

Pradeep K. Shukla  
(Bank) Advocate  
Mob-9425874532, 8770031275



Office: Advocate Chamber No 49  
Distt. And session Court Campus  
Rewa (M.P.)

Annexure-B

**C.C. LOAN (TIR) TITLE INVESTIGATION REPORT FOR 30 YEAR'S**

To

The State Bank of India,  
Corporate Accounts Group Branch  
(Branch Code No 17313),  
4<sup>th</sup> & 5<sup>th</sup> Floor, Parsvnath Capital Twoer  
Bhai Veer Singh Gale Market New Delhi-110001

Ref:- I submit title investigation report on the basis of title deeds & Legal opinion cum non encumbrance certificate based on the search of Index part II in the office of sub-registrar Office Rewa, Distt. Rewa (M.P.) of assurances for last 30 year's

**Annexure-B : Report of Investigation of Title in respect of immovable Property**

1.	a) Name of the Branch/BU /Office seeking opinion	The State Bank of India, Corporate Accounts Group Branch (Branch Code No 17313), 4 <sup>th</sup> & 5 <sup>th</sup> Floor, Parsvnath Capital Tower, Bhai Veer Singh Gale Market New Delhi-110001
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Your letter No CAGDEL/AMT3/2020-21/214 dated 14/08/2020
	c) Name of the Borrower	M/s Birla Cable limited, Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P)
2.	a) Name of the unit/concern/company/person offering the property/ (ies) as security.	M/s Birla Cable limited, Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P)
	b) Constitution of the unit/ concern/ person/ body/ authority/offering the property/ for creation of charge.	M/s Birla Cable limited, Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P)
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	In the capacity of Borrower
3.	Complete of full description of the immovable property (ies) offered as security for creation of mortgage whether equitable/registered mortgage.	As per Details given below.
	(a) Survey No	Industrial area
	(b) Door No. (in case of house property)	Not applicable
	(c) Extent/area including plinth/built up area in case of house property	An area 2.99 hector, approximately 29900 Sqr mtr. Land situated in industrial area under development at Udyog Vihar Chorahata Teh.Hhuzur , at present Huzur Nagar, Distt. Rewa (M.P) which is bounded by North by Plot of others, South by 80 wide Road, East by Land of others, West by Land of others.



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Registration and Stamp Department  
(Commercial TAX) MP

SECRET

Receipt

Reference ID	34090920200705511
Payment Transaction ID	PTID0909202027934767
Service	Document Search fee + Manual Process
Revenue Major Head	0030
Revenue Sub major head	03
Revenue Minor head	800
Mode of Payment	SP CREDIT LIMIT
Amount paid	1500
Payment done by	Manoj Shrivastava
Date of payment realized in Sampada	09-09-2020 01:33 pm
Consumption Status	CONSUMED
Case Number	NA
Party Name	Pradeep Kumar Shukla Advocate
Consumed Office Name	SUB REGISTRAR OFFICE REWA
Consumed By User	SURESH SINGH BAGHEL
No of years	30
Duration	1990-1991 To 2019-2020





(d) Locations like name of the place, village, city, registration, sub district etc. Boundaries			As per details given below:-	
Particulars of the documents scrutinized- serially and chronologically (a) Nature of documents verified and as to whether they are originals or certified copies of registration extracts dully 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.	24/10/1992	Registered lease deed registered at Sub Registrar, Office Rewa in pustak No A1, at serial No 3576 dated 24/10/1992.	Certified copy	Certified copy issued by Sub Registrar Office Rewa (M.P.), Distt Rewa (M.P.) which is true and correct
2.	03/11/1992	Amended Registered lease deed registered at Sub Registrar, Office Rewa in pustak No A1, at serial No 3660 dated 03/11/1992.	Certified copy	Certified copy issued by Sub Registrar Office Rewa (M.P.), Distt Rewa (M.P.) which is true and correct
3.	25/01/2017	Amended Registered lease deed registered at Sub Registrar, Office Rewa through E/Registry No MP328492017A 1033607 dated 25/01/2017.	Certified copy	Certified copy issued by Sub Registrar Office Rewa (M.P.), Distt Rewa (M.P.) which is true and correct
4.	29/06/2011	Approval letter for transfer of unit issued by MPAKVN Rewa (M.P.)	Photo copy	True & Correct.
5.	04/07/2011	No objection Certificate issued by MPAKVN Rewa (M.P.)	Photo copy	True & Correct.
6.	29/07/2020	Lease rent paid receipt for Rs 3,23,888/- for the period 29/07/2020 to 31/03/2021	Photo copy	True & Correct.
7.	12/05/1993	Allotment Order from MPAKVN Rewa vide his letter No.MPAKVN/Re/1252 dated 22/10/1992	Photo copy	True & Correct.
8.	05/11/1992	Possession Certificate from MPAKVN Rewa vide his letter No. MPAKVN/RE/AE/UV/1095 dated	Photo copy	True & Correct.

