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KUNWAR SURENDER SINGH
M.A., LL.M. Advocate
Chamber No. 325, 3rd. Floor
Lawyers Chambers Building
Sector-12, Faridabad, (HR)-121007.
Enrolment No. P-198/1999

Office Cum-Residence
Plot No. 4P, Sector 64
64-65 Dividing Road
Faridabad (HR)-121004
M. No. 09810982380.

Date: 01-08-2022

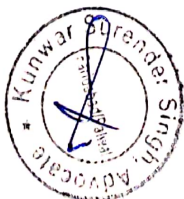
Ref. No.


To,
The Assistant General Manager,
State Bank of India, SME Branch,
NIT Faridabad-121001, Haryana.


TITLE INVESTIGATION REPORT

Annexure - B

1 (A)	Name of the Branch/ BU seeking opinion.	State Bank of India, SME Branch, NIT Faridabad-121001, Haryana.
(B)	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	30-07-2022.
(C)	Name of the Borrower	M/S. DS FIRE SYSTEMS PRIVATE LIMITED.
2 (A)	Type of Loan	CC
2 (B)	Type of Property	Residential
3 (A)	(a) Name of the unit/concern/ company/person offering the property/(ies) as security.	Mr. Deepak Kishore Aggarwal S/o Dr. Yogender Kumar Aggarwal.
(B)	Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge.	Individual/ Co- Borrowers.
(C)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	AS BORROWER/ GUARANTOR
4.	Value of Loan (Rs. In crores)	Rs.
5. (A) (B) (C)	Complete or full description of the immovable property/ (ies) offered as security including the following details. Survey No. Door/House no. (in case of house property) Extent/ area including plinth/	Residential Plot/ House No. 4-A, Block-B-1, Area Measuring 500 Square Yards, Situated at DLF Model Town, Sector-11, Faridabad, Haryana, which is bounded as under: East : Plot No. B1/3-A West : Plot No. B1/5-A



DDO Code: 0363	E - CHALLAN		Candidate Copy
Government of Haryana			
Valid Upto: 08-08-2022 (Cash)			
02-08-2022 (Chq./DD)			
GRN No.: 0093045570	Date: 01 Aug 2022 10:28:55		
Office Name: 0363-sdo ballabgarh			
Treasury: Balabgarh			
Period: (2022-23) One Time			
Head of Account		Amount	₹
0030-03-104-98-51 Fees for searching re		16	
PD AcNo	0		
Deduction Amount:	₹	0	
Total/Net Amount:	₹	16	
₹ Sixteen Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Kr Surender Singh			
Address: Chamber No 325 Lawyers Chamber Building Sector 12 - 121007			
Particulars: Inspection of Registration Record since 2007 to till date			
Cheque-DD- Detail:		Depositor's Signature	
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:	WIDB1312652637		
Payment Date:	01/08/2022		
Bank:	IDBI Aggregator		
Status:	Success		

DDO Code: 0364	E - CHALLAN		Candidate
Government of Haryana			
Valid Upto: 08-08-2022 (Cash)			
02-08-2022 (Chq./DD)			
GRN No.: 0093045193	Date: 01 Aug 2022 10:2		
Office Name: 0364-Sub Divisional Officer Civil			
Treasury: Faridabad			
Period: (2022-23) One Time			
Head of Account		Amount	₹
0030-03-104-98-51 Fees for searching re			
PD AcNo	0		
Deduction Amount:	₹		
Total/Net Amount:	₹		
₹ Sixteen Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Kr Surender Singh			
Address: Chamber No 325 Lawyers Chamber Building Sector 12 - 121007			
Particulars: Inspection of Registration Record since 1992 to 2007			
Cheque-DD- Detail:		Depositor's Signa	
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:	WIDB1312641889		
Payment Date:	01/08/2022		
Bank:	IDBI Aggregator		
Status:	Success		



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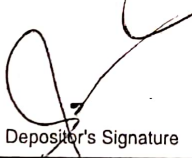
To,
The Assistant General Manager,
State Bank of India, SME Branch,
NIT Faridabad-121001, Haryana.


