

NAVNEET TRIPATHI  
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TITLE INVESTIGATION REPORT

Ref. 2022/671/SME

Date- 21.09.2022.

To,  
AGM/Chief Manager,  
State Bank of India,  
S.M.E Branch  
Karol Bagh, Delhi.

BORROWERS :-

(M/S LEGENT COMPUTRONIX)  
MR. NISHANT GARG

Property:

*The portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs, on the First Floor with terrace/roof rights and above of property bearing Municipal No.8117, Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528.*

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**ANNEXTURE-B:**  
**REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE  
PROPERTY**

Sl. No.	Particulars:	Comments:
1.	(a) Name of the Branch/Business Unit/Office Seeking Opinion:	State Bank of India, SME, Karol Bagh, Delhi.
	(b) Reference No. and Dated of the Letter under the cover of which the documents tendered for security are forwarded:	NIL
	(c) Name of the Borrower:	M/S LEGENT COMPUTRONIX
2.	a) Type of Loan	NIL.
	b) Type of property	COMMERCIAL
3	(a) Name of the Unit/Concern/Company/Person Offering the property(ies) as Security:	MR. NISHANT GARG
	(b) Constitution of the Unit/Concern/Person/Body/Authority offering the Property for creation of Charge:	INDIVIDUAL
	C) State as to under what capacity is security offered (whether as joint applicant or Borrower or as Guarantor, etc.):	Guarantor/Mortgagor.
4.	a) Value of Loan (Rs. in crores)	More than > 1 CR.
5.	Complete or Full Description of the Immoveable Property(ies) offered as Security including the following details:	The portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs, on the First Floor with terrace/roof rights and above of property bearing Municipal No.8117, Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528.

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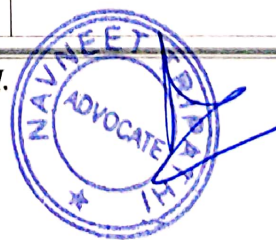
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a) Survey No.	Not Applicable.
b) Door/House No. (In case of house property)	The portion bearing Pvt. No.B-8, on the First Floor with terrace/roof rights and above of property bearing Municipal No.8117, Built on Plot No.9, in Block No.52.
c) Extent/Area including plinth/built up area in case of House property.	measuring about 30 yds., or say 25.10 sq. mtrs
d) Location like name of the place, village, city, registration, sub District etc. Boundaries.	<p>situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528.</p> <p><i>NORTH- PVT. NO.22 &amp; OTHER'S PORTION.</i></p> <p><i>EAST- OPEN COURTYARD.</i></p> <p><i>SOUTH- DESH BANDHU GUPTA ROAD</i></p> <p><i>WEST- OPEN COURTYARD.</i></p>
6. a) Particulars of the documents scrutinized-serially and chronologically. 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.  <b><i>ORIGINALS ARE ALREADY MORTGAGED WITH THE BANK.</i></b>	

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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.	18/07/1942	Lease Deed	PHOTOCOPY	NO
2.	31/12/1965	Deed of Partition	CERTIFIED COPY	NO
3.	09/06/1997	Sale Deed	ORIGINAL	YES
4.	23/11/2006	Sale Deed	ORIGINAL	YES
5.	21/01/2008	Sale Deed	ORIGINAL	YES
6.	14/07/2010	Sale Deed	ORIGINAL	YES
7.	29/08/2017	Release Deed	ORIGINAL	YES
8.	26/05/2020	Sale Deed	ORIGINAL	YES
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.)		Not applicable.
	b)	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?		Not applicable.
	c)	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).		Not applicable.
8.	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?		Not applicable
	b)	Whether such online computer records are available, whether any verification or Cross Checking are made and the comments/findings in the regards ?		Not applicable

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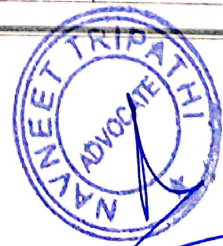
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	c) Whether the genuineness of stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No.
	d) Whether proper registration of documents completed. Details thereof to be provided.	Yes detailed in Para no.10(a).
9.	a) Property offered as security falls within the jurisdiction of which Sub-Registrar Office?	<i>Sub-Registrar- SR-III ASIF ALI &amp; SR-III ARCHINI, DELHI</i>
	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 name all such offices?	No, only in aforementioned
	c) Whether search has been made at all the offices named at (b) above?	Yes, as mentioned above.
	d) 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?	No
10	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.	Fully detailed in the Schedule 'I' attached herewith.
	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 Minor interest involved.
	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.	No
11	a) Nature of Title of the intended Mortgagor over the property (whether full	Ownership as Lease- Hold Rights ✓