*M. A. J. A. M.*



9.	29/06/2011	05/11/1992 Granting permission from MPAKVN Rewa to create mortgage on lease hold land of 4.91(1.92+2.99) hector dated 29/06/2011.	Photo copy	True & Correct.
<b>Note :-</b> 1. As per scheme of Digitalization of Record of Sub Registrar office of Rewa Mortgage of property could be seen through MPIGR.GOV.IN and No provision for issuance of Non Encumbrance Certificate by Sub Registrar offices of MP. 2. Due to the said property is already mortgage in previous loan, their original Documents is deposited in SBI CAG Kolkata which may be obtained in our Branch.				
5	a) Whether certified copy of all the documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)		Yes, Certified copy of Registered lease deed obtained from office of Sub Registrar Rewa and during search I visited the office of Sub Registrar Rewa and verified & tallied from the records of the office of Sub Registrar Rewa and found said Registered lease deed are true & Correct.	
	b)i) Whether all pages in the Certified Copies of title documents which are obtained directly from Sub Registrars Office have been verified page by page with the original documents submitted?		Yes	
	b)ii) Whether the certified copies of the title documents are not available, the copy provided should be compared with the original to be 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	
6	a) Whether the records of registrar office of revenue authorities relevant to the property in question are available for verification through any online portal or computer system?		Land Khasara is recorded on line portal on computer system in revenue record.	
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.		Not Applicable	
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?		Not Applicable	
7	a) Property offered as security falls within the jurisdiction of which sub-registrar office?		Sub Registrar Office Rewa Distt. Rewa Distt. (M.P.)	
	b) Whether it is possible to have registration of documents in respect of the property in question, at more that one office of sub-registrar/district registrar/ registrar- general. If so, please name all such offices?		No,	
	c) Whether search has been made at all the		Yes	

*M. J. J. J.*



	offices named at (b) above	
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple documents in respect of the property in question?	No
	Chain of title tracing the title from the oldest title deed to 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. <b>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.</b> <b>(Separate Sheets may be used)</b>	Separate sheet attached with this search report.
9	Nature of title of the intended Mortgagor over the Property (whether full Ownership rights, Leasehold rights, Occupancy/ Possessory Rights or Inman Holder or Govt. Grantee/allot tee etc.	Lease hold rights
10.	If leasehold, whether;	Yes
	a) Lease Deed is duly stamped and registered	Yes
	b) Lessee is permitted to mortgage the lease hold right	Yes
	c) Duration of the Lease/unexpired period of lease	99 years commencing from the date of possession of the said land is handed over to the lessee
	d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	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 right and nature thereof .	Yes, Fully Right to get renewal of the lessee hold right after expiry of lease i.e. 99 years under terms and conditions as mentioned in lease deed.
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether	No
	(A) Grant/agreement etc. provides for alienable rights to the mortgage with or without conditions	Not Applicable
	(B) The mortgager is competent to create charge on such property.	Not Applicable
	(C) Whether any permission from Govt or any other authority is required for creation of mortgage and if so whether such valid permission is available	Not Applicable
12	If occupancy right, whether:	No
	a) Such right is heritable and saleable,	Not Applicable
	b) Mortgage can be created	Not Applicable
13	Nature of Minor's interests, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed and the reasons for coming to such conclusion.	Minor's interest is not involved.
14	If the property has been transferred by way of	No



