



NAVNEET TRIPATHI
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TITLE INVESTIGATION REPORT

Ref.-2022/558/SME

Date- 19.07.2022.

To,
AGM/Chief Manager,
State Bank of India,
S.M.E, South Extension-1 Branch,
New Delhi.

BORROWERS :-

M/S JAYANTI MOTORS PVT. LTD.
(M/S. SALUJA CONSULTANCY SERVICES PVT. LTD.)

Property:

Built-Up Industrial Premises no. B-12, Block- B, Sector-9, ad measuring- 416 Sq.
Mtrs. situated in NOIDA, District- Gautam Budh Nagar, Uttar Pradesh.



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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. SBI. SME, S.M.E, South Extension-1 Branch,, New 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 JAYANTI MOTORS PVT. LTD.
2.	a) Type of Loan	LOAN AGAINST PROPERTY.
	b) Type of property	INDUSTRIAL PROPERTY
3	(a) Name of the Unit/Concern/Company/Person Offering the property(ies) as Security:	M/S. SALUJA CONSULTANCY SERVICES PVT. LTD.
	(b) Constitution of the Unit/Concern/Person/Body/Authority offering the Property for creation of Charge:	PRIVATE LIMITED COMPANY
	C) State as to under what capacity is security offered (whether as joint applicant or Borrower or as Guarantor, etc.):	Guarantors/Mortgagors.
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:	Built-Up Industrial Premises no. B-12, Block- B, Sector-9, ad-measuring- 416 Sq. Mtrs., situated in NOIDA, District- Gautam Budh Nagar, Uttar Pradesh. NORTH- PLOT NO.36, SEC-9 SOUTH- 12 METER ROAD. EAST- PLOT NO.B-13, SEC-9 NORTH- PLOT NO.B-11, SEC-9
	a) Survey No.	Not Applicable.
	b) Door/House No. (In case of house property)	Built-Up Industrial Premises no. B-12, Block- B,
	c) Extent/Area including plinth/built up area in case of House	ad measuring- 416 Sq. Mtrs.

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CHAMBER AT- 343, TIS HAZARI COURT, NEW DELHI



Page 2

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property. d) Location like name of the place, village, city, registration, sub District etc. Boundaries.		Sector-9, situated in NOIDA, District- Gautam Budh Nagar, Uttar Pradesh. NORTH- PLOT NO.36, SEC-9 SOUTH- 12 METER ROAD. EAST- PLOT NO.B-13, SEC-9 NORTH- PLOT NO.B-11, SEC-9		
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. ORIGINAL DOCUMENTS ARE ALREADY MORTGAGED WITH THE BANK.		As mentioned below.	
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.	18/12/1989	Lease Deed executed by N.O.I.D.A (NEW OKHLA INDUSTRIAL DEVELOPMENT AREA) in favor of M/S MEHTA ELECTRICAL & GENERAL INDUSTRIES through its partners Sh. Om Prakash Mehta and Smt. Prem Lata, for Plot no. 12, Block- B, Sector-9, ad measuring- 416 Sq. Mtrs. situated in NOIDA, District Ghaziabad, Duly Registered at SR, Vide book no.1, Volume no.- 646, Pg- 312, Doc. No. 6299/6300, add. Book no.1, Volume no. 647, Pg.- 547/ 566, dated 18/12/1989.	ORIGINAL	YES
2.	13/06/1990	Transfer Deed executed by M/S MEHTA ELECTRICAL & GENERAL INDUSTRIES through its partners Sh. Om Prakash Mehta and Smt. Prem Lata in favor of M/S UNI AIR REFRIGERATION PVT. LTD., for Plot no. 12, Block- B, Sector-9, ad	ORIGINAL	YES

