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(1)

Karunesh Arora
Advocate

Annexure - B
Court Chamber: - In front of Hanuman Mandir, Below Post Office, Court Compound, Civil Lines, Satna (M.P.)
Office & Res.: - Adarsh Nagar, Near Hotel Park, Rewa Road, Satna (M.P.) - 485 001.
Phone No. Off.&Res. 9425812367
Court Chamber 224153

Ref: 450/2020

Dated: 21.12.2020

Report of Investigation of Title in respect of immovable Property

1	•Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India Commercial Branch, Nehru Place, 70 (Ground Floor), The Great Eastern Centre, Nehru Place, New Delhi
	•Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	As per oral instructions
	•Name of the Borrower.	KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)
2.	•Name of the unit/concern/ company/person offering the property/ (ies) as security.	KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)
	•Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Company
	•State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	
	•Survey No.	Arazi Khasra no. 481/3/Ka, 481/3/Kha/1, 482/3/Ka, 483/1/Ka, 483/1/Kha, 481/1, 481/2/1, 481/4, 482/1, 482/2, 482/4, 482/3/Kha
	•Door/House no. (in case of house property)	481/3/Ka Area 0.1360Hect., 481/3/Kha/1 Area 0.0660Hect., 482/3/Ka Area 0.2300Hect., 483/1/Ka Area 0.0110Hect., 483/1/Kha Area 0.0100Hect., 481/1 Area 0.0680Hect., 481/2/1 Area 0.0760Hect., 481/4 Area 0.0680Hect., 482/1 Area 0.1150Hect., 482/2 Area 0.2300Hect., 482/4 Area 0.1150Hect., 482/3/Kha Area 0.2300Hect.,

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		Total no. 12 Total Area 1.3550 Hect.(As per recent computerized Khasra)
	•Extent/ area including plinth/ built up area in case of house property	Situated in Mauza Barahiya, P.H. No. 82, R.I. Circle Nadan, Block- Maihar, Tehsil- Maihar, Distt. Satna (M.P.)
	•Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	
	Boundaries of total no. 6 area 0.672Hect. as per Sale deed E-Registration No. MP348632017A1225641 dated 04.05.2017 are as under:- East	Land of Brajwasi and others.
	West	Land sold to K K Spun by Shri Rajendra Kumar Tamrakar.
	North	Land of Sharda Patel and Others.
	South	NH-7 Road.
	Boundaries of total no. 6 Area 0.683Hect. as per Sale deed E-Registration No. MP348632017A1225641 dated 04.05.2017 are as under:- East	Land of K K Spun
	West	Land of Budha Patel and others.
	North	Land of Budha Patel
	South	NH-7 Road.
4.	<ul style="list-style-type: none"> •Particulars of the documents scrutinized-serially and chronologically. •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.	

Sl. No.	Date	Name/Nature of the Document	Original/certified copy/certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
1.	04.05.2017	Registered Sale deed No. MP348632017A1225641 dtd. 04.05.2017 in favour of KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)	Photocopy	No
2.	04.05.2017	Registered Sale deed No. MP348632017A1225649 dtd. 04.05.2017 in favour of KK Spun India Ltd.	Photocopy	No


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3.	20.12.2020	Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.) Digitally Signed Computerized Khasra for the year 2020-2021 dated 20.12.2020 with endorsement of order of mutation in favour of KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)	Digitally signed	Yes
4.	03.11.2017	Order of diversion passed by the office of SDO Maihar Distt. Satna MP through case no. 215A2/17-18 order dated 03.11.2017 in favour of KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)	Photocopy	Yes
5.	17.08.2017	Letter no. 17 dt. 17.08.17 issued by Gram Panchayat Barehiya with Approved map for RCC Pipe Plant of in favour of KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)	Photocopy	No
6.		Bhoo Adhikar avum Rin Pustika no. LST-015545 Part-1 with endorsement of order of mutation in favour of KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)	Photocopy	No
7.		Search Receipt issued by the office of Sub Registrar Satna and Maihar.	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	
	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	
	b) ii) 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. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).		..	
6.	• 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 only Revenue authority	
	• If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.		Yes - Checked which is in order	

