

To,
CHIEF MANAGER,
STATE BANK OF INDIA
SME DAKBUNGALOW ROAD BRANCH(04232)
SOUTH GANDHI MAIDAN
PATNA (BIHAR) -800001

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.

1.	a) Name of the branch/Business Unit/Office seeking opinion. b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded. c) Name of the Borrower.	State Bank of India SME Branch, Dakbungalow Road Branch, South Gandhi Maidan Patna (Bihar) M/s. AMBITION HOMES PRIVATE LIMITED
2.	a) Type of Loan. b) Type of Property.	SME Business loan Residential Flat
3.	a) Name of the unit/concern/company/person offering the property/(ies) as security. b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge. c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	M/s AMBITION HOMES PRIVATE LIMITED PVT LTD COMPANY Borrower/Mortgagor.
4.	Value of Loan (Rs. in crores)	As per sanctioned letter
5.	Complete or full description of the immovable property/(ies) offered as security including the following details. a) Survey No. b) Door/House No. (in case of House property) c) Extent/area including plinth/built up area in case of house property d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Plot no. pocket 02(b), sector-32, Pocket-2, Block- B Land Measuring 7530sqm in Rohini Modified Revised Layout plan of sector-32, Rohini, Delhi East: plt:08, West: pkt02(a), North: 30m Road, South: pkt02(c)
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.	The original documents of property in question are verified.

SANJAY SETHI

(Advocate)

D-37, Hakikat Rai Road

Adarsh Nagar, Delhi-33

Tele: 9810395171

SI N.	Date	Name/Nature of the documents	Original/ copy/ certified /photocopy etc.	Whether the original was scrutinized by the Advocate.
2	25.10.2023	Possession letter in favour of M/s Ambition Homes Private Limited	Original	Original
3	25.10.2023	Possession slip in favour of M/s Ambition Homes Private Limited	Original	Original
5	15.02.2024	Conveyance deed document no: 2024/11/1/1347 in favour of M/s Ambition Homes Private Limited	Original	Original
7.	<p>a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan \Rightarrow Rs.1 crore and in case of commercial loans irrespective of the loan component)</p> <p>b) Whether all the pages in the certified copies of title documents which are obtained directly from sub-Registrar office have been verified page by page with the original documents submitted ?</p> <p>(in case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).</p>			<p>Yes Certified copy duly obtained and compared with the Original (duly attached herewith this report)</p> <p>Yes.</p>
8.	<p>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?</p> <p>b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.</p> <p>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?</p> <p>d) Whether property registration of documents completed. Details thereof to be provided.</p>			<p>Computerized record is available only at SR office and not on online portal at present.</p> <p>N.A.</p> <p>Yes (duly attached herewith this report) (https://www.shcilestamp.com/estamp_statedelhi.html)</p> <p>Yes The registration of the property documents is complete.</p>
9.	<p>a) Property offered as security falls within the jurisdiction of which sub-registrar office?</p> <p>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,</p>			<p>Office of the sub-registrar, VIB, Delhi</p> <p>The chain title documents of the property in question are registered at</p>

	please name all such offices?	Delhi
	c) Whether search has been made at all the offices named at (b) above?	Yes
	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.	<p>a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.</p> <p>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)</p> <p>c) Nature of Minor's interest, if any and if so, whether</p>	<p><i>It is stated therein the deed that Letter of Intent (LOI) to the E auction successful bidder dated 19.12.2022 issued by DDA in favour of M/s AMBITION HOMES PRIVATE LIMITED and thereafter DDA issued demand letter dated 20.02.2023 in favour of M/s AMBITION HOMES PRIVATE LIMITED and thereafter executed handing over of possession vide its letter dated 25.10.2023 M/s AMBITION HOMES PRIVATE LIMITED and thereafter handed over the possession of the property under reference vide its possession slip dated 25.10.2023 and thereafter DDA executed conveyance deed registered document no: 2024/11/1/1347 in book no: I vol no: 9320 at pages 157 to 170 dated 15.02.2024 in favour of M/s AMBITION HOMES PRIVATE LIMITED (chain of the property is complete}</i></p> <p>No Minor's interest involved.</p>



