occupation Certificate Dated 25.07.2017 issued by Town & Country Planning Department, Haryana, in favour of Sh. Jagbir Singh C/o M/S. JMD LIMITED, having its



Regd. Office at Upper Ground Floor, Devika Tower, 5, Nehru Place, New Delhi, granted for setting up of commercial colony for the land measuring 2.86 acres in the revenue estate of village Nangli Umarpur, Sector-62, Gurugram, Haryana.

13. Photocopy of Completion Certificate Dated 27.07.2018 issued by Directorate of Town & Country Planning, Haryana, in favour of Sh. Jagbir Singh C/o M/S. JMD LIMITED, having its Regd. Office at Upper Ground Floor, Devika Tower, 6, Nehru Place, New Delhi, granted for setting up of commercial colony for the land measuring 2.8625 acres in the revenue estate of village Nangli Umarpur, Sector-62, Gurugram, Haryana.

14. Original Allotment Letter Dated 06.05.2019 issued by M/S. JMD LIMITED, having its Regd. Office at Upper Ground Floor, Devika Tower, 6, Nehru Place, New Delhi, through its Authorized Signatory (Developers), in favour of M/s Hughes & Hughes Chem Limited, Ro, R-10, Nehru Place New Delhi, regarding with respect to built up Commercial Office Space No. FF-427, on 4 Floor, admeasuring 1000 sq ft, in the Commercial Complex known as "JMD Empires situated at Village Nangli Umarpur, Sector-62, Golf Course Extension Road, Gurgaon, Haryana.



15. Original Conveyance Deed Dated 08.05.2019, executed by (1) Shri Shri Jagbir Singh Tanwar S/o Sh. Harbhajan Singh, through his attorney Ms JMD Ltd. (vendor) (2) SH RATI RAM through their attorney M/s JMD Ltd (vendor) and M/S MD LIMITED, having its Regd. Office at Upper Ground Devika Tower. 6, Nehru Place New Delhi, through its Authorized Signatory Mr. Arjun Bhatia (Developers), *"as the Vendors"* in favour of M/S HUGHES & HUGHES CHEM LIMITED, having its Regd., Office at Flat No. 5, R-10, Nehra Enclave, New Delhi, through its Managing Director Mr. Rajat Singhal, *"as the Vendee"* regarding with respect to built up Commercial Office Space No. FF-427 on 4 Floor, having its Super area measuring 1000 sq ft, (covered area 650 sq ft), in the Commercial Complex known as "JMD Empires situated at piece of land admeasuring 2.8625 acres comprising of khasra no 8/9(8-0), 11 (8-0), and 12 Min (5-02) and Khasra No.9/15 Min (1-16) Village Nangali Umarpur, Tehsil and District, Gurgaon, Haryana. same is registered in the office of the Sub-Registrar Gurgaon Haryana, as registered document No. 1494, in Book No. 1. Volume No. 31, Add. Book No. 1, Volume No. 618, pages 98 to 100, on Dated 08.05 2019 in the office of Sub-registrar Gurgaon Haryana.



			<p>16. Memorandum and Article of Association of M/S HUGHES & HUGHES CHEM LIMITED, having its Regd. Office at Flat No. 5, R-10, Nehra Enclave, New Delhi, through Managing Director Mr. Ragat Singhal</p> <p>17. Notarized Affidavit of the proposed borrower/mortgagor (as per the Draft enclosed)</p>	
<p>1) Nature of documents verified and as to whether they are originals or certified copies or registrations extracts duly certified.</p> <p>Note: Only Originals or Certified extracts from the registering/land/revenue/other Authorities be examined.</p>			(We have verified Original documents/Title Documents already equitable mortgaged with the branch)	
Sl. No.	Date	Name/ Nature of documents	Original/Certified Copy/Certified Extract/Photocopy etc.	In Case of copies, whether the Original was Scrutinized by the Advocate
1	Dated 7.11.1989	Sale Deed	Certified Copy	NO
2	Dated 19.07.1989	Sale Deed	Certified Copy	NO
3	Dated 17.09.1996	Sale Deed	PHOTOCOPY	NO
4	Dated 18.09.1996	Sale Deed	PHOTOCOPY	NO
5	Dated 20.09.1996	Sale Deed	PHOTOCOPY	NO
6	Dated 16.10.2007	General Power of Attorney	PHOTOCOPY	NO
7	Dated 15.12.2007	General Power of Attorney	PHOTOCOPY	NO
8	year 2012-13	Jamabandi of khatuani N.36, Khewat No. 36. Khewat No. 36/27,	PHOTOCOPY	NO