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	•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.	•Property offered as security falls within the jurisdiction of which sub-registrar office?	Maihar and Satna
	•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
	•Whether search has been made at all the offices named at (b) above?	Maihar and Satna
	•Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	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)	Please see Annexure "D" ✓
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.)	Owner Ship right ✓
10.	If leasehold, whether;	Not Applicable
	•lease Deed is duly stamped and registered	N.A.
	•lessee is permitted to mortgage the Leasehold right,	N.A.
	•duration of the Lease/unexpired period of lease,	N.A.
	•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.
	•Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
	•Right to get renewal of the leasehold rights and nature thereof.	N.A.
11.	If Govt. grant/ allotment/Lease-cum/ Sale Agreement, whether;	Not Applicable ✓
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N.A.
	the mortgagor is competent to create charge on such property?	N.A.
	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N.A.
12.	If occupancy right, whether;	Not Applicable
	a)Such right is heritable and transferable,	
	b)Mortgage can be created.	
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 ✓
	•The Gift/Settlement Deed is duly stamped and registered;	N.A.
	•The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	•The Gift/Settlement Deed transfers the property to Donee;	N.A.

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	•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.
	•Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N.A.
	•Whether the Donee is in possession of the gifted property?	N.A.
	•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;	N.A.
	•Any other aspect affecting the validity of the title passed through the gift/settlement deed.	
15.	•In case of partition/family 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
	•Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
	•Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
	•In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.
	•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.
16.	Whether the title documents include any testamentary documents /wills?	N.A.
	•In case of wills, whether the will is registered will or unregistered will?	N.A.
	•Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	•Whether the property is mutated on the basis of will?	N.A.
	•Whether the original will is available?	N.A.
	•Whether the original death certificate of the testator is available?	N.A.
	• What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A.
	•(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.
17.	•Whether the property is subject to any wakf rights?	Not Applicable
	•Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable
	•Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18.	•Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	•Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
19.	•Whether the property belongs to any trust or is subject to the rights of any trust?	Not Applicable

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	•Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	•If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	•Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
20.	•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?	Diversion order is attached hereby. ✓
	•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?	
	•In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Yes - Requisite procedure followed/permission obtained. ✓
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
22.	•Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	•Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Not Applicable
23.	•Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	•If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	•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?	N.A.
24.	•In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Not Applicable
	•Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
	•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, Please obtain 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. ✓
	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.	Company ✓


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	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) ?	Please obtain.
	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.	
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	
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.	No
27.	•Whether any POA is involved in the chain of title?	N.A.
	•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.
	•In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	N.A.
	•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.
	•In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N.A.
	•Whether the original POA is verified and the title investigation is done on the basis of original POA? •Whether the POA is a registered one? •Whether the POA is a special or general one? •Whether the POA contains a specific authority for execution of title document in question?	N.A.
	•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.
	•Please comment on the genuineness of POA?	N.A.
	•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.	Not Applicable
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: • Promoter's/Land owner's title to the land/ building; • Development Agreement/Power of Attorney; • Extent of authority of the Developer/builder; • Independent title verification of the Land and/or building in question; • Agreement for sale (duly registered);	Not Applicable


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	<ul style="list-style-type: none"> • Payment of proper stamp duty; • Requirement of registration of sale agreement, development agreement, POA, etc.; • Approval of building plan, permission of appropriate/local authority, etc.; • Conveyance in favour of Society/ Condominium concerned; • Occupancy Certificate/allotment letter/letter of possession; • Membership details in the Society etc.; • Share Certificates; • No Objection Letter from the Society; • All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; • Requirements, for noting the Bank charges on the records of the Housing Society, if any; • If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. • Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc. 	
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No Encumbrance seen
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.	1990-91 to 2020 No Encumbrance seen
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Please obtain.
33.	<p>a) Urban land ceiling clearance, whether required and if so, details thereon.</p> <p>b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?</p>	Not Applicable
34.	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	As per Para 04
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes in revenue records.
36.	<ul style="list-style-type: none"> • Whether the property offered as security is clearly demarcated? • Whether the demarcation/ partition of the property is legally valid? c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be). 	<p>Yes, as per sale deed.</p> <p>Yes as per boundaries mentioned in the deed</p>
37.	<p>Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?</p> <ul style="list-style-type: none"> • Document in relation to electricity connection; • Document in relation to water connection; • Document in relation to Sales Tax Registration, if any applicable; • 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
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.	No

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	(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.)	
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
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original is depositing
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.	A board of director's resolution is required to create mortgage. Charge in ROC is to be registered.
44.	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Please obtain all the original documents MOA, AOA, Approved map from the party before disbursing the loan. This report is issued on the basis of photocopy of documents presented before me. That search report ref. no. 449/2020 is also attached along with this report.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	A board of director's resolution is required to create mortgage by authorized person authorized by resolution.
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	-
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	-
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	-
	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?	-