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प्रज्ञानम् ब्रह्मः॥

		measuring- 416 Sq. Mtrs. situated in NOIDA, District Ghaziabad. Duly Registered at SR, Vide book no.1, Volume no.- 670, Pg- 103, Doc. No. 1731/1732, add. Book no.1, Volume no. 665, Pg.- 467/478, dated 13/06/1990.		
3.	16/04/2009	Possession Memo Issued By THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD., to M/S. SALUJA CONSULTANCY SERVICES PVT. LTD., dated 16/04/2009.	ORIGINAL	YES
4.	23/06/2009	No Dues Certificate Issued By THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD., to M/S. SALUJA CONSULTANCY SERVICES PVT. LTD., in regards to the sale of assets of M/s Uni Air Refrigeration Pvt. Ltd., dated 23/06/2009.	ORIGINAL	YES
5.	29/06/2009	Sale Deed was executed by THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD., a Government company within the meaning of the Companies Act, 1956, having its registered office at "PICUP BHAWAN" in favor of M/S. SALUJA CONSULTANCY SERVICES PVT. LTD. through its director Sh. Raj Kumar Saluja, for Built-Up Industrial Premises no. B-12, Block- B, Sector-9, ad measuring- 416 Sq. Mtrs. situated in NOIDA, District- Gautam Budh Nagar, Uttar Pradesh, Duly Registered at SR-NOIDA-III, vide Doc. No. 1580, book no.1, Volume no.- 1611, Pg- 1 to 70, dated 29/06/2009.	ORIGINAL	YES
6.	08/04/2010	Transfer Memorandum Letter issued by N.O.I.D.A for transferring The Built-Up Industrial Premises no. B-12, Block- B, Sector-9, ad measuring- 416 Sq. Mtrs. situated in NOIDA, District- Gautam Budh Nagar, Uttar Pradesh, from THE PRADESHIYA INDUSTRIAL &	ORIGINAL	YES

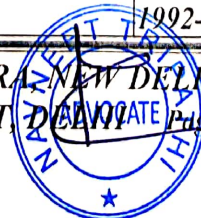
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		INVESTMENT COPORATION OF U.P. LTD., (M/s PICUP) in favor of M/S. SALUJA CONSULTANCY SERVICES PVT. LTD., dated 08/04/2010		
7.	05/11/2019	Mortgage Letter (Permission to Mortgage) issued by N.O.I.D.A in favor of M/S. SALUJA CONSULTANCY SERVICES PVT. LTD. and STATE BANK OF INDIA dated 05/11/2019.	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.	
	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?	Not applicable.	
	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?	Sub-Registrar- NOIDA- SR-II & SR-III 1992- 2022.	

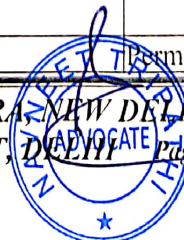
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	b) Whether it is possible to have registration of Documents in respect of the property in question, at more than one office of Sub Registrar/District Registrar/Registrar General. If so name all such offices?	No, only in aforementioned
	c) Whether 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 rights, leasehold rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Ownership as Leasehold Rights
	If Ownership Rights,	NOT APPLICABLE
	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,	Permission to



प्रज्ञानम् ब्रह्मः॥

	Mortgage has been obtained from the Authority.
c) duration of the Lease/unexpired period of lease,	90 YEARS COMMENCING FROM 30.03.1989
d) if, a sub-lease, check the lease deed in favor of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	After Appropriate Permission from the Authority.
e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	After Appropriate Permission from the Authority.
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,	NO
(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

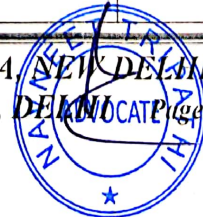
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प्रज्ञानम् ब्रह्मः॥

	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.	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	Not Applicable
	b) Whether mutation has been effected	Not Applicable
	c) Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	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
	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

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	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
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

OFFICE AT- 444, MATHURA ROAD, JANGPURA, NEW DELHI
CHAMBER AT- 343, TIS HAZARI COURT, DELHI

Page 9



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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, Coastal 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 Documents and 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/markings?	No
22	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Not applicable.

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प्रज्ञानम् ब्रह्मः॥

	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.	YES
	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.	Yes
	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) ?	Yes
	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) ?	No
	b4) If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable.
24	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
25	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

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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 one?	Not Applicable
iii)	Whether the POA is a special or general one?	Not Applicable
iv)	Whether the POA contains as pacific authority for execution of title document in question?	Not Applicable
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.	BUILT-UP INDUSTRIAL PLOT
a)	Promoter's/Land owner's title to the land/building;	Yes
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.;	Yes
i)	Conveyance in favor of Society/Condominium concerned;	Not applicable.
j)	Occupancy Certificate/allotment letter/letter of possession;	Not applicable.