	9	dated 21.01.2013	Collaboration Agreement	PHOTOCOPY	NO
	10	Dated 21.01.2013	Supplementary Collaboration Agreement	PHOTOCOPY	NO
	11	Dated 24.05.2017	No Objection Certificate Letter	PHOTOCOPY	NO
	12	Dated 25.07.2017	Occupation Certificate	PHOTOCOPY	NO
	13	Dated 27.07.2018	Completion Certificate	PHOTOCOPY	NO
	14	Dated 06.05.2019	Allotment Letter	ORIGINAL	YES
	15	Dated 08.05.2019	Conveyance Deed	ORIGINAL	YES
5.	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)			Yes, certified copy of Conveyance Deed Dated 08.05.2019, is obtained us from the relevant sub-registrar office and we compared it with the Original available with the branch.	
	b) i) 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?			YES all pages in the certified copy of Conveyance deed dated 09.05.2017 is obtained directly from Sub-Registrar's Office by us and we have been verified page by page with the Original title deed available with the branch.	
	i) Where the certified copies of the title documents are not available, the copy provided should be compared with the Original to ascertain whether the total page numbers in the copy tally page by page with the Original produced			N.A	
	(In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously)				
	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?			Yes	
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.			Yes	
	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- Gurugram & Badshahpur Haryana
	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
	2) Whether search has been made at all the offices named at (b) above?	Yes
	d) Whether the searches in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Not Applicable
8.	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. And 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)	Mentioned on separate sheet Annexure-B
9.	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.	Freehold Rights
10.	If Lease Hold, Whether:	N.A
	a) Lease Deed is duly stamped and registered	N.A
	b) Lease 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 permits for the creation of any superstructure (if applicable)?	N.A
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A
11.	Govt. Grant/Allotment/Lease-cum Sale Agreement, whether;	Freehold Rights



	a) Grant/Agreement etc. provides for alienable rights to the mortgagor with or without conditions?	
	b) The mortgage is competent to create charge on such property?	Not Applicable
	c) Any permission from Govt. or any other authority is required for creation of mortgage and if so, whether such valid permission is available?	Not Applicable
12.	If occupancy rights, whether;	Not Applicable
	a) Such right is heritable and transferable	Not Applicable
	b) Mortgage can be created.	Not Applicable
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
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?	Not Applicable
	b) The Gift/Settlement Deed has been attested by two witnesses?	Not Applicable
	c) The Gift/Settlement Deed transfers the property to Donee?	Not Applicable
	d) Whether the Donee has accepted the Gift by signing the Gift/ Settlement Deed or by a separated writing or by implication or by actions?	Not Applicable
	e) Whether there is any restriction on the Donor in executing the Gift/ Settlement Deed in question?	Not Applicable
	f) Whether the Donee is in possession of the gifted property?	Not Applicable
	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?	None No Minor interest involved
	h) Any other aspect affecting the validity of the title passed through the Gift/ Settlement Deed.	Not Applicable
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.	Not Applicable



	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	d) 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
	e) 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 mortgage?	Not Applicable
16.	Whether the title documents include any testamentary documents/wills?	NO
	a) In case of wills, whether the will is registered will or unregistered will?	N.A
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probate by a competent court?	N.A
	c) Whether the property is mutated on the 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
	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
17.	a) Whether the property is subject to any wakf right?	No, the property does not contain any Waqf issue
	b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable
	c) Precautions/Permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
	a) Where the property is a HUF/Joint family property, mortgage is created for family benefit/ legal necessity, whether the Major	Not Applicable



	Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	
	b) Please also comment on any other aspect which any adversely affect the validity of security in such cases?	Not Applicable
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not Applicable
	b) Where the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c) If Yes, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	Not Applicable
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?	No, the property is freehold Commercial Property
	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
21.	Whether the property is affected by any local laws or other regulations, having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No. The property does not affected with any local law.
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	NO
	b) Whether any search/inquiry is made with the land Acquisition Office and the outcome of such search/enquiry?	Not Applicable
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?	Not Applicable
	c) Whether the title documents have any court seal/markings 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.	Not Applicable
	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	N.A



	b) Property belonging to partners, 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
25.	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.	YES, Bank has already obtained MOA, AOA and Board Resolution from the Company
	b) i) 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
	ii) 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)?	NO, we are unable to search in ROC, the property is already equitable mortgaged with the branch
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No	Not Applicable
	iv) If the search reveals encumbrances/charges, whether such charge/encumbrances have been satisfied? Yes/No	Not Applicable
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 favour of the builder/developer and as such is irrevocable as per law.	N.A
	c) In case the title documents 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, NOC's, Agreements of Sale, Sale	N.A