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ownership rights, leasehold rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	
If Ownership Rights,	NO
a) Details of the Conveyance Documents	Not applicable
b) Whether the document is properly stamped.	Not applicable
c) Whether the document is properly registered.	Not applicable
If leasehold, whether;	YES
a) The Lease Deed is duly stamped and registered	Yes
b) The lessee is permitted to mortgage the Leasehold right.	Not applicable
c) duration of the Lease/ <u>unexpired period</u> of lease,	<b>90 YEARS COMMENCING FROM date of Lease Deed.</b>
d) if, a sub-lease, check the <u>lease deed</u> in favor of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not applicable.
e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable.
f) Right to get renewal of the leasehold rights and nature thereof.	Not Applicable.
If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder /Allottee etc, whether;	NO
a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
b) the mortgagor 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
If occupancy right, whether,	Not Applicable

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	(a) Such right is heritable and transferable.	Not Applicable
	(b) Mortgage can be created.	Not Applicable.
12	Has the property been transferred by way of Gift/Settlement Deed	NO
	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) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
	d) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	e) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	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;	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applicable
13	Has the property been transferred by way of partition / family settlement deed.	YES. PARTITION DEED IS IN THE CHAIN
	a) whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage?	No. Only Certified Copy is available
	b) Whether mutation has been effected	Not applicable
	c) Whether the mortgagor is in possession and enjoyment of his share.	Yes.
	d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Yes
	e) 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

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	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?	Not Applicable
14	Whether the title documents include any testamentary documents /wills?	NO
	a) In case of wills, whether the will is registered will or unregistered will?	Not applicable.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable.
	c) Whether the property is mutated on the basis of will?	Not Applicable
	d) Whether the original will is available?	Not applicable.
	e) Whether the original death certificate of the testator is available?	Not applicable.
	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.
15	Whether the property is subject to any waft rights / belongs to church / temple or any religious / other institutions	NO
	(a) Any restriction in creation of charges on such properties?.	Not Applicable
	(b) precautions/permission , if any in respect of the above cases of creation of mortgages ?	Not Applicable
16	a) Where the property is a HUF/joint family property?	NO
	b) Whether 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
	c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable

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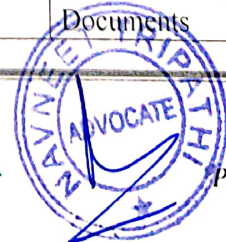
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17	a) Whether the property belongs to any trust or is subject to the rights of any trust?	NO
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c) If YES, 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
18	Is the property an Agricultural land.	NO
	a) whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable
	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
19	a) Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	NO
	b) Additional aspects relevant for investigation of title as per local laws.	Not Applicable
20	a) 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?	Not Applicable
21	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	As per the search in the record of concerned office of Sub Registrar and Documents

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		information provided to me. property is not subject to any litigation. However in country there is no any centralized system through which information regarding litigation in the court/forum over the property could be ascertained.  However as precautionary measures Bank is advised to obtain an affidavit from the owner that there is no pending litigation over the property.
	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/ 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	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Not applicable.
	b) Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
23	a) Whether the property belongs to a Limited Company, check the 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.	Not applicable

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24	b1) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	Not Applicable.
	b2) 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) ?	Not applicable.
	b3) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	Not applicable.
	b4) If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable.
25	In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite solutions, bye-laws.	Not Applicable
	a) Whether any POA is involved in the chain of title during the period of search?	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.	Not Applicable
	c) 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).	Not Applicable
	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.	Not applicable.
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not Applicable.
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not Applicable.
	ii) Whether the POA is a registered done?	Not Applicable.
	iii) Whether the POA is a special or general one?	Not Applicable.