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प्रज्ञानम् ब्रह्मः॥

k)	Membership details in the Society etc.;	Not Applicable
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.	Not Applicable
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- NOIDA SR- II & SR-III</i> <i>EXCEPT THE ONGOING CHARGE OF SBI, SME-SOUTH EXTENSION-I, NEW DELHI.</i>
29	The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge, if any.	1992-2022 Search receipts are annexed

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		herewith.
30	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Bank shall obtain latest Property Tax paid receipts, along with Latest Electricity bills from the borrowers.
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.
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?	Yes

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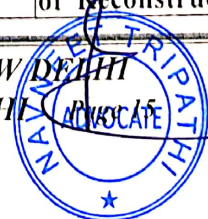
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33	a) Whether the property offered as security is clearly demarcated?	Yes
	b) Whether the demarcation/ partition of the property is legally valid?	Yes
	c) Whether the property has clear access as per documents? (The property should be legally accessible 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 documents in relation to Electricity. Water Connection and Other Utilities 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).	No Discrepancy found as per Valuation Report and Boundaries are matched.
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 of Security Interest Act, 2002 and the Rules made under there and the said property is covered under Securitization of Reconstruction of

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CHAMBER AT- 343, TIS HAZARI COURT, DELHI



प्रज्ञानम् ब्रह्मः॥

		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.	Originals along with Other Documents have been 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 JAYANTI MOTORS PVT. LTD. (M/S. SALUJA CONSULTANCY SERVICES PVT. LTD.)

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-

Built-Up Industrial Premises no. B-12, Block- B, Sector-9, ad measuring- 416 Sq. Mtrs. situated in NOIDA, District- Gautam Budh Nagar, Uttar Pradesh.

NORTH- PLOT NO.36, SEC-9
SOUTH- 12 METER ROAD.
EAST- PLOT NO.B-13, SEC-9
NORTH- PLOT NO.B-11, SEC-9



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CHAMBER AT- 343, TIS HAZARI COURT, DELHI Page 16

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प्रज्ञानम् ब्रह्मः॥

WHEREAS, Lease Deed executed by N.O.I.D.A (NEW OKHLA INDUSTRIAL DEVELOPMENT AREA) in favor of M/S MEHTA ELECTRICAL & GENERAL INDUSTRIES through its partners Sh. Om Prakash Mehta and Smt. Prem Lata, for Plot no. 12, Block- B, Sector- 9, ad measuring- 416 Sq. Mtrs. situated in NOIDA, District Ghaziabad, Duly Registered at SR, Vide book no.1, Volume no.- 646, Pg- 312, Doc. No. 6299/6300, add. Book no.1, Volume no. 647, Pg.- 547/ 566, dated 18/12/1989.

THEN, Transfer Deed executed by M/S MEHTA ELECTRICAL & GENERAL INDUSTRIES through its partners Sh. Om Prakash Mehta and Smt. Prem Lata in favor of M/S UNI AIR REFRIGERATION PVT. LTD., for Plot no. 12, Block- B, Sector-9, ad measuring- 416 Sq. Mtrs. situated in NOIDA, District Ghaziabad, Duly Registered at SR, Vide book no.1, Volume no.- 670, Pg- 103, Doc. No. 1731/1732, add. Book no.1, Volume no. 665, Pg.- 467/ 478, dated 13/06/1990.

THEN, THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD. sanctioned a Term Loan of Rs. 56.00 Lakhs only for the manufacture of Air Conditioners at Plot No. B-12, Sector-9, Noida, U.P., ADMEASURING 416 SQ. METERS to M/s. UNI AIR REFRIGERATION PVT. LTD.

THEN, in order to secure the said loan, interest and other monies. M/s. UNI AIR REFRIGERATION PVT. LTD. created an equitable mortgage on 16/08/1990, in favor of the THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD. by depositing the lease deed and Transfer Deed, relating to the leasehold rights in Plot No. B-12, Sector-9, Noida, U.P., ADMEASURING 416 SQ. METERS.