	Gift/Settlement Deed, whether:	
	a) The Gift/Settlement deed is duly stamped and registered	Not Applicable
	b) The Gift/Settlement deed has been attested by two witnesses.	Not Applicable
	c) The Gift/Settlement deed sales the property to Donee.	Not Applicable
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by action.	Not Applicable
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not Applicable
	f) Whether the Donee is in possession of the gifted property;	Not Applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
15	(a) 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.	No
	(b) Whether mutation has been effected and whether the mortgager is in possession and enjoyment of his share.	Not Applicable
	(c) Whether the partition made is valid in law and the mortgager has acquired a mortgagable title thereon.	Not Applicable
	(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with	Not Applicable
	(e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
16.	Whether the title documents include any testamentary documents/wills	No
	(a) In case of wills, whether the will is registered will or unregistered will?	
	(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? (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	Not Applicable

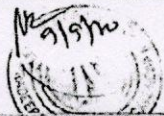


	of Mother/Original title deeds are to be explained).	
	(a) Whether the property is subject to any wakf rights?	No
	(b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable
	(c) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18	(a) 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.	No
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases /	Not Applicable
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage of the property?	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
19	a) Whether the property belongs to any trust or subject to the right of any trust?	Not Applicable
	b) Whether the trust is a private or public trust and whether trust deed specifically authorize the mortgage of the property?	Not Applicable
	c) If so additional precaution/permission to be obtained for creation of valid mortgage?	Not Applicable
	d) Requirements, if any for creation of mortgage as per the central/ state laws applicable to the trust in the matter.	Not Applicable
20	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restriction for creation/enforcement of mortgage	No The Land is already diverted for industrial Purpose.
	(b) In case of agricultural property other relevant records /documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Not Applicable
21	Whether the property is affected by any local laws of 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, Property is not affected by any local laws.
22	(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/inquiry	Not Applicable
23	(a) Whether the property is involved in or subject matter of any litigation which is pending or	No litigation is pending on the subjected property but

18/11/2017



	concluded ?	affidavit should be obtained before sanction of loan.
	(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	Not Applicable
24	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	(b) Property belonging to partners, whether thrown on hotchpotch? 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
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, property belongs to a Limited Company M/s Birla Cable limited, Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P)
	b)i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes/No	No
	b)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 vender Company/LLP(seller) and the vendee company (purchaser)?	Not Applicable
	b)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.	No
	b)iv) If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied? Yes/No.	Not Applicable
26	In case of Societies, Association the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions, bye laws.	No
27	(a) Whether any POA involved in the chain of title ?	No
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is registered document and hence it has created an interest in favors of the builder/ developer and 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	Not Applicable





	Concerns in favor of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc in favors of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA)	
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	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 if 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 a specific authority for execution of the title document in question?	Not applicable
	(f) Whether the POA was in force and not revoked or has 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
28	Whether mortgage is being created by as POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No
29	If the property is a flat/apartment or residential/ commercial complex, check	No.
	a) Promoter's/Land owner's title to the land/building	Not Applicable
	b) Development Agreement/Power of Attorney	Not Applicable.
	c) Extent of authority of the Development/builder	Not applicable
	d) Independent title verification of the Land and/or building in question	Not Applicable
	e) Agreement for sale (duly registered)	Not Applicable
	f) Payment of proper stamp duty	Not Applicable
	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	Not Applicable
	j) Occupancy Certificate/allotment letter/letter of possession	Not Applicable

1/2/2020



	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.	Not Applicable
	o) Requirements, for nothing 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 layout 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
30	Encumbrance, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Yes, the said property is already mortgage in previous loan in SBI CAG Kolkata
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.	No
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Lease rent and property Tax paid up-to date.
33	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No objection Certificate under the Income Tax Act is required/obtained.	Urban Ceiling Act is not applicable in Rewa District of MP State. Not required.
34	Details of RTC extracts/mutation extracts/Kitha extracts pertaining to the property in question.	As per record of MPAKVN
35	Whether the name of mortgagor is reflected as owner in the revenue? Municipal/Village records	Yes, the name of mortgagor is reflected as lessee in the record of MPAKVN Rewa (M.P.)
36	(a) Whether the property offered as security is clearly demarcated? (b) 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).	Yes. As per lease deed the said property clearly demarcated. Yes Yes
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (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