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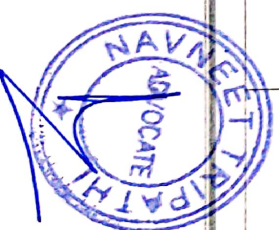
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iv) Whether the POA contains a specific authority for execution of title document in question?	
f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable.
g) Please comment on the genuineness of POA?	Not Applicable
h) The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable
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.	Not Applicable
27 I. if the property is a flat/apartment or residential/commercial complex. a) Promoter's/Land owner's title to the land/building;	COMMERCIAL PROPERTY. <u>Yes</u>
b) Development Agreement/Power of Attorney;	Not applicable
c) Extent of authority of the Developer/builder;	Not applicable
d) Independent title verification of the Land and/or building in question;	Yes
e) Agreement for sale (duly registered);	Not applicable.
f) Payment of proper stamp duty;	Yes, paid.
g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Not Applicable
h) Approval of building plan, permission of appropriate/local authority, etc.;	Not Applicable
i) Conveyance in favor of Society/Condominium concerned;	Yes
j) Occupancy Certificate/allotment letter/letter of possession;	Not applicable.
k) Membership details in the Society etc.;	Not Applicable.

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	l) Share Certificates;	Not Applicable.
	m) No Objection Letter from the Society;	Not Applicable.
	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. All Legal requirement is complete.
	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.	Not applicable
	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 the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
	II.C) Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	II.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?	Not Applicable
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.	<i>No encumbrance is found as per the available records of Concerned Sub Registrar-</i>  <b>SR-III ASIF ALI &amp; SR-III ARCHINI, DELHI</b>  <b>EXCEPT THE ONGOING LOAN OF SBI.</b>
29	The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrance is created	

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	and if so, satisfaction of charge, if any.	1993-2022 <i>Search receipts are annexed herewith.</i>
30	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	<i>Bank shall obtain latest Property Tax paid receipts, along with other Utility Bills from the borrowers.</i>
31	a) Urban land ceiling clearance, whether required and if so, details thereon	Not applicable
	b) Whether No Objection Certificate under the Income Tax Act is required / obtained?	As per section 281 of Income tax Act The said Act provide that NOC of it department is to be obtained before creating charge on the immovable property therefore it is advised that either NOC of income tax department be taken or the affidavit undertaking of the borrower be taken to the effect that neither any attachment notice was issued by the it department to the borrower (individual company firm) before creating charge qua the property referred above nor any attachment proceeding of it department are pending at present with respect to the property mortgaged with the bank.

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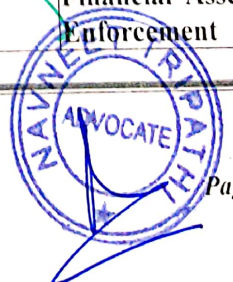
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32	a) Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Not Applicable.
	b) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not Applicable.
33	a) Whether the 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 maybe).	Yes
34	a) Whether the property can be identified from the following documents, a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Yes. All The Latest Utilities bills shall be obtained from the borrowers.
	B) Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No discrepancy found.
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).	Yes.
36	a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	That the property in question is SARFAESI compliant and in case of default in repayment, the bank can take the possession of the aforesaid property under Securitization of Reconstruction of Financial Assets and Enforcement o

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		Security Interest Act, 2002 and the Rules made under there and the said property is covered under Securitization of Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
	b) Property is SARFAESI compliant(Y/N)	Yes ✓
37	a) Whether original title deeds are available for creation of equitable mortgage	Yes
	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.	Original Title Deeds along with other Documents are Verified.
38	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	AS PER ANNEXURE - "C"
39	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/S LEGENT COMPUTRONIX (MR. NISHANT GARG)

SCHEDULE 'I'

>> Description of the Chain of Title from the Mother Deed to the latest Title Deed:

That there is no defect in chain of title and the chain of title is complete in all respect. The owner of the said property has clear legal and valid marketable title-

*WHEREAS*, Lease Deed executed by Delhi Improvement Trust in favor of Sh.B.Bihari Lal, for Piece of Land, Block No. 52, Plot No.9, situated in Sanctioned plan of W.E.A Estate, Delhi, Duly

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Registered at SR, Vide Doc. No. 5451, Book No.1, Volume no. 44, Pgs 108-112, dated- 18/07/1942.

**THEN,** Deed of Partition executed by and between Sh. Sushil Chandra Rastogi (S/o Sh. B. Bihari Lal) for himself and also for his minor son Vinit Rastogi (1st & 2nd Parts respectively) and Smt. Uma Rastogi (Wife of Sh. Sushil Chandra Rastogi), in which Sh. Sushil Chandra Rastogi became the owner of the property in question as per schedule, Duly Registered at SR, Vide Doc. No. 8254, Book No.1, Volume no. 1446, Pgs 153-165, dated- 31/12/1965.