THEN, THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD. disbursed an amount of Rs. 35.15 Lakhs only against the sanctioned loan. to the M/s. UNI AIR REFRIGERATION PVT. LTD. in pursuance of the mortgage.

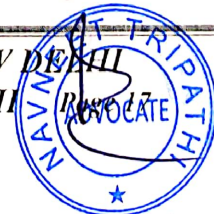
THEN, M/s. UNI AIR REFRIGERATION PVT. LTD. defaulted in the repayment of the aforesaid loan and payment of interest, cost, charges, expenses and the other monies to THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD. and consequently the Corporation on 13/06/2007, by virtue of and under the powers conferred upon it under Section 29 of the State Financial Corporation Act, 1951, took over the physical possession of the entire assets as aforesaid including land and building located at Plot no. 12, Block- B, Sector-9, ad measuring- 416 Sq. Mtrs. situated in NOIDA, Uttar Pradesh.

THEN, Possession Memo Issued By THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD., to M/S. SALUJA CONSULTANCY SERVICES PVT. LTD., dated 16/04/2009.

THEN, No Due Certificate Issued By THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD., to M/S. SALUJA CONSULTANCY SERVICES PVT. LTD., in regards to the sale of assets of M/s Uni Air Refrigeration Pvt. Ltd., dated 23/06/2009.

THEREAFTER, Sale Deed was executed by THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD., a Government company within the meaning of the Companies Act, 1956, having its registered office at "PICUP BHAWAN" in favor of M/S. SALUJA CONSULTANCY SERVICES PVT. LTD. through its director Sh. Raj Kumar Saluja,

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प्रज्ञानम् ब्रह्मः॥

for Built-Up Industrial Premises no. B-12, Block- B, Sector-9, ad measuring- 416 Sq. Mtrs. situated in NOIDA, District- Gautam Budh Nagar, Uttar Pradesh, Duly Registered at SR-NOIDA-III, vide Doc. No. 1580, book no.1, Volume no.- 1611, Pg- 1 to 70, dated 29/06/2009.

THEN, Transfer Memorandum Letter issued by N.O.I.D.A for transferring The Built-Up Industrial Premises no. B-12, Block- B, Sector-9, ad measuring- 416 Sq. Mtrs. situated in NOIDA. District- Gautam Budh Nagar, Uttar Pradesh, from THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD., (M/s PICUP) in favor of M/S. SALUJA CONSULTANCY SERVICES PVT. LTD., dated 08/04/2010.

THEN, Mortgage Letter (Permission to Mortgage) issued by N.O.I.D.A in favor of M/S. SALUJA CONSULTANCY SERVICES PVT. LTD. and STATE BANK OF INDIA dated 05/11/2019.



प्रज्ञानम् ब्रह्मः॥

Annexure: "C"

CERTIFICATE OF TITLE

- 1) I have examined the **Original** Title Deed scheduled hereunder which is owned by **M/S. SALUJA CONSULTANCY SERVICES PVT. LTD.** 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 deeds 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 **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 **1992 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 CHARGE OF SBI, SOUTH EXTENSION-1, NEW 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 JAYANTI MOTORS PVT. LTD.**
- 9) I certify that **M/S. SALUJA CONSULTANCY SERVICES PVT. LTD.** 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.

OFFICE AT- 444, MATHURA ROAD, JANGPURA, NEW DELHI
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Page 19