	Deeds, etc., in favour of buyers of Flats/ Units (Builder's POA) or (ii) other type of POA (Common POA)	
	d) In case of Builder POA, whether a certified copy of POA is available and the same has been verified/ compared with original POA	N.A
	e) In case of common POA (i.e. POA other than Builder's POA), please clarify the followings clauses in respect of POA.	N.A
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	N.A
	ii) Whether the POA is a 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 POA?	N.A
	h) The unequivocal opinion on the enforceability and validity of the 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 the place, where it is executed.	N.A
29.	If the property is a flat/ apartment or residential/ commercial complex, check and comment on the following:	Freehold Commercial Property
	a) Promoter's/Land owner's title to the land/building;	Freehold Rights
	b) Development Agreement/ Power of Attorney;	Not Applicable
	c) Extent of authority of the Developer/Builder;	Developer had authority to execute documents
	d) Independent title verification of land and/or building in question;	Yes
	e) Agreement for sale (duly registered);	Not Applicable
	f) Payment of proper stamp duty;	Yes
		No



	g) Requirement of registration of sale agreement, development agreement, POA etc.;	YES
	h) Approval of building plan, permission of appropriate local authority etc.;	
	i) Conveyance in favour of Society/Condominium concerned.	Not Applicable
	j) Occupancy Certificate/ Allotment Letter/Letter of Possession;	YES
	k) Membership details in the Society etc.;	Not Applicable
	l) Share Certificates;	Not Applicable
	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.;	Yes
	o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not Applicable
	p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any;	PROPERTY IS CONSTRUCTED
	q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	YES
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Lines etc. and details thereof.	No encumbrance registered in the Sub-Registrar Office.
31.	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.	Period covered under Non-Encumbrance Certificate is from the year 1992 to 2022,
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	N.A
33.	a) Urban land ceiling clearance, whether required and if so, details thereon.	Not Applicable
	b) Whether No Objection Certificate under the Income Tax is required/ obtained?	Not Applicable
34.	Details of RTC extracts/ mutation extracts/Katha extracts pertaining to the property in question.	Not Applicable



35.	Whether the name of mortgagor is reflected as owner in the Revenue/Municipal/Village records?	Not Applicable
36.	a) Whether the property offered as security is clearly demarcated?	Yes
	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
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;	Electricity Bill obtained.
	b) Document in relation to water connection;	Not Applicable
	c) Document in relation to sales tax registration, if any applicable;	Not Applicable
	d) Other utility bills, if any.	Not Applicable
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 difference/discrepancy in the title document or any other documents, which is also to be verified from Actual Site by the Valuer/Bank Authorities.
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 plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Yes as per valuation report and approved/sanctioned plans, the description and boundaries of the property on the said document are similar as that in the title deeds.
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
	a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes, the property attracts provisions of SARFAESI Act, 2002 and the Bank can take its possession whenever required.
	b) Property is SARFAESI Compliant? (Y/N)	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a	Not Applicable

	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.	
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N.A
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.	N.A
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/S HUGHES & HUGHES CHEM LIMITED, having its Regd. Office at Flat No. 5, R-10, Nehra Enclave, New Delhi, through its authorized Signatory
	a) Whether the Real Estate Project comes under Real Estate (Regulations and Development) Act, 2016?	N.A
	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
	c) Whether the registered Agreement for Sale as prescribed in the above Act/Rules there under in executed?	N.A
	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

FOR MEENU SHARMA & ASSOCIATES
ADVOCATES & SOLICITORS

(MEENUSHARMA)



Annexure 'B' Column 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 for the Predecessors in title/interest to the current title holder. And 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:-

Initially, as per jamabandi for the year 1987-88 bearing Khewat/Khata No. 49/84, Shri Hari Singh S/O Shri Resel was the recorded owner of land inter-alia, measuring 16 kanal comprised in rectangle no. 8 killa nos. 11 (8-0), 12 (8-0) situated in the revenue estate of Village Nangli Umarpur, Tehsil Badshahpur District Gurugram Haryana. Thereafter the said Hari Singh through his attorney Shri Bir Chand S/O Shri Kes Ram (appointed vide GPA registered as Document no. 2643 on 07.11.1989 in the office of Sub Registrar Gurugram) sold inter-alia, the said land measuring 16 kanal in favour of M/S Hindan Merchantile Ltd. Vide Sale Deed registered as Document no. 6884 on 7.11.1989, and this transaction was recorded in the revenue records vide intkal no. 389. As per jamabandi for the year 1987-99 bearing khewat/khata no. 38/73 Shri Pehlad, Shri Chand S/O Shri Dharam Singh was the recorded owner of land, inter-alia measuring 8 kanal comprised in Rectangle No. 8, killa no. 9(8-0) situated in the revenue estate of Village Nangli Umarpur Tehsil Badshahpur District Gurugram Haryana.