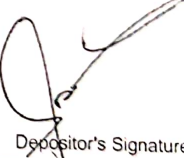
TITLE INVESTIGATION REPORT

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DDO Code: 0363	E - CHALLAN		Candidate Copy
Government of Haryana			
Valid Upto: 08-08-2022 (Cash) 02-08-2022 (Chq./DD)	 * 0 0 9 3 0 4 5 5 7 0 *		
GRN No.: 0093045570	Date: 01 Aug 2022 10:28:55		
Office Name: 0363-sdo ballabgarh			
Treasury: Balabgarh			
Period: (2022-23) One Time			
Head of Account		Amount	₹
0030-03-104-98-51 Fees for searching re		16	
PD AcNo	0		
Deduction Amount:	₹	0	
Total/Net Amount:	₹	16	
₹ Sixteen Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Kr Surender Singh			
Address: Chamber No 325 Lawyers Chamber Building Sector 12 - 121007			
Particulars: Inspection of Registration Record since 2007 to till date			
Cheque-DD- Detail:		 Depositor's Signature	
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:	WIDB1312652637		
Payment Date:	01/08/2022		
Bank:	IDBI Aggregator		
Status:	Success		

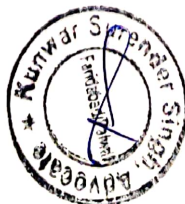
DDO Code: 0364	E - CHALLAN		Candidate Copy
Government of Haryana			
Valid Upto: 08-08-2022 (Cash) 02-08-2022 (Chq./DD)	 * 0 0 9 3 0 4 5 1 9 3 *		
GRN No.: 0093045193	Date: 01 Aug 2022 10:24:37		
Office Name: 0364-Sub Divisional Officer Civil			
Treasury: Faridabad			
Period: (2022-23) One Time			
Head of Account		Amount	₹
0030-03-104-98-51 Fees for searching re		16	
PD AcNo	0		
Deduction Amount:	₹	0	
Total/Net Amount:	₹	16	
₹ Sixteen Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Kr Surender Singh			
Address: Chamber No 325 Lawyers Chamber Building Sector 12 - 121007			
Particulars: Inspection of Registration Record since 1992 to 2007			
Cheque-DD- Detail:		 Depositor's Signature	
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:	WIDB1312641889		
Payment Date:	01/08/2022		
Bank:	IDBI Aggregator		
Status:	Success		



(D)	built up area in case of house property Locations like name of the place, village, city, registration, sub-district etc. Boundaries	North : Plot No. B1/2 & B1/3 South : Road. (Herein after called as Scheduled Property).
6. (A)	Particulars of the documents scrutinized-serially and chronologically:- 1. Certified Copy of Sale Deed No. 34, dated 15-01-1974. 2. Original Sale Deed Document No. 317, dated 06-03-1975. 3. Original Supplementary Sale Deed No. 394, dated 28-09-1976. 4. Original Sale Deed Document No. 7555, dated 10-02-1994. 5. Original Sale Deed Document No. 2256, dated 31-05-2000. ✓ 6. Original Completion Certificate No. 323, dated 24-03-2003.	
(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.	I have verified the Original & Photocopy of Documents 4(a) (1 to 6) in SBI SME Branch, NIT Faridabad-121001.
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) (HL: if the value of loan =>Rs. 1 crore and in case of commercial loans irrespective of the loan component)	Yes.
(b)	Whether all paged 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 original title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently and cautiously).	Yes.
8 (a)	Whether the records of registrar office or revenue authorities relevant to the property to the property in question are available for verification through any online portal or computer system?	No.
(b)	If such online/computer records are available, whether any verification or	N.A.



	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 if so whether such verification was made?	No, however stamp duty is properly paid.
(d)	Whether proper registration of documents completed. Details thereof to be provided	Yes.
9	Property offered as security falls within the jurisdiction of which sub-Registrar office?	Sub Registrar Faridabad & Ballabgarh.
(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.
(c)	Whether search has been made at all the office names at (b) above	Inspected record with the office of S.R. Faridabad since 1992 to 2007, vide search receipt No. 0093045193, dated 01-08-2022 & S.R. Ballabgarh since 2007 to till date, vide search receipt No. 0093045570, dated 01-08-2022.
(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?	No.
10	<p>(a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.</p> <p>I have examined the documents and the Registration record kept and Maintained in the office of Sub Registrar Faridabad & Ballabgarh, Haryana, regarding Residential Plot/ House No. 4-A, Block-B-1, Area Measuring 500 Square Yards, Situated at DLF Model Town, Sector-11, Faridabad, Haryana and on examination I have found that DLF United Limited, a joint Stock Company, with Limited Liabilities, Registered under the Companies Act. 1956, having its Registered Office at 40-F, Connaught Place New Delhi, was the Owner and in Possession of a</p>	



part of land, situated within the revenue estate of Village Sihi, Tehsil & District Faridabad. After that the DLF executed a Registered Sale Deed regarding the Scheduled Property in the name of Mr. Pramod Bhushan S/o Mr. Raghubir Chand on dated 03-01-1974, which was registered in the office of Registrar Delhi on dated 15-01-1974, vide document no. 34.