**THEN,** Sale Deed executed by Sh. Sushil Chandra Rastogi in favor of Sh. Manoj Puri, for the portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs, on the First Floor with terrace/roof rights and above of property, Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528, Duly Registered at SR-III, Vide Doc. No. 3376, Book No.1, Volume no. 9481, Pgs 01-11, dated- 09/06/1997.

**THEN,** Sale Deed executed by Sh. Manoj Puri in favor of Smt. Prabjot Kaur, for the portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs, on the First Floor with terrace/roof rights and above of property, Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528, Duly Registered at SR-III, Vide Doc. No. 7592, Book No.1, Volume no. 12156, Pgs 124-133, dated- 23/11/2006.

**THEN,** Sale Deed executed by Smt. Prabjot Kaur in favor of Smt. Kuldeep Kaur, for the portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs, on the First Floor with terrace/roof rights and above of property, Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528, Duly Registered at SR-III, Vide Doc. No. 454, Book No.1, Volume no. 12595, Pgs 95-102, dated- 21/01/2008.

**THEN,** Sale Deed executed by Smt. Kuldeep Kaur in favor of 1) Smt. Sharda Sachdeva & 2) Smt. Risha Sachdeva, for the portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs, on the First Floor with terrace/roof rights and above of property, Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds.,

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Khasra No.1003/6, Khatoni No.528, Duly Registered at SR-III, Vide Doc. No. 6918, Book No.1, Volume no. 13752, Pgs 58-65, dated- 14/07/2010.

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*Date: 21. 09.2022.*

  
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ADVOCATE**

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Annexure: "C"

CERTIFICATE OF TITLE

- 1) I have examined the Original Title Deed scheduled hereunder which is owned by M/S **LEGENT COMPUTRONIX** who will be mortgaging above said property by way of Equitable Mortgage and that the document of title referred to in the opinion are valid evidence of Right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirement of creation of equitable mortgage and we further certify that
- 2) I have examined Original Title deed/Sale Deed along with other document detailed under para 4 of the above TIR report, taking into account all the guidelines.
- 3) I confirm having made a search in the land/revenue records. We also confirm having verified and checked the records of the Concerned Sub Registrar. We do not find anything adverse which would prevent the title holders from creating a valid mortgage. We are responsible, if any loss is caused to the bank due to negligence on our part or by our agent in making search.
- 4) That we hereby certify the title deed, suspicious/doubt, if any has been clarified by making necessary enquiries. Further it is certified that we have verified all the registered Deeds of book no.1 from the index register available in the office of concerned SR. Further we have scrutinized the Photocopies/Original title documents and verified the title deed/Agreements favoring borrowers and rest of the chain/deed. After going through the careful perusal of the chain documents and its verification from the index register, we are of the opinion that the title of the chain is clear and title deed is valid.
- 5) There have made search for the 1993 to 2022. No prior encumbrance could be seen from the search as mentioned in the TIR pertaining to the immovable property covered by above said title deed. The property is free from all encumbrances. **EXCEPT THE ONGOING LOAN OF SBI- SME BRANCH KAROL BAGH, DELHI.**
- 6) In mortgage if created, will be available to the bank for the liability of the intending borrowers cum owners.
- 7) That there is no interest of minor involved in the said property, whatsoever.
- 8) The Mortgage if created, will be available to the Bank for the Liability of Intending Borrower **M/S LEGENT COMPUTRONIX**.
- 9) I certify that **M/S LEGENT COMPUTRONIX** are the owner of the property and have an absolute, clear legal and valid marketable title over the schedule property. I further certify that the above Original title deeds are genuine and valid mortgage can be created and the said Mortgage would be enforceable.

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

**DOCUMENTS THAT SHALL BE OBTAINED FROM THE BORROWERS FOR ENFORCEABLE MORTGAGE IN THE BANK:-**

1. **CERTIFIED COPY**, Lease Deed executed by Delhi Improvement Trust in favor of Sh.B.Bihari Lal, for Piece of Land, Block No. 52, Plot No.9, situated in Sanctioned plan of W.E.A Estate, Delhi, Registered at SR, Vide Doc. No. 552, Book No.1, Volume no. 44, Pgs 133-137, dated- 18/07/1942.
2. **CERTIFIED COPY**, Deed of Partition executed by and between Sh. Sushil Chandra Rastogi (S/o Sh. B. Bihari Lal) for himself and also for his minor son Vinit Rastogi (1st & 2nd Parts respectively) and Smt. Uma Rastogi (Wife of Sh. Sushil Chandra Rastogi), in which Sh. Sushil Chandra Rastogi became the owner of the aforesaid property, Duly Registered at SR, Vide Doc. No. 8254, Book No.1, Volume no. 1446, Pgs 153-165, dated- 31/12/1965.
3. **ORIGINAL**, Sale Deed executed by Sh. Sushil Chandra Rastogi in favor of Sh. Manoj Puri, for the portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs, on the First Floor with terrace/roof rights and above of property, Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528, Duly Registered at SR-III, Vide Doc. No. 3376, Book No.1, Volume no. 9481, Pgs 01-11, dated- 09/06/1997.
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Khatoni No.528, Duly Registered at SR-III, Vide Doc. No. 454, Book No.1, Volume no. 12595, Pgs 95-102, dated- 21/01/2008.