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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. **ORIGINAL**, Lease Deed executed by N.O.I.D.A (NEW OKHLA INDUSTRIAL DEVELOPMENT AREA) in favor of M/S MEHTA ELECTRICAL & GENERAL INDUSTRIES through its partners Sh. Om Prakash Mehta and Smt. Prem Lata, for Plot no. 12, Block- B, Sector-9, ad measuring- 416 Sq. Mtrs. situated in NOIDA. District Ghaziabad, Duly Registered at SR, Vide book no.1, Volume no.- 646, Pg- 312. Doc. No. 6299/6300, add. Book no.1, Volume no. 647, Pg- 547/ 566, dated 18/12/1989.
2. **ORIGINAL**, Transfer Deed executed by M/S MEHTA ELECTRICAL & GENERAL INDUSTRIES through its partners Sh. Om Prakash Mehta and Smt. Prem Lata in favor of M/S UNI AIR REFRIGERATION PVT. LTD., for Plot no. 12, Block- B. Sector-9. ad measuring- 416 Sq. Mtrs. situated in NOIDA, District Ghaziabad, Duly Registered at SR. Vide book no.1, Volume no.- 670, Pg- 103, Doc. No. 1731/1732, add. Book no.1. Volume no. 665, Pg.- 467/ 478, dated 13/06/1990.
3. **ORIGINAL**, Possession Memo Issued By THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD., to M/S. SALUJA CONSULTANCY SERVICES PVT. LTD., dated 16/04/2009.
4. **ORIGINAL**, No Due Certificate Issued By THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD., to M/S. SALUJA CONSULTANCY SERVICES PVT. LTD., in regards to the sale of assets of M/s Uni Air Refrigeration Pvt. Ltd., dated 23/06/2009.
5. **ORIGINAL**, Sale Deed was executed by THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD., a Government company within the meaning of the Companies Act, 1956, having its registered office at "PICUP BHAWAN" in favor of M/S. SALUJA CONSULTANCY SERVICES PVT. LTD. through its director Sh. Raj Kumar Saluja, for Built-Up Industrial Premises no. B-12, Block- B. Sector-9, ad measuring- 416 Sq. Mtrs. situated in NOIDA, District- Gautam Budh Nagar, Uttar Pradesh. Duly Registered at SR-NOIDA-III, vide Doc. No. 1580, book no.1, Volume no.- 1611, Pg- 1 to 70, dated 29/06/2009.
6. **ORIGINAL**, Transfer Memorandum Letter issued by N.O.I.D.A for transferring The Built-Up Industrial Premises no. B-12, Block- B, Sector-9, ad measuring- 416 Sq. Mtrs. situated in NOIDA, District- Gautam Budh Nagar, Uttar Pradesh, from THE PRADESHIYA INDUSTRIAL & INVESTMENT COPORATION OF U.P. LTD., (M/s PICUP) in favor of M/S. SALUJA CONSULTANCY SERVICES PVT. LTD., dated 08/04/2010.

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CHAMBER AT- 343, TIS HAZARI COURT, DELHI



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7. **ORIGINAL**, Mortgage Letter (Permission to Mortgage) issued by N.O.I.D.A in favor of M/S. SALUJA CONSULTANCY SERVICES PVT. LTD. and STATE BANK OF INDIA dated 05/11/2019.

DEMANDING-

8. **SELF ATTESTED COPY OF**, M.O.A and A.O.A and Certificate of Incorporation OF M/S. SALUJA CONSULTANCY SERVICES PVT. LTD.
9. **SELF ATTESTED COPY OF**, Board Resolution passed by M/S JAYANTI MOTORS PVT. LTD. authorizing the concerned person to represent and execute various documents before the Bank Authorities.
10. **SELF ATTESTED COPY OF**, M.O.A and A.O.A and Certificate of Incorporation OF M/S JAYANTI MOTORS PVT. LTD.
11. *Copy of* Annual Lease Rent Paid Receipts to N.O.I.D.A with regards to the Property Mortgaged.
12. *Affidavit* from M/S JAYANTI MOTORS PVT. LTD in regards to No Prior Charges with the Company Registrar(ROC).
13. *Affidavit* from M/S. SALUJA CONSULTANCY SERVICES PVT. LTD. in regards to No Prior Charges with the Company Registrar(ROC).
14. Latest paid Property Tax/Electricity Bill Receipts.
15. 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.

It is Certified that the property is SARFAESI Complied.

Property:

Built-Up Industrial Premises no. B-12, Block- B, Sector-9, ad measuring- 416 Sq. Mtrs. situated in NOIDA, District- Gautam Budh Nagar, Uttar Pradesh.

Place: Delhi


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ADVOCATE

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CHAMBER AT- 343, TIS HAZARI COURT, DELHI Page 21