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	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 Minor's interest involved.
11.	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.)	Full ownership rights of private limited company.
	If Ownership Rights,	Yes.
	a. Details of Conveyance Documents.	registered document no: 2024/11/1/1347 in book no: 1 vol no: 9320 at pages 157 to 170 dated 15.02.2024 in favour of M/s AMBITION HOMES PRIVATE LIMITED
	b. Whether the document is properly stamped.	Yes
	c. Whether the document is properly registered.	Yes
	If Leasehold, whether;	No.
	a. The Lease Deed is duly stamped and registered	N.A.
	b. The lessee is permitted to mortgage the Leasehold right,	N.A.
	c. duration of the Lease/unexpired period of lease,	N.A.
	d. if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	N.A.
	e. Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
	f. Right to get renewal of the leasehold rights and nature thereof.	N.A.
	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	No.
	a. grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N.A.
	b. the mortgagor is competent to create charge on such property?	Yes
	c. any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N.A.
	If occupancy right, whether;	
	a. Such right is heritable and transferable,	Yes
	b. Mortgage can be created.	Yes.
12.	Has the property has been transferred by way of Gift/settlement Deed,	NO



	<p>a) The Gift/Settlement Deed is duly stamped and registered;</p> <p>b) The Gift/Settlement Deed has been attested by two witnesses;</p> <p>c) Whether there is any restriction on the Donor in executing the Gift/settlement Deed in question;</p> <p>d) The Gift/settlement Deed transfers the property to Donee;</p> <p>e) Whether the Donee has accepted the gift by signing the Gift/settlement Deed or by a separated writing or by implication or by actions;</p> <p>f) Whether the Donee is in possession of the gifted property;</p> <p>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;</p> <p>h) Any other aspect affecting the validity of the title passed through the Gift/settlement Deed.</p>	<p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p>
13.	<p>Has the property been transferred by way of partition/family settlement Deed,</p> <p>a) whether the original deed is available for deposit. If cannot the modality/procedure to be followed to create a valid and enforceable mortgage.</p> <p>b) Whether mutation has been effected.</p> <p>c) whether the mortgagor is in possession and enjoyment of his share.</p> <p>d) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.</p> <p>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.</p> <p>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?</p>	<p>No</p> <p>N.A</p> <p>N.A</p> <p>N.A</p> <p>N.A</p> <p>N.A.</p> <p>N.A.</p>
14.	<p>Whether the title documents include any testamentary documents /wills?</p> <p>a) In case of wills, whether the will is registered will or unregistered will?</p> <p>b) Whether will in the matter needs a mandatory probate and if so whether the same is provated by a competent court?</p> <p>c) Whether the property is mutated on the basis of will?</p> <p>d) Whether the original will is available?</p>	<p>No</p> <p>N.A.</p> <p>N.A.</p> <p>N.A</p> <p>N.A.</p>



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	e) Whether the original death certificate or the testator is available?	N.A.
	f) What are the circumstances and/or documents to establish the will in question is the last and will of the testator?	N.A.
	g) Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	N.A.
15.	Whether the property is subject to any wakf rights/ belongs to church / temple or any religious / other institutions	No
	a) any restriction in creation of charges on such properties?	No
	b) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	N.A.
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.	N.A.
	c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
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?	N.A.
	c) If YES additional precautions/permissions to be obtained for creation of valid mortgage?	N.A.
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
18.	If the property is Agricultural land,	No
	a) whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	N.A.
	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?	N.A.
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	N.A.
19.	a) Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural laws, weaker sections, minorities, land laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	No
	b) Additional aspects relevant for investigation of title as per local laws.	N.A.



20.	a) Whether the property is subject to any pending or proposed land acquisition proceedings? b) Whether any search/enquiry is made with the land acquisition office and the outcome of such search/enquiry.	No N.A.
21.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded? b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement? 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 litigation pending at the concerned Sub Registrar Office qua the property in question.
22.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpotch? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	No N.A. N.A.
23.	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 Company Registrar (ROC), Articles of Association / provision for common seal etc. b) i) Whether the property (to be mortgaged) is purchased by the above company from any other company or limited liability partnership (LLP) firm? Yes/No ii) if yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company/LLP (seller) and the vendee company (purchaser)? iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No iv) If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied? Yes/No	Yes, (board resolution authorising its person to execute bank loan documents and charge be created in Registrar of Companies NO (Delhi Development Authority has allotted the property under reference to the successful bidder in auction) N.A. N.A. N.A.
24.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.