10/11/20



	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 any difference of boundaries with the valuation report and lease deed.
39	If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	No any difference of boundaries with the valuation report and lease deed.
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.	Yes, <u>proper registration of documents i.e. lease deed registered at Sub registrar Office Rewa and payment of proper stamp duty also paid to Government as per annexe.</u>
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
	Property is SARFAESI compliant (Yes/No)	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.	Not Applicable
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.	No
44	Additional aspects, relevant for investigation of title as per local laws.	No
45	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	No
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s Birla Cable limited, Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P)
47	Whether the Real Estate Project comes under Real Estate (Regulation and development) Act, 2016? Yes/No.	No
	a) Whether the project is registered with the Real Estate Regulatory Authority? if so, the details of such registration are to be furnished,	Not Applicable
	b) Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	c) 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	Not Applicable





by the promoter in the website of Real Estate Regulatory Authority?

In case separate sheets are required, the same may be used, signed and indexed.

Re: 9/1/10  
Acc: Rewa

Signature of the Advocate

#### OPINION

regarding flow of title tracing out the title of the intended mortgagor and his predecessor\*\*

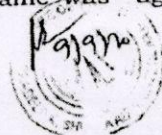
During search I found that land measuring An area 2.99 hector, approximately 29900 Sqr mtr. Land situated in industrial area under development at Udyog Vihar Chorahata Teh.Hhuzur , at present Huzur Nagar, Distt.Rewa (M.P) State Government who was acquired for commerce and industries Dept. Government of M.P. under urgency provisions of land Acquisition Act. possession over this area was handed over to Industries Dept. on 09/06/1982 and accordingly vide order No 47/LA/83 dated 29/10/1983 ownership of "M.P. State Industries Department" was got entered by the additional Collector, Rewa. This acquired area has been handed over to the Industries Department free from all encumbrances as per Land Acquisition Act. Industries Deptt., MP state become its absolute owner.

Subsequently commerce and Industries Deptt. M.P. State vide its endorsement No R/6/3/81/11/A dated 14/12/1981 at para " 3" authorized "M.P. Audyogik Kendra Vikas Nigam Limited Rewa (M.P.)" for land situated in Industrial Areas for allotment, execution of lease, mortgage etc. on its behalf according to prescribed Rules of the State Government.

After then in the year 1992 the M/s Birla ericsson Optical Limited) Ltd. Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) applied before MPAKVN Rewa for allotment of land an area 2.99 hector, approximately 29900 Sqr mtr. Land situated in industrial area under development at Udyog Vihar Chorahata Teh.Hhuzur , at present Huzur Nagar, Distt.Rewa (M.P) on lease basis after than MPAKVN Rewa after completion of due formalities the said land allotted vide his letter No MPAKVN/RE/1252 dated 21/10/1992.

Accordingly in the year 1992 Madhya Pradesh Aoudogik Kendra Vikash Nigam Limited Rewa (M.P.) transferred An area 2.99 hector, approximately 29900 Sqr mtr. Land situated in industrial area under development at Udyog Vihar Chorahata Teh.Hhuzur , at present Huzur Nagar, Distt.Rewa (M.P) he said lands is bounded North by- Land of others, South by- 80 fit wide road, East by- land of others, West by Land of others to M/s Birla ericsson Optical Limited) Ltd. Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) and lease deed for 99 years from 24/10/1992 was executed for the purpose of construction and establishing there on a factory for the manufacturing of Insulated wires and Cables, including manufacturing of Optical Fiber Cables and purpose ancillary thereto with terms and conditions mentioned in original lease deed on stamp worth Rs 1,14,700/- and duly Signed by the previous lease holder and attested by two witness on which was got Registered in the office of Sub Register Rewa in **pustak No A1, at serial No 3576 dated 24/10/1992** and possession of the same was handed over to the present lease holder i.e. M/s Birla ericsson Optical Limited) Ltd. Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P). Thus M/s Birla ericsson Optical Limited) Ltd. Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) also derived good perfect and marketable title and lease hold right for 99 years from 24/10/1992 on the land.