Annexure-C

Certificate of title

I have not examined the Original Title Deed intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/ Equitable/English Mortgage (*please specify the kind of 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,

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it will satisfy the requirements of creation of Registered/ 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, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

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

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1990-91 to 2020 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable).NA

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **KK SPUN INDIA LIMITED through authorized executive Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o Noida Distt. Noida(U.P.)**

9. I certify that **KK SPUN INDIA LIMITED through authorized executive Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o Noida Distt. Noida(U.P.)** has an absolute, clear and Marketable title over the Schedule property/ (ies). 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:

1. Registered Sale deed No. MP348632017A1225641 dtd. 04.05.2017 in favour of **KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)**
2. Registered Sale deed No. MP348632017A1225649 dtd. 04.05.2017 in favour of **KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)**
3. Digitally Signed Computerized Khasra for the year 2020-2021 dated 20.12.2020 with endorsement of order of mutation in favour of **KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)**
4. Order of diversion passed by the office of SDO Maihar Distt. Satna MP through case no. 215A2/17-18 order dated 03.11.2017 in favour of **KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)**
5. Letter no. 17 dt. 17.08.17 issued by Gram Panchayat Barehiya with Approved map for RCC Pipe Plant of in favour of **KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)**
6. Bhoo Adhikar avum Rin Pustika no. LST-015545 Part-1 with endorsement of order of mutation in favour of **KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)**

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SATNA (M.P.) 485001

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

12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES)

481/3/Ka Area 0.1360Hect.,
481/3/Kha/1 Area 0.0660Hect.,
482/3/Ka Area 0.2300Hect.,
483/1/Ka Area 0.0110Hect.,
483/1/Kha Area 0.0100Hect.,
481/1 Area 0.0680Hect.,
481/2/1 Area 0.0760Hect.,
481/4 Area 0.0680Hect.,
482/1 Area 0.1150Hect.,
482/2 Area 0.2300Hect.,
482/4 Area 0.1150Hect.,
482/3/Kha Area 0.2300Hect.,

Total no. 12 Total Area 1.3550 Hect.(As per recent computerized Khasra)

Situated in Mauza Barahiya, P.H. No. 82, R.I. Circle Nadan, Block- Maihar, Tehsil- Maihar, Distt. Satna (M.P.) as per para 3 of annexure "B".

ANNEXURE "D"

That as per Khasra for the year 1988-89 to 1992-93 the land Arazi no. 481/1 Measuring 0.01-8Hect. , 482/1 Measuring 0.115Hect., 483/3 Measuring 0.005Hect. of Mauza Barahiya Tehsil Maihar belong to Shri Alok Kumar and Shri Vivek Kumar both S/o Shri Janki Prasad Brahmin R/o Barahiya Tehsil Maihar Distt. Satna.

That as per Khasra for the year 1988-89 to 1992-93 the land Arazi no. 481/2 Measuring 0.136Hect. , 482/2 Measuring 0.230Hect., of Mauza Barahiya Tehsil Maihar belong to Shri Ramlakhan S/o Jeevan Prasad R/o Barahiya Tehsil Maihar Distt. Satna.

That as per Khasra for the year 1988-89 to 1992-93 the land Arazi no. 481/4 Measuring 0.068Hect. , 482/4 Measuring 0.115Hect. of Mauza Barahiya Tehsil Maihar belong to Shri Shashibhushan and Chandramani both S/o Shri Mayank Bhushan R/o Barahiya Tehsil Maihar Distt. Satna.

That as per Khasra for the year 1988-89 to 1992-93 the land Arazi no. 481/3 Measuring 0.272Hect. , 482/3 Measuring 0.460Hect., 483/1 Measuring 0.021Hect. of Mauza Barahiya Tehsil Maihar belong to Shri Ramswaroop and Katahur S/o Shri Ramgarib R/o Barahiya Tehsil Maihar Distt. Satna.