And whereas said Shri Pehlad, Shri Chand S/O Shri Dharam Singh sold inter-alia the said land measuring 8 kanal comprised in Rectangle No. 8, killa no. 9(8-0) situated in the revenue estate of Village Nangli Umarpur Tehsil Badshahpur District Gurugram Haryana to M/S Hindan Merchantile Ltd. Vide Sale Deed registered as Document no. 3081 on 19.07.1989 And this transaction was recorded in the revenue estate vide intkal no. 371.

In the above manner M/S Hindan Merchantile Ltd. Become the recorded owner of land measuring 24 kanal comprised in Rectangle No. 8, killa no. 9(8-0) situated in the revenue estate of Village Nangli Umarpur Tehsil Badshahpur District Gurugram Haryana and it was shown as owner of this land as per Jamabandi for the year 1992-1993 bearing Khewat/khata no. 15/16.

And whereas thereafter the said M/S Hindan Merchantile Ltd further sold the said property vide Sale Deed Dated 17.09.1996 executed between M/S Hindan Merchantile Ltd., through its Director Shri Anil Goyal, "as the Vendors" in favour of Shri Jagbir Singh S/o Late Shri Harbhajan Singh, "as the Vendee" regarding piece of land measuring 8-0 Karnal, Khewat/Khata No. 49/84, Mustali No. 8/11/8-0, Situated at abadi of village Siwana, Mauja Nangli Umarpur, Teshil Gurgaon, Haryana. duly registered as Document No. 8568 in Book No.1, Volume



No. 4879 on pages 51 to 52 Add. Book No.1 Volume No. 551 Page No. 69 on Dated 17.09.1996 in the office of Sub-registrar Gurgaon Haryana.

And whereas thereafter a Sale Deed Dated 18.09.1996 executed between M/S Hindan Merchante Ltd., through its Director Shri Anil Goyal, "as the Vendors" in favour of Shri Jagbir Singh S/o Late Shri Harbhajan Singh, "as the Vendee" regarding piece of land measuring 8-0 Karnal, Khewat/Khata No. 49/84, Mustali No. 8128-0, Situated at abadi of village Siwana, Mauja Nangli Umarpur, Teshil Gurgaon, Haryana, duly registered as Document No. 8585 in Book No.1, Volume No. 4879 on pages 87 to 88 Add. Book No.1 Volume No. 551 Page No. 74 on Dated 18.09.1996 in the office of Sub-registrar Gurgaon Haryana.

And whereas thereafter a Sale Deed Dated 20.09.1996 executed between M/S Hindan Merchante Ltd., through its Director Shri Anil Goyal, "as the Vendors" in favour of Shri Jagbir Singh S/o Late Shri Harbhajan Singh, "as the Vendee" regarding piece of land measuring 8-0 Karnal, Khewat/Khata No. 38/73, Mustali No. 89/8-0, Situated at abadi of village Siwana, Mauja Nangli Umarpur, Teshil Gurgaon, Haryana, duly registered as Document No. 8712 in Book No.1, Volume No. 4882 on pages 45 to 46 Add. Book No.1 Volume No. 551 Page No. 106 on Dated 20.09.1996 in the office of Sub-registrar Gurgaon Haryana.

And whereas thereafter a General Power of Attorney Dated 16.10.2007, executed by Shri Rati Ram in favour of M/s JMD Limited.

And whereas thereafter a General Power of Attorney Dated 15.12.2007, executed by Shri Jagbir Singh Tanwar in favour of M/s JMD Limited.

And whereas thereafter a Jamabandi for the year 2012-13 of khatuani N.36, Khewat No. 36, Khewat No. 36/27, of village Siwana, Mauja Nangli Umarpur, Teshil Gurgaon, Haryana, as recorded Name of Shri Jagbir Singh with respect to land therein.