In the year 1992 Madhya Pradesh Aoudogik Kendra Vikash Nigam Limited Rewa (M.P.) with M/s Birla ericsson Optical Limited) Ltd. Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) executed Amended lease deed on stamp and duly Signed by the previous lease holder and attested by two witness on 03/11/1992 which was got Registered in the office of Sub Register Rewa in **pustak No A1, at serial No 3660 dated 03/11/1992** and possession of the same was again allotted to M/s Birla





son Optical Limited) Ltd. Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P). Thus M/s Birla ericsson Optical Limited) Ltd. Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) also derived good perfect and marketable for lease hold right for 99 years and issued possession Certificate vide letter No MPAKVN/RE/AE/UV/1095 dated 03/11/1992

In the year 2011 MPAKVN Rewa Granting permission for creation of mortgage over 4.91(1.92+2.99) hector, lease hold by M/s Birla ericsson Optical Limited) Ltd. Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) in favour of Bank to secure the enhanced working capital credit facilities vide his letter No CBO/MPAKVN/RE/UDOG/2011-12/648 dated 29/06/2011.

After then M/s Birla Eriksson Optical Limited) Ltd. Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) applied for Approval for transfer of unit of MPAKVN Rewa (M.P.) after then Manager, MPAKVN Rewa (M.P.) approval order issued in favour of SBI CAG Kolkata on dated 29/06/2011 vide Order No 649/2011-12.

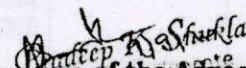
After then M/s Birla ericsson Optical Limited) Ltd. Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) applied for No objection Certificate for mortgage to creat first charge/mortgage on lease hold land in MPAKVN Rewa (M.P.) after then Manager, MPAKVN Rewa (M.P.) approval order issued on dated 04/07/2011 vide Order No 737/2011-12.

In the year 2017 the both party i.e. Madhya Pradesh Aoudogik Kendra Vikash Nigam Limited Rewa (M.P.) and M/s Birla ericsson Optical Limited Ltd. Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) the name of lessee has been changed from Birla Ericsson Optical limited to Birla Cable limited with effect from 29/08/2016 after depositing amendment fee Rs 10,000/- deposited by lessee vide Receipt No 565 dated 03/12/2016 and executed Amended lease deed on stamp worth Rs 2289/- and duly Signed by the previous lease holder and attested by two witness on 25/01/2017 which was got Registered in the office of Sub Register Rewa **through E/Registry No MP328492017A1033607 dated 25/01/2017** and possession of the same was again allotted to M/s Birla Cable limited, Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P). Thus M/s Birla Cable limited, Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) also derived good perfect and marketable for lease hold right for 99 years.

That the M/s Birla Cable limited, Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) has approached the State Bank of India, Corporate Accounts Group Branch (Branch Code No 17313), 4<sup>th</sup> & 5<sup>th</sup> Floor, Parsvnath Capital Tower, Bhai Veer Singh Gale Market New Delhi-110001 with a request for financial assistance by way of Commercial loan and submitted all original documents and on the request of Bank I have conducted search Index Register part 2 of past 30 years by on line receipt/reference ID No. 34090920200705511 Dated 09/09/2020 in the office of Sub Registrar Rewa and I am of opinion that the above An area 2.99 hector, approximately 29900 Sqr mtr. Land situated in industrial area under development at Udyog Vihar Chorahata Teh. Hhuzur, at present Huzur Nagar, Distt.Rewa (M.P) and I am also of opinion that lease hold right of said land he is legally competent to create EM. M/s Birla Cable limited, Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) by deposit of All original documents with and registered lease deeds which is dully stamped & registered by competent authority with NOC for mortgage issued by MPAKVN, Rewa (M.P.) may be accepted for EM. These land is free from all encumbrances, lien & charges charges **except already mortgage in favour of SBI CAG Kolkata t** and is not affected by any Land, Revenue & Tenancy laws of M.P. No minor's interest is involved.