After that above said Mr. Pramod Bhushan sold out the Scheduled Property, to Mr. D.B. Malik S/o Late Harnam Dass on dated 18-02-1975, registered in the office of Registrar Delhi on dated 06-03-1975, through Sale Deed Document No. 317 but in this sale Deed the name of Purchaser was wrongly typed as D.V. Malik in place of D.B. Malik, which was rectified through Supplementary Sale Deed dated 30-06-1976, registered in the office of Registrar Delhi on dated 28-09-1976, vide document No. 394.

Thereafter above said Mr. D.B. Malik sold out the Scheduled Property to Mr. Mahender Singh S/o Mr. Fateh Ram and Ms. Bishani Devi W/o Mr. Mahender Singh on dated 10-02-1994, registered in the office of S.R. Faridabad same day, vide Sale Deed Document No. 7555.

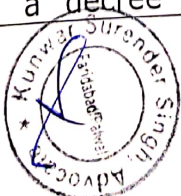
After that above said Mr. Mahender Singh and Ms. Bishani Devi sold out the Scheduled Property to the present applicant Mr. Deepak Kishore Aggarwal S/o Dr. Yogender Kumar Aggarwal on dated 31-05-2000, registered in the office of S.R. Faridabad same day, through Sale Deed Document No. 2256. Mr. Deepak Kishore Aggarwal Constructed the Scheduled Property and Occupation Certificate of the same was also issued on dated 24-03-2003, through Letter Memo No. 323. The Mortgager Mr. Deepak Kishore Aggarwal has Mortgaged the scheduled property with SBI SME Branch, NIT Faridabad. The Mortgager be directed to submit Latest Utility Bills of the scheduled property in his own name.



	According to above mentioned documents Mr. Deepak Kishore Aggarwal is the absolute owner and in Possession of the Scheduled Property and he has to furnish a duly attested affidavit by stating that he is absolute owner and In Possession of the Scheduled Property, which is free from all encumbrances and charges whatsoever, except the Charges of SBI SME BRANCH, NIT FARIDABAD.	
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. 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)	No.
10 (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.)	The Mortgager Mr. Deepak Kishore Aggarwal has full ownership rights in scheduled property.
	If Ownership Rights	No, as the Mortgager is absolute Owner and in Possession of the Property.
(a)	Details of the Conveyance Documents	N.A.
(b)	Whether the document is property stamped.	N.A.
(c)	Whether the document is properly registered.	N.A.
	If leasehold, whether;	No.
(a)	The Lease deed is duly stamped and registered	N.A.
(b)	The Lessee 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.
	If Govt./ grant/ allotment/ Lease-cum / Sale Agreement/ Occupancy/Inam Holder/ Allottee, whether:	No.
(a)	grant / agreement etc. provides for alienable rights to the mortgagor with or without conditions,	Yes.
(b)	The mortgagor is competent to create charge on such property,	Yes.
(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.	No.
	If occupancy right, whether;	No.
(a)	Such right is heritable and transferable	N.A.
(b)	Mortgage can be created	N.A.
12	Has the property has been transferred by way of Gift/ Settlement deed	No.
(a)	The Gift/Settlement deed is duly stamped and registered	N.A.
(b)	The Gift/Settlement Deed has been attested by Two witnesses.	N.A.
(c)	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N.A.
(d)	The Gift/ Settlement Deed transfers the property to Donee	N.A.
(e)	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions.	N.A.
(f)	Whether the Donee is in possession of the gifted property	N.A.
(g)	Whether any life interest is reserved for the Donor or any other person and whether is a need for any other person to join the creation of mortgage	N.A.
(h)	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
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.	N.A.
(b)	Whether mutation has been effected	N.A.
(c)	Whether the mortgagor is in possession and enjoyment of his share.	N.A.
(d)	Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	N.A.
(e)	In respect of partition by a decree of court,	N.A.