SANJAY SETHI*(Advocate)*

D-37, Hakikat Rai Road

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25.	<p>a) Whether any POA is involved in the chain of title?</p> <p>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 documents and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.</p> <p>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).</p> <p>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.</p> <p>e) In case of Common POA (i.e. POA other than builder's POA), please clarify the following clauses in respect of POA.</p> <p>i. Whether the original POA is verified and the title investigation is done on the basis of original POA?</p> <p>ii. Whether the POA is a registered one?</p> <p>iii. Whether the POA is a special or general one?</p> <p>iv. Whether the POA contains a specific authority for execution of title document in question?</p> <p>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?)</p> <p>g) Please comments on the genuineness of POA?</p> <p>h) The unequivocal opinion on the enforceability and validity of the POA?</p>	<p>NO</p> <p>N.A.</p> <p>N.A</p> <p>N.A.</p> <p>N.A</p> <p>N.A</p> <p>N.A</p> <p>N.A</p> <p>N.A</p> <p>N.A</p> <p>N.A</p> <p>N.A</p>
26.	Whether mortgage is being created by a POA holder, check genuineness of the power of attorney and the extent of the powers given therein and whether the same is properly executed /stamped /authenticated in terms of the law of the place, where it is executed.	No
27.	<p>If the property is a flat/apartment or residential/commercial complex, check and comment on the following:</p> <p>a) Promoter's/land owner's title to the land/building;</p> <p>b) Development Agreement/power of attorney;</p> <p>c) Extent of authority of the Developer/Builder;</p> <p>d) Independent title verification of the land and /or building in question;</p> <p>e) Agreement for sale (duly registered);</p> <p>f) Payment of proper stamp duty;</p> <p>g) Requirement of registration of sale agreement, development agreement, POA, etc.;</p> <p>h) Approval of building plan, permission of appropriate/local</p>	<p>DDA vacant plot for residential group housing project</p> <p>N.A. for a to q.</p>

<p>authority, etc.;</p> <p>i) Conveyance in favour of Society/condominium concerned;</p> <p>j) Occupancy certificate/allotment letter/letter of possession;</p> <p>k) Membership details in the society etc.;</p> <p>l) Share certificates;</p> <p>m) No objection letter from the society;</p> <p>n) All legal requirements under the local / municipal laws, regarding ownership of flats/apartments/building regulations, development control regulations, co-operative societies law etc;</p> <p>o) Requirements, for noting the Bank charges on the records of the Housing society, if any;</p> <p>p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p> <p>II. A. Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.</p> <p>II. B. Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,</p> <p>II.C. Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?</p> <p>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?</p>	<p>N.A. for II.A to II.D.</p>
<p>28. Encumbrances, attachments, and/or claims whether of Governments, Central or state or other local authorities or third party claims, liens etc. and details thereof.</p>	<p>The subject property is free from encumbrances which is to be mortgaged with SBI</p>
<p>29. The period covered under the encumbrances certificate and the name of the person in whose favour of the encumbrance is created and if so, satisfaction of charge, if any.</p>	<p>2023-2024 (from the date of allotment by DDA in favour of the borrower company)</p>
<p>30. Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?</p>	<p>Yes</p>
<p>31. a) Urban land ceiling clearance, whether required and if so, details thereon.</p> <p>b) Whether no objection certificate under income tax act is required / obtained.</p>	<p>N.A</p> <p>NOC from the IT department be taken on record OR an affidavit/undertaking from the borrower company that no notice of attachment nor any attachment proceeding are initiated by the department in respect of the</p>



SANJAY SETHI

(Advocate)

D-37, Hakikat Rai Road

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		property under reference
32.	a) Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question. b) Whether the name of mortgagor is reflected as owner in the revenue /municipal / village records?	N.A. N.A.(vacant plot)
33.	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 Yes Yes
34.	A. Whether the property can be identified from the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny? a) Documents in relation to electricity connection; b) Documents in relation to water connection; c) Documents in relation to sales tax registration, if any applicable; d) Other utility bills, if any. B. Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Yes Yes yes N.A.
35.	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 same documents 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.)	NA
36.	a) Whether the Bank will be able To Enforce SARFESI Act, if required against the property offered as security? b) Property is SARFAESI compliant (Y/N).	Yes Yes
37.	a) Whether original title deeds are available for creation of equitable mortgage b) In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