That further by registered sale deed dt. **30.06.2012** said **Shri Alok Kumar and Shri Vivek Kumar both S/o Shri Janki Prasad Brahmin R/o Barahiya Tehsil Maihar Distt. Satna, Vijay Kumar S/o Shri Ramlakhan Pandey R/o Indraward Sohagpur Distt. Shahdol, Pramod Kumar S/o Shri Ramlakhan Pandey R/o Barahiya Tehsil Maihar Distt. Satna, Subhash S/o Shri Ramlakhan Pandey R/o Barahiya Tehsil Maihar Distt. Satna, Smt. Usha D/o Shri Ramlakhan Pandey R/o Barahiya Tehsil Maihar Distt. Satna, Shri Shashibhushan and Chandramani both S/o Shri Mayank Bhushan R/o Barahiya Tehsil Maihar Distt. Satna Tehsil- Maihar Distt.- Satna (M.P.)** transferred the part area of Arazi khasra no. 480/1 Area 0.010Hect., 481/1 Area 0.068Hect., 482/1 Area 0.115Hect., Total no. 3 Total Area 0.193Hect. , 480/2 Area 0.010Hect., 481/2 Area 0.136Hect., 482/2 Area 0.230Hect. Total no. 3 Total Area 0.376Hect., 480/4 Area 0.005Hect., 481/4 Area 0.068Hect., 482/4 Area 0.115Hect. Total no. 3 Total Area 0.188Hect. Grand Total no. 9 Total Area 0.752Hect. situated in Mauza Barahiya, P.H. No. 82, R.I. Circle Nadan, Block- Maihar, Tehsil- Maihar, Distt. Satna (M.P.) to **Smt. Reeta Singh W/o Shri Pawan Singh R/o Village Chorahta Tehsil Huzur Distt. Rewa (M.P.)** registered in the office of Sub-Registrar Maihar in additional

Karunesh Arora

Advocate

F.No. 1800/97

Adarsh Nagar Colony, Rewa Road

SATNA (M.P.) 485001

Book no. A 1 Volume no. 2499 page no. 24 to 44 Sl. No. 664 for a consideration of Rs. 9,00,000/-

That further by registered sale deed dt. **26.12.2017** said **Shri Ramswaroop Patel S/o Shri Ramgarib Patel R/o Barahiya, Tehsil- Maihar Distt.-Satna (M.P.)** transferred the part area of Arazi khasra no. 481/3Ka Area 0.136Hect., 482/3Ka Area 0.230Hect., 483/1Ka Area 0.011Hect. Total no. 3 Total Area 0.377Hect. situated in Mauza Barahiya, P.H. No. 82, R.I. Circle Nadan, Block- Maihar, Tehsil- Maihar, Distt. Satna (M.P.) to **Shri Rajendra Kumar S/o Late Shri Motilal Tamrakar R/o Gandhi Chowk Amarpatan Tehsil Amarpatan Distt. Satna (M.P.)** registered in the office of Sub-Registrar Maihar in additional Book no. A 1 Volume no. 2593 page no. 133 to 149 Sl. No. 1841 for a consideration of Rs. 4,15,000/-

That further by registered sale deed dt. **26.12.2017** said **Shri Ramchere Patel S/o Shri Katahur Patel R/o Barahiya, Tehsil- Maihar Distt.-Satna (M.P.)**, **Shri Ramradhe alias Radheshyam Patel S/o Shri Katahur Patel R/o Barahiya, Tehsil- Maihar Distt.-Satna (M.P.)** transferred the part area of Arazi khasra no. 481/3Kha Area 0.136Hect., 482/3Kha Area 0.230Hect., 483/1Kha Area 0.010Hect. Total no. 3 Total Area 0.376Hect. situated in Mauza Barahiya, P.H. No. 82, R.I. Circle Nadan, Block- Maihar, Tehsil- Maihar, Distt. Satna (M.P.) to **Shri Rajendra Kumar S/o Late Shri Motilal Tamrakar R/o Gandhi Chowk Amarpatan Tehsil Amarpatan Distt. Satna (M.P.)** registered in the office of Sub-Registrar Maihar in additional Book no. A 1 Volume no. 2593 page no. 150 to 167 Sl. No. 1842 for a consideration of Rs. 4,15,000/-

That further by registered sale deed dt. **04.05.2017** said **Smt. Reeta Singh W/o Shri Pawan Singh R/o Village Chorakta Tehsil Huzur Distt. Rewa (M.P.)** transferred the part area of Arazi khasra no. 481/1 Area 0.068Hect., 481/2/1 Area 0.076Hect., 481/4 Area 0.068Hect., 482/1 Area 0.115Hect., 482/2 Area 0.230Hect., 482/4 Area 0.115Hect. Total no. 6 Total Area 0.672Hect. situated in Mauza Barahiya, P.H. No. 82, R.I. Circle Nadan, Block- Maihar, Tehsil- Maihar, Distt. Satna (M.P.) to **KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)** registered in the office of Sub-Registrar Maihar vide E-Registration No. **MP348632017A1225641** for a consideration of Rs. 28,00,000/-