And whereas thereafter a Collaboration Agreement dated 21.01.2013 executed between Shri Jagbir Singh Tanwar S/o Late Shri Harbhajan Singh AND M/s JMD Limited, having its regd. Office at Upper Ground Floor Devika Tower, 6, Nehru Place New Delhi, through its Authorized Signatory Mr. Arjun Bhatia, (Developers) "with respect to agriculture Land area measuring approx 32 Karnal 00 Marla, (approx 4 acres), situated at Village Nangli Umarpur, Sector-62, Gurgaon, Haryana, duly registered as Document No. 24718 in Book No.1, Volume No. 13025 on pages 167 Add. Book No.1 Volume No. 2645 Page No. pages 8 to 9, on Dated 21.01.2013 in the office of Sub-registrar Gurgaon Haryana.



And whereas thereafter a Supplementary Collaboration Agreement Dated 21.01.2013 executed between Shri Jagbir Singh Tanwar S/o Sh. Harbhajan Singh, (Owner) "*as the Vendors*" in favour of M/s. JMD Limited, having its Regd. Office at Upper Ground Floor, Devika Tower, 6, Nehru Place, New Delhi, through its Authorized Signatory Mr. Arjun Bhatia, (Developers), "*as the Vendee*" regarding with respect to agriculture Land area measuring 2.86 acres, there by agreeing that owner's allocation shall be 29% and Developer's allocation 71%. situated at Village Nangli Umarpur, Sector-62, Gurgaon, Haryana. duly registered as Document No. 24730 in Book No.1, Volume No. 13025 on pages 167 Add. Book No.1 Volume No. 2645 Page No. pages 22 to 23, on Dated 21.01.2013 in the office of Sub-registrar Gurgaon Haryana.

And whereas thereafter a No Objection Certificate Letter Dated 24.05.2017 issued by the Director of Fire Service, Panchkula, Haryana, in favour of M/S JMD EMPIRE with respect to the Commercial Colony namely JMD Empire area measuring 2.8825 Acres at Village Nagli Umarpur, Sector 62, Gurugram, Haryana.

And whereas thereafter an Occupation Certificate Dated 25.07.2017 issued by Town & Country Planning Department, Haryana, in favour of Sh. Jagbir Singh C/o M/S. JMD LIMITED, having its Regd. Office at Upper Ground Floor, Devika Tower, 5, Nehru Place, New Delhi, granted for setting up of commercial colony for the land measuring 2.86 acres in the revenue estate of village Nangli Umarpur, Sector-62, Gurugram, Haryana.

And whereas thereafter a Completion Certificate Dated 27.07.2018 issued by Directorate of Town & Country Planning, Haryana, in favour of Sh. Jagbir Singh C/o M/S. JMD LIMITED, having its Regd. Office at Upper Ground Floor, Devika Tower, 6, Nehru Place, New Delhi, granted for setting up of commercial colony for the land measuring 2.8625 acres in the revenue estate of village Nangli Umarpur, Sector-62, Gurugram, Haryana.

And whereas thereafter an Allotment Letter Dated 06.05.2019 issued by M/S. JMD LIMITED, having its Regd. Office at Upper Ground Floor, Devika Tower, 6, Nehru Place, New Delhi, through its Authorized Signatory (Developers), in favour of M/s Hughes & Hughes Chem Limited, Ro, R-10, Nehru Place New Delhi, regarding with respect to built up Commercial Office Space No. FF-427, on 4 Floor, admeasuring 1000 sq ft, in the Commercial Complex known as "JMD Empires situated at Village Nangli Umarpur, Sector-62, Golf Course Extension Road, Gurgaon, Haryana.



And whereas thereafter a Conveyance Deed Dated 08.05.2019, executed by (1) Shri Jagbir Singh Tanwar S/o Sh. Harbhajan Singh, through his attorney Ms JMD Ltd. (vendor) (2) SH RATI RAM, through their attorney M/s JMD Ltd (vendor) and M/S MD LIMITED, having its Regd. Office at Upper Ground Devika Tower, 6, Nehru Place New Delhi, through its Authorized Signatory Mr. Arjun Bhatia (Developers), *"as the Vendors"* in favour of M/S HUGHES & HUGHES CHEM LIMITED, having its Regd., Office at Flat No. 5, R-10, Nehra Enclave, New Delhi, through its Managing Director Mr. Rajat Singhal, *"as the Vendee"* regarding with respect to Build up Commercial Office Space No. FF-427 on 4 Floor, having its Super area measuring 1000 sq ft. (covered area 650 sq ft), in the Commercial Complex known as "JMD Empires situated at piece of land admeasuring 2.8625 acres comprising of khasra no 8/9(8-0), 11 (8-0), and 12 Min (5-02) and Khasra No.9/15 Min (1-16) Village Nangali Umarpur, Tehsil and District, Gurgaon, Haryana. same is registered in the office of the Sub-Registrar Gurgaon Haryana, as registered document No. 1494, in Book No. 1. Volume No. 31, Add. Book No. 1, Volume No. 618, pages 98 to 100, on Dated 08.05 2019 in the office of Sub-registrar Gurgaon Haryana., *through which M/S HUGHES & HUGHES CHEM LIMITED, having its Regd., Office at Flat No. 5, R-10, Nehra Enclave, New Delhi, through its Managing Director Mr. Rajat Singhal become actual and absolute owner and have got clear, valid and marketable title over the said property.*