Place: Rewa

Date : 9/9/20

  
Signature of the Advocate

Annexure-C1: CERTIFICATE OF TITLE

( Certificate of title on the basis of Certified copies of the title deed)

1. I have examined the Certified copies of Original Title Deeds intended to be deposited relating to the schedule property/(ies) to be offered as security by way of Registered/Equitable/English Mortgage (\*please specify the kind of mortgage) and



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the certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, title and interest and that if the said Registered/Equitable Mortgage to be created on production of original title deed will satisfy the requirements of creation of Registered/Equitable Mortgage and I further certify that: ( Please specify the kind of mortgage)

2. I have examined the Certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors and under take to re examine the original title deed as and when produced and

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 on production of the original title deed. 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 and relative Certified copies of Title Deeds, certified copies of such tile deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness on the basis of Certified copies 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 09/09/2020 pertaining to the immovable Property/(ies) covered by above said certified copies of Title Deeds. The property is free from all Encumbrances **except already mortgage in previous loan in SBI CAG Kolkata.**

6. In case of scnd/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 --X---- (Specify the share of the Minor with Name). (Strike out if not applicable)

8. The Mortgage if created will be available to the Bank for the Liability of the intending Borrower M/s Birla Cable limited, Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P).

9. I certify that M/s Birla Cable limited, Udyog Vihar Chorahata Teh.Hhuzur Distt.Rewa (M.P) has/have an absolute, clear and Marketable title over the Schedule property/(ies). I further certify that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of original title deed 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 Original title deeds/documents the certified copies of which have been examined would create a valid and enforceable mortgage.

a)

Sl. No	Date	Name/Nature of the Document	Original / certified copy/Certified extract/photo copy, etc	In case of copies, whether the original was scrutinized by the Advocate
1.	24/10/1992	Registered lease deed registered at Sub Registrar, Office Rewa in pustak No A1, at serial No 3576 dated 24/10/1992.	Certified copy	Certified copy issued by Sub Registrar Office Rewa (M.P.), Distt Rewa (M.P.) which is true and correct
2.	03/11/1992	Amended Registered lease deed registered at Sub Registrar, Office Rewa in pustak No A1, at serial No 3660 dated 03/11/1992.	Certified copy	Certified copy issued by Sub Registrar Office Rewa (M.P.), Distt Rewa (M.P.) which is true and correct





	25/01/2017	Amended Registered lease deed registered at Sub Registrar, Office Rewa through E/Registry No MP328492017A 1033607 dated 25/01/2017.	Certified copy	Certified copy issued by Sub Registrar Office Rewa (M.P.), Distt Rewa (M.P.) which is true and correct
4.	29/06/2011	Approval letter for transfer of unit issued by MPAKVN Rewa (M.P.)	Photo copy	True & Correct.
5.	04/07/2011	No objection Certificate issued by MPAKVN Rewa (M.P.)	Photo copy	True & Correct.
6.	29/07/2020	Lease rent paid receipt for Rs 3,23,888/- for the period 29/07/2020 to 31/03/2021	Photo copy	True & Correct.
7.	12/05/1993	Allotment Order from MPAKVN Rewa vide his letter No.MPAKVN/Re/1252 dated 22/10/1992	Photo copy	True & Correct.
8.	05/11/1992	Possession Certificate from MPAKVN Rewa vide his letter No. MPAKVN/RE/AE/UV/1095 dated 05/11/1992	Photo copy	True & Correct.
9.	29/06/2011	Granting permission from MPAKVN Rewa to create mortgage on lease hold land of 4.91(1.92+2.99) hector dated 29/06/2011.	Photo copy	True & Correct.

**Note :-**

1. As per scheme of Digitalization of Record of Sub Registrar of Rewa Mortgage of property could be seen through MPIGR.GOV.IN No provision for issuance of Non Encumbrance Certificate in Sub Registrar offices of MP Hence Sub Registrar denied the issue Non Encumbrance Certificate.
2. Due to the said property is already mortgage in previous loan, their original Documents is deposited in SBI CAG Kolkata which may be obtained in our Branch.

11. There are no legal impediments for creation of the Mortgage on production of original title deed the certified copies of which I have examined under any applicable Law/Rules in force.

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

**SCHEDULE OF THE PROPERTY/IES**

Pertaining the **Property land** An area 2.99 hector, approximately 29900 Sqr mtr. Land situated in industrial area under development at Udyog Vihar Chorahata Teh.Hhuzur , at present Huzur Nagar, Distt. Rewa (M.P) which is bounded by North by Plot of others, South by 80 wide Road, East by Land of others, West by Land of others.

Place: Rewa

Date : 9/9/20

**Signature of the Advocate**

Ho. No.25/944, B. S. S. Colony  
Saman, Rewa Mo.-9425874532