6. **ORIGINAL**, Sale Deed executed by Smt. Kuldeep Kaur in favor of 1) Smt. Sharda Sachdeva & 2) Smt. Risha Sachdeva, for the portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs, on the First Floor with terrace/roof rights and above of property, Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528, Duly Registered at SR-III, Vide Doc. No. 6918, Book No.1, Volume no. 13752, Pgs 58-65, dated- 14/07/2010.
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9. Lease Rent Paid Receipts shall be obtained from the borrowers.
10. Mutation Letter in favor of the Borrower/Owner.
11. Latest paid Property Tax/Electricity Bill as well as Other Utility Bills Receipts.
12. An **Affidavit** of Non-Encumbrance or any kind of litigation.

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

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ADVOCATE**

It is Certified that the property is SARFAESI Complied.

**Property:**

*The portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs, on the First Floor with terrace/roof rights and above of property bearing Municipal No.8117, Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528.*

Place:



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ADVOCATE**

---

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NAVNEET TRIPATHI  
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ORIGINAL RECEIPT

G. A. R. 6  
( See Rule 22 (I) )  
RECEIPT

Department of Delhi Archives, 18-A Satsang Vihar,  
Marg, Qutub Institutional Area, New Delhi-110067

No.: 17726/178

Dated: 13/9/22

Received From: Navneet Tripathi With

Letter No. Dated

the sum Rupees Eight hundred Only

in Cash/by Cheque on account of Insp.  
by Bank Draft

1993 - 2000 in payment of

Rs. 800/-

Initials

Designation

8/4/22, 12:18 PM

BBOOK

Sub Registrar Office : Sub Registrar III

Cash Receipt

Receipt-B

Original

Slip No. 148,428

BBook Type Inspection

Applicant Name NAVNEET TRIPATHI

Mobile No. 9721478868

Address CH NO 131 TIS HAZARI COURT DELHI

From Date 01-01-2001

Calculated Fee 2,200

Print Date 04/08/2022

Payment Date 04/08/2022

Payment Mode Cash Payment

TID ---

To Date 04-08-2022

Paid Fee 2,200

Initials of the Officer of Registration Office

Sub Registrar III

Central



AFFIDAVIT

I/We, \_\_\_\_\_ do hereby solemnly affirm and declare as under: -

1. That I/We the absolute & legal owner in possession of \_\_\_\_\_.
2. That I/We declare and confirm that I neither entered into any agreement to sell nor have executed any Irrevocable General power of Attorney for valuable consideration in respect of the property under reference.
3. That I/We undertake not to alienate, sub-divide, transfer, part-with, dispose of the actual Physical possession of the property under reference during the continuance of the Loan, without the written consent of the Bank i.e. **State Bank of India**, .....
4. That I/We agree to indemnified for all losses, damages etc. sustained by the bank if my title, in respect of the property under the Banks Lien if it is found to be defective and make sort of any payment to the bank on the said property by any concerned authorities.
5. That the said property is in our possession and we have not rented /leased out the same or any part thereof or permitted anybody to use the same and the same is in my exclusive possession.
6. That there is no charge or encumbrance whatsoever on the aforesaid property and no person whosoever has any right, title or interest thereupon the same is not subjected to any court dispute or matter of injunction or decree or attachment or restrain orders passed by any court of law or any tribunal .No charge has been created in favour of any authority under any law for the time being in force and the same is free from all encumbrances.
7. That said property is not subjected to any tax liability or penalty under any law for the time being in force and there is no demand ever created by any concerned authority nor the said property has been acquired by any authority under any law for the time being in force.
8. That I/We undertake not to sell nor gift, transfer, part with possession of the property or nay part thereof with or without consideration till the adjustment of the entire dues including interest, costs, and expenses etc. of **State Bank of India**.
9. That the document (s) of title deposited by me with the bank are only written document of the title in relation to the said property to the best of my knowledge and the said documents are in our possession.
10. That I/We declare and undertake that in case any demand of liability, taxes etc in respect of the above property are raised by any authority including any local or municipal authority, Department of Government in future of the aforesaid property, such demand shall be borne by me.
11. That I/We undertake that the said property will not be sold /rented out /leased out /assigned during the currency of Bank advance to our self.
12. That I/We undertake to keep the above property comprehensively insured during the currency of the bank advance to myself.