Thus, they are competent to create equitable mortgage of the aforesaid property mentioned as 'Build up Commercial Office Space No. FF-427 on 4 Floor, having its Super area measuring 1000 sq ft, (covered area 650 sq ft), in the Commercial Complex known as "JMD Empires situated at piece of land admeasuring 2.8625 acres comprising of khasra no 8/9(8-0), 11 (8-0), and 12 Min (5-02) and Khasra No.9/15 Min (1-16) Village Nangali Umarpur, Tehsil and District, Gurgaon, Haryana. same is registered in the office of the Sub-Registrar Gurgaon Haryana' with SBI Bank by way of depositing Original Conveyance Deed Dated 08.05.2019 alongwith other chain documents of the property details of which are mentioned in CERTIFICATE in column (for list of title deeds to be deposit to create valid equitable mortgage) mentioned hereinafter in our TIR.

It is certified that SARFAESI ACT, 2002 is enforceable on the said property.

FOR MEENU SHARMA & ASSOCIATES
ADVOCATES & SOLICITORS

(MEENU SHARMA)

Advocate



ANNEXURE-C CERTIFICATE OF TITLE

I have examined the Chain of document and original has been verified, which as per instructions are lying with the Bank relating to the schedule property (ies) and that the documents of title referred to in the Certificate/Opinion are valid evidence of Right, title and interest and that the said Equitable Mortgage has been created rightfully as per legal norms, I will satisfy the requirements of creation of Equitable Mortgage (subject to compliance with our suggestions made in this report) and I further certify that:

1. 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.
2. I confirm having made a search in the S.R. records. I also confirm having verified and checked the records of the relevant Sub-Registrar (s) office(s). I do not find anything adverse which would prevent the Title Holders from creation a valid Mortgage except that the property is already lying mortgaged with Bank. 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 above-mentioned.
3. Following scrutiny of S.R. Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
4. There are no prior mortgage/charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate detail mentioned from the period 1992 to 2022 search in the Sub Registrar Office GURUGRAM, HARYANA VIDE RECEIPT NO. 2881 dated 14.07.2022 for the year 1992-1996 & in the Sub Registrar Office GURUGRAM, HARYANA & from the year 1997-2017 & in the office of Sub Registrar Office BADSHAHPUR (HARYANA) VIDE RECEIPT NO. 1019 Dated 30.06.2022 from the year 2017 -2022 pertaining to the immovable property(ies) covered by above said title deeds, the Property is free from all encumbrances .
5. In case of second/subsequent charge in favor 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) which may be confirmed from CERSAI also.
6. Minor(s) and his/their interest in the property(ies) is to the extent of specify the share of the Minor with name) (Not Applicable)
7. The Mortgage will be available to the Bank for if created, the Liability of the Borrower/ Mortgagors.
8. I certify that **M/S HUGHES & HUGHES CHEM LIMITED** have clear and Marketable title over the Schedule property(ies). I further certify that the above title deed is genuine and a valid mortgage can be created and the said Mortgage would be enforceable.



1. In the verification of Mortgage by Deposit of Title Deeds, we certified that the deposit of original title deeds/documents the certified copies of which have been examined are valid and enforceable mortgage.

2. Certified copy of Sale Deed dated 11.11.1994 executed by Hari Singh, through his attorney, Shri Pt. Chand S/O Shri Kes Ram (appeared with C/Ps) Shri Pehlad, Shri Chand S/O Shri Tharan Singh in favour of M/S Hindan Merchandise Ltd for land measuring 8 Kanal comprised in Record No. 8, Killa No. 9(8-0) situated in the revenue estate of Village Nangli Umapur Tehsil Badshahpur District Gurgaon Haryana registered as Document No. 3884 on 11.11.1994 and this transaction was recorded in the revenue records with initial no. 384.

3. Certified copy of Sale Deed dated 14.11.1994 executed by Shri Pehlad, Shri Chand S/O Shri Tharan Singh in favour of M/S Hindan Merchandise Ltd for the land measuring 8 Kanal comprised in Record No. 8, Killa No. 9(8-0) situated in the revenue estate of Village Nangli Umapur Tehsil Badshahpur District Gurgaon Haryana registered as Document No. 3881 on 14.11.1994 and this transaction was recorded in the revenue estate with initial no. 371.