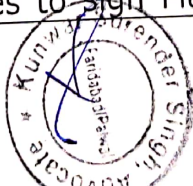
	whether such decree has become final and all other conditions/ formalities are completed/ complied with.	
(f)	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.
14	Whether the title documents include 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 probated 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?	N.A.
(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.	N.A.
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?	N.A.
(b)	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	N.A.
16	Whether the property is a HUF/ Joint family property?	No.
(a)	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection in execution minor's share if any, rights of female members etc	N.A.
(c)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
17	Whether the property belongs to any trust or is subject to the rights of any trust?	No.
(a)		



(b)	Whether the trust is a private trust and whether trust deed specifically authorized the mortgage the property?	N.A.
(c)	If YES, additional precautions/ permissions to be obtained for creation of valid mortgage?	N.A.
(d)	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	N.A.
18	Is the property an Agriculture land	No.
(a)	whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/ enforcement of mortgage.	N.A.
(b)	In case of agriculture 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.
(c)	In case of the conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	N.A.
19	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agriculture Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal zone Regulations, Environmental clearance etc.)	No.
(b)	Addition aspects relevant for investigation of title as per local laws.	No.
20	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.	Yes search made.
21	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Undertaking is to be given by the Mortgager.
(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	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No.



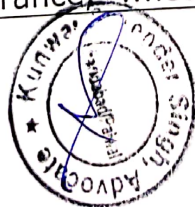
(b)	Property belonging to the partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
(c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N.A.
23	<p>a) Whether the property belongs 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.</p> <p>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.</p> <p>b) ii) If Yes, whether search of charges of the property (to be mortgaged) has been carried out with registrar of the companies (R.O.C) in respect of such vendor company/ LLP (Seller) and the vendee company (Purchaser)?</p> <p>b) iii) Whether the above search charges reveals any prior charges/ encumbrances, on the property (proposed to be mortgaged) created by the Vendor company (Seller)?</p> <p>b) iv) If the search reveals encumbrances, charges whether such charges/ encumbrances have been satisfied?</p>	<p>No.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p>
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	Whether any POA is involved in the chain of title during the period of search?	No.
(a)	Whether the POA involved is one occupied with interest, i.e. 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 of 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	N.A.



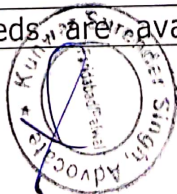
	Letters, NOCs, Agreements of sale, Sale Deeds etc., in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA)	
(d)	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	N.A.
(e)	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA	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 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.
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.	No.
27	If the property is a flat/ apartment or residential/ commercial complex:	Residential Plot/ House
(I)		
(a)	Promoter's/ Land owner's title of the land/building;	Absolute Ownership.
(b)	Development Agreement/Power of Attorney	No.
(c)	Extent of authority of the Developer/Builder	N.A.
(d)	Independent title verification of the Land and/or building in question	Yes.
(e)	Agreement for sale (duly stamped)	N.A.
(f)	Payment of proper stamp duty	Yes.
(g)	Requirement of registration of sale agreement, development agreement, POA etc.	No.
(h)	Approval of building plan, permission of appropriate, local authority etc.	Yes.
(i)	Conveyance in favour of Society/ Condominium concerned.	N.A.
(j)	Occupancy certificate/allotment letter/letter of	Occupation



	possession	Certificate.
(k)	Membership details in the Society etc.	N.A.
(l)	Share certificates	N.A.
(m)	No objection letter from the Society	N.A.
(n)	All legal requirements under the local/ Municipal laws, regarding ownership of Flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies Laws etc.	Yes
(o)	Requirements for noting the Bank charge on the records of the Housing Society, if any	N.A.
(p)	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any	No.
(q)	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	Yes.
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 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 is question are verified with the List of number and types of Apartments or Plots booked as uploaded by the Promoter in the 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.	Property is free from all encumbrances and charges whatsoever, except the charges of SBI SME BRANCH, NIT FARIDABAD
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.	01-04-1992 to till date.
30	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Proof to be submitted.
31	Urban land ceiling clearance, whether required	No.