13. That the said has been purchased by me out of my own fund and nobody has any claim, interest, right over and in relation to the said property. No joint Hindu family funds or other coparcenarries funds are involved in the purchase of the property.
14. That the property is not involved in any family dispute and/or settlement and litigation. That no suit or litigation is pending involving the aforesaid property nor it has become part of any private treaty or arrangement.
15. That the property is as per the Rules and bye laws applicable thereto and that there is no breach of any building bye laws or the master plan.
16. That I have delivered and deposited the title deeds of the aforesaid property with **State Bank of India**, ..... as security for the credit facilities provided and/or to be provided to **State Bank of India**, .....
17. That I/We undertake that I shall not part with the possession of the aforesaid property or shall not deal with the property in the manner affecting the interest of the bank. Without the prior consent in writing of **State Bank of India**, .....
18. That in case of default in repayment, we will be having no objection if bank takes possession of the aforesaid property under Securitization of Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made under there.
19. That the Deponent shall abide by the all the condition of the bank till whole of the loan amount is paid with interest and penalties etc. if any.

**DEPONENT**

**VERIFICATION :**

Verified at Delhi, on this -----day of ----- 2022.

I, the above named deponent, do hereby verify that the contents of the above affidavit/undertaking are correct and true to my knowledge and belief. Nothing stated therein is false and nothing material has been concealed therein is false and nothing material has been concealed there from.

**DEPONENT**



**NAVNEET TRIPATHI**  
**ADVOCATE**

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

**DOCUMENTS THAT SHALL BE OBTAINED FROM THE BORROWERS FOR ENFORCEABLE MORTGAGE IN THE BANK:-**

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**GUPTA ROAD, KAROL BAGH, NEW DELHI, TOTAL MEASURING ABOUT 323 SQ. YDS., KHASTARA NO. 1003/6.**

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6. **ORIGINAL.** Sale Deed executed by Smt. Kuldeep Kaur in favor of 1) Smt. Sharda Sachdeva & 2) Smt. Risha Sachdeva, for the portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs. on the First Floor with terrace/roof rights and above of property. Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528, Duly Registered at SR-III, Vide Doc. No. 6918, Book No.1, Volume no. 13752, Pgs 58-65, dated- 14/07/2010.

7. **ORIGINAL,** Release Deed executed by Smt. Risha Sachdeva in favor of Smt. Sharda Sachdeva, for releasing her 1/2 share in portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs. on the First Floor with terrace/roof rights and above of property bearing Municipal No.8117, Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528, Duly Registered at SR-III, Vide Doc. No. 6873, Book No.1, Volume no. 17040, Pgs 66-75, dated- 29/08/2017

8. **ORIGINAL,** Sale Deed executed by Smt. Sharda Sachdeva in favor of **MR. NISHANT GARG.** for the portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs. on the First Floor with terrace/roof rights and above of property bearing Municipal No.8117, Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528, Duly Registered at SR-III, Vide Doc. No. 2584, Book No.1, Volume no. 18345, Pgs 101-109, dated- 26/05/2020.

9. Lease Rent Paid Receipts shall be obtained from the borrowers.
10. Mutation Letter in favor of the Borrower/Owner.
11. Latest paid Property Tax/Electricity Bill as well as Other Utility Bills Receipts.
12. An Affidavit of Non-Encumbrance or any kind of litigation.

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

**OFFICE AT- NI-B, JANGPURA-EXTENSION, NEW DELHI.**  
**MOBILE: +91 - 9689066717**  
**EMAIL ADDRESS: navneettripathi302@gmail.com**





NAVNEET TRIPATHI  
ADVOCATE

प्रज्ञानम् ब्रह्मः॥

It is Certified that the property is SARFAESI Complied.

**Property:**

*The portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs, on the First Floor with terrace/roof rights and above of property bearing Municipal No.8117, Built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528.*

Place:

  
NAVNEET TRIPATHI  
ADVOCATE