4. Photocopy of Sale Deed Dated 17.09.1996 executed between M/S Hindan Merchandise Ltd. through its Director Shri Anil Goyal, "as the Vendors" in favour of Shri Jagbir Singh S/o Late Shri Harbhajan Singh, "as the Vendee" regarding piece of land measuring 4-0 Kanal, Khewat Khata No. 49/84, Mustafi No. 8 11 8-0, Situated at about of village Siwana, Manja Nangli Umapur, Tehsil Gurgaon, Haryana. duly registered as Document No. 8508 in Book No.1, Volume No. 4879 on pages 51 to 52 Adit. Book No.1 Volume No. 551 Page No. 43 on Dated 17.09.1996 in the office of Sub-registrar Gurgaon Haryana.

5. Photocopy of Sale Deed Dated 18.09.1996 executed between M/S Hindan Merchandise Ltd. through its Director Shri Anil Goyal, "as the Vendors" in favour of Shri Jagbir Singh S/o Late Shri Harbhajan Singh, "as the Vendee" regarding piece of land measuring 4-0 Kanal, Khewat Khata No. 49/84, Mustafi No. 8 12 8-0, Situated at about of village Siwana, Manja Nangli Umapur, Tehsil Gurgaon, Haryana. duly registered as Document No. 8585 in Book No.1, Volume No. 4879 on pages 87 to 88 Adit. Book No.1 Volume No. 551 Page No. 74 on Dated 18.09.1996 in the office of Sub-registrar Gurgaon Haryana.

6. Photocopy of Sale Deed Dated 20.09.1996 executed between M/S Hindan Merchandise Ltd. through its Director Shri Anil Goyal, "as the Vendors" in favour of Shri Jagbir Singh S/o Late Shri Harbhajan Singh, "as the Vendee" regarding piece of land measuring 4-0 Kanal, Khewat Khata No. 38/73, Mustafi No. 8/9/8-0, Situated at about of village Siwana, Manja Nangli Umapur, Tehsil Gurgaon, Haryana. duly registered



as Document No. 8712 in Book No.1, Volume No. 4882 on pages 45 to 46 Add. Book No.1 Volume No. 551 Page No. 106 on Dated 20.09.1996 in the office of Sub-registrar Gurgaon Haryana.

6) Photocopy of General Power of Attorney Dated 16.10.2007, executed by Shri Rati Ram in favour of M/s JMD Limited.

7) Photocopy of General Power of Attorney Dated 15.12.2007, executed by Shri Jagbir Singh Tanwar in favour of M/s JMD Limited.

8) Nakal Jamabandi for the year 1992-93, 1997-98, 2002-2003, 2007-2008, 2012-13 bearing khewat/khata nos. 15, 20, 21, 22, 27, 27, 36, 36 respectively.

9) Copy of jamabandi for the year 2002-2003 bearing khewat/khata nos. 62/95.

10) Photocopy of Collaboration Agreement dated 21.01.2013 executed between Shri Jagbir Singh Tanwar S/o Late Shri Harbhajan Singh AND M/s JMD. Limited, having its regd. Office at Upper Ground Floor Devika Tower, 6, Nehru Place New Delhi, through its Authorized Signatory Mr. Arjun Bhatia, (Developers) "with respect to agriculture Land area measuring approx 32 Kanal 00 Marla, (approx 4 acres), situated at Village Nangli Umarpur, Sector-62, Gurgaon, Haryana, duly registered as Document No. 24718 in Book No.1, Volume No. 13025 on pages 167 Add. Book No.1 Volume No. 2645 Page No. pages 8 to 9, on Dated 21.01.2013 in the office of Sub-registrar Gurgaon Haryana.

11) Photocopy of Supplementary Collaboration Agreement Dated 21.01.2013 executed between Shri Jagbir Singh Tanwar S/o Sh. Harbhajan Singh, (Owner) "as the Vendors" in favour of M/s. JMD Limited, having its Regd. Office at Upper Ground Floor, Devika Tower, 6, Nehru Place, New Delhi, through its Authorized Signatory Mr. Arjun Bhatia, (Developers), "as the Vendee" regarding with respect to agriculture Land area measuring 2.86 acres, there by agreeing that owner's allocation shall be 29% and Developer's allocation 71%. situated at Village Nangli Umarpur, Sector-62, Gurgaon, Haryana, duly registered as Document No. 24730 in Book No.1, Volume No. 13025 on pages 167 Add. Book No.1 Volume No. 2645 Page No. pages 22 to 23, on Dated 21.01.2013 in the office of Sub-registrar Gurgaon Haryana.