(a)	and if so, details thereon.	
(b)	Whether No objection certificate under the income Tax Act is required /obtained?	Undertaking is to be submitted.
32	Details of RTC extracts /mutation extracts Katha extracts pertaining to the property in question.	As detailed in Para 6(a).
(a)	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/ Village records?	Yes.
(b)	Whether the property offered as security is clearly demarcated?	Yes.
33	Whether the demarcation/ partition of the property is legally valid?	Yes.
(a)	Whether the property has clear access as per documents, the property should be legally accessible through normal carriers or transport goods to factories/ houses, the case may be)	Yes.
34	Whether the property can be identified from the following	
(a)	Document in relation to electricity connection	Proof to be submitted.
(b)	Document in relation to water connection	Proof to be submitted.
(c)	Document in relation to Sales Tax Registration, if any applicable.	N.A.
(d)	Other utility bills, if any	No.
B	Discrepancy / doubtful circumstances, if any related on such scrutiny?	No.
35	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).	According to the document the property is bounded as under: East : Plot No. B1/3-A West : Plot No. B1/5-A North : Plot No. B1/2 & B1/3 South : Road.
36	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes.
(a)	Property is SARFAESI complaint (Y/N)	Yes, property in question is enforceable under the provisions of SARFAESI Act.
37	Whether original title deeds are available for	Yes.



(a)	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.	All the necessary documents are to be taken as suggested in Annexure C (10).
38	Additional suggestions, if any to safeguard the interest of bank/ ensuring the perfection of security.	No.
39	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	Mr. Deepak Kishore Aggarwal.

Annexure C

CERTIFICATE OF TITLE

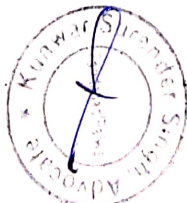
I have examined the Original documents, which are enclosed relating to the Property in question which is offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created by way of deposit of the following documents in the manner required by law, it will satisfy the requirement 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), Revenue Records, I do not find anything adverse which would prevent the Title Holder from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

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

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever as could be seen from the Encumbrance Certificate issued by S.R. Faridabad since 1992 to 2007, vide search receipt No. 0093045793, dated 01-08-2022 & S.R. Ballabgarh since 2007 to till date, vide search receipt No. 00.93045.570, dated 01-08-2022, pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances till date, except the charges of **SBI SME BRANCH, NIT FARIDABAD.**



6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges as already stated in the Loan documents and agreed to by the Mortgagor and the Bank.

7. There is no interest of Minor/(s) in the property/(ies).

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower/ Mortgager Mr. Deepak Kishore Aggarwal on behalf of **M/S. DS FIRE SYSTEMS PRIVATE LIMITED.**

9. I certify that the intending Borrower/ Borrowers/ Mortgager Mr. Deepak Kishore Aggarwal has acquired absolute, clear and Marketable title over the Schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

DOCUMENTS RETAINED WITH BANK:

- ✓ 1. Certified Copy of Sale Deed Document No. 34, dated 15-01-1974.
- ✓ 2. Original Sale Deed Document No. 317, dated 06-03-1975.
- ✓ 3. Original Supplementary Sale Deed No. 394, dated 28-09-1976.
- ✓ 4. Original Sale Deed Document No. 7555, dated 10-02-1994.
- ✓ 5. Original Sale Deed Document No. 2256, dated 31-05-2000.
- ✓ 6. Original Completion Certificate Memo No. 323, dated 24-03-2003.

DOCUMENTS TO BE TAKEN:

- ✓ 1. Latest MCF tax paid Receipt & other Utility Bills of the Scheduled Property in the name of Mortgager.
- ✓ 2. Affidavit.

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

The Scheduled Property is covered under SARFESI compliance.

SCHEDULE OF THE PROPERTY/IES

Residential Plot No. 4-A, Block-B-1, Area Measuring 500 Square Yards, Situated at DLF Model Town, Sector-11, Faridabad, Haryana, which is bounded as under:

East : Plot No. B1/3-A

North : Plot No. B1/2 & B1/3

West : Plot No. B1/5-A
South : Road.

(Kr.  Surender Singh)
Advocate.

Date : 01-08-2022

Place: Faridabad



हरियाणा HARYANA

48AA 320308

प्रमाणित किया जाता है कि प्रतिका
नं. 2258... दिनांक 31-5-2000
बही नं. जिल्द नं. 2758
को दर्ज किया गया है

Sd/-
For Sub Registrar
Faridabad

ATTESTED
Sd/-
For Sub Registrar
Faridabad

14 JUL 2022