That further by registered sale deed dt. **04.05.2017** said **Shri Rajendra Kumar S/o Late Shri Motilal Tamrakar R/o Gandhi Chowk Amarpatan Tehsil Amarpatan Distt. Satna (M.P.)** transferred the part area of Arazi khasra no. 481/3/Ka Area 0.136Hect., 481/3/Kha/1 Area 0.066Hect., 482/3/Ka Area 0.230Hect., 482/3/Kha Area 0.230Hect., 483/1/Ka Area 0.011Hect., 483/1/Kha Area 0.010Hect. Total no. 6 Total Area 0.683Hect. situated in Mauza Barahiya, P.H. No. 82, R.I. Circle Nadan, Block- Maihar, Tehsil- Maihar, Distt. Satna (M.P.) to **KK Spun India Ltd. Authorized Person Shri Vinod Kumar Mittal S/o Late Shri Damodar Das Mittal R/o House no. 250B, City Satna Tehsil Raghuraj Nagar Distt. Satna (M.P.)** registered in the office of Sub-Registrar Maihar vide E-Registration No. **MP348632017A1225649** for a consideration of Rs. 28,50,000/-

Hence chain of title is complete.

Place : Satna
Date : 21.12.2020

Signature of the advocate

Karunesh Arora
Advocate

E.No. 1800/97
Adarsh Nagar Colony, Rewa Road
SATNA (M.P.) 485001



मध्य प्रदेश कम्प्यूटरीकृत भू अभिलेख
फार्म पी - II
खसरा

सी. एल. आर. नं. : 1112070500082001001630

ग्राम: बरहिया		हल्का : बरहिया		श. नि. म. : नारन		तहसील : मंडह		जिला :भसना		वर्ष: 2020-2021	
क्रमांक	क्षेत्रफल (और यदि भूमि खाली में सम्मिलित न हो तो उसका वर्णन)	कब्जेदार का नाम, उसके पिता का या पति का नाम तथा निवास स्थान, अधिकार जिसके अन्तर्गत भूमि धारण की गई हो और देश राजस्व का स्थान	किसी भूमिस्वामी या पट्टेदार का या किसी मौजूसी कार्रकार के उप पट्टेदार का नाम, पिता का नाम, स्थान या पट्टे की रकम और उप-पट्टे पर दिए गये भाग का क्षेत्रफल	खाले की भूमि						खाले के बाहर के क्षेत्रों में बाँड़े गई फसल का नाम तथा क्षेत्रफल	कैफियत
				क्षेत्रफल जिसमें वर्ष के दौरान में फसल उगाई गई		पड़ती का क्षेत्रफल		अन्य पड़ती			
1	2	3	4	फसल का नाम	क्षेत्रफल	दुगमसरी क्षेत्रफल	चारू वर्ष की पड़ती	2 से 5 वर्ष तक की पड़ती	अन्य पड़ती अथवा 5 वर्ष से अधिक	11	12
492/1 /1	0.3200 औद्योगिक 3200 रु. 2400	के के स्वन इंडिया लिमिटेड द्वारा अधि कृत प्रतिनिधि विनोद कुमार भित्तल पित ा स्व श्री दामोदर दास भित्तल पता सतना मध्य प्रदेश सम्पूर्ण भाग निजी संस्था					0.3200				(यह जमीन सिंचित है) रा. प्र. क्र. 268अ7 4/16-17 आदेश दिनांक 12-6-17 से ख सरा सुधार का आदेश पारित पन्जी क्र5 आ0दि0 12-1-18 से नामा स्वी न्यायालय अनुविभागीय अधिकारी के प्रकर ण क्र. 65/अ-6अ/2020-21 आदेश दि. 13/10/2020 के अनुसार भू-अभिलेख अ द्यतित। व्यपवर्तन की सूचना क्र. 22005148833 बालान क्र. 0029119063 राशि रु. 10 800 दिनांक 28/10/2020 की पुष्टि उप खण्ड अधिकारी मैडर के द्वारा दिनांक 29/ 10/2020 को की गयी।