12) Photocopy of No Objection Certificate Letter Dated 24.05.2017 issued by the Director of Fire Service, Panchkula, Haryana, in favour of M/S JMD EMPIRE with respect to the Commercial Colony namely JMD Empire area measuring 2.8825 Acres at Village Nangli Umarpur, Sector 62, Gurugram, Haryana.



- 13) Photocopy of Occupation Certificate Dated 25.07.2017 issued by Town & Country Planning Department, Haryana, in favour of Sh. Jagbir Singh C/o M/S. JMD LIMITED, having its Regd. Office at Upper Ground Floor, Devika Tower, 5, Nehru Place, New Delhi, granted for setting up of commercial colony for the land measuring 2.86 acres in the revenue estate of village Nangli Umarpur, Sector-62, Gurugram, Haryana.
- 14) Photocopy of Completion Certificate Dated 27.07.2018 issued by Directorate of Town & Country Planning, Haryana, in favour of Sh. Jagbir Singh C/o M/S. JMD LIMITED, having its Regd. Office at Upper Ground Floor, Devika Tower, 6, Nehru Place, New Delhi, granted for setting up of commercial colony for the land measuring 2.8625 acres in the revenue estate of village Nangli Umarpur, Sector-62, Gurugram, Haryana.
- 15) Original Allotment Letter Dated 06.05.2019 issued by M/S. JMD LIMITED, having its Regd. Office at Upper Ground Floor, Devika Tower, 6, Nehru Place, New Delhi, through its Authorized Signatory (Developers), in favour of M/s Hughes & Hughes Chem Limited, Ro, R-10, Nehru Place New Delhi, regarding with respect to built up Commercial Office Space No. FF-427, on 4 Floor, admeasuring 1000 sq ft, in the Commercial Complex known as "JMD Empires situated at Village Nangli Umarpur, Sector-62, Golf Course Extension Road, Gurgaon, Haryana.
- 16) Original Conveyance Deed Dated 08.05.2019, executed by (1) Shri Shri Jagbir Singh Tanwar S/o Sh. Harbhajan Singh, through his attorney Ms JMD Ltd. (vendor) (2) SH RATI RAM, through their attorney M/s JMD Ltd (vendor) and M/S MD LIMITED, having its Regd. Office at Upper Ground Devika Tower, 6, Nehru Place New Delhi, through its Authorized Signatory Mr. Arjun Bhatia (Developers), "as the Vendors" in favour of M/S HUGHES & HUGHES CHEM LIMITED, having its Regd., Office at Flat No. 5, R-10, Nehra Enclave, New Delhi, through its Managing Director Mr. Rajat Singhal, "as the Vendee" regarding with respect to built up Commercial Office Space No. FF-427 on 4 Floor, having its Super area measuring 1000 sq ft, (covered area 650 sq ft), in the Commercial Complex known as "JMD Empires situated at piece of land admeasuring 2.8625 acres comprising of khasra no 8/9(8-0), 11 (8-0), and 12 Min (5-02) and Khasra No.9/15 Min (1-16) Village Nangali Umarpur, Tehsil and District, Gurgaon, Haryana. same is registered in the office of the Sub-Registrar Gurgaon Haryana, as registered document No. 1494, in Book No. 1. Volume No. 31, Add. Book No. 1, Volume No. 618, pages 98 to 100, on Dated 08.05 2019 in the office of Sub-registrar Gurgaon Haryana.
- 17) Memorandum and Article of Association of M/S HUGHES & HUGHES CHEM LIMITED, having its Regd. Office at Flat No. 5, R-10, Nehra Enclave, New Delhi, through Managing Director Mr. Ragat Singhal



(18) Notarized Affidavit of the proposed borrower/mortgagor (as per the Draft enclosed)
It is certified that the Property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

Built up Commercial Office Space No. FF-427 on 4 Floor, having its Super area measuring 1000 sq ft, (covered area 650 sq ft), in the Commercial Complex known as "JMD Empires situated at piece of land admeasuring 2.8625 acres comprising of khasra no 8/9(8-0), 11 (8-0), and 12 Min (5-02) and Khasra No.9/15 Min (1-16) Village Nangali Umarpur, Tehsil and District, Gurgaon, Haryana.

Place: Delhi

Date: 14.07.2022

(MEENU SHARMA)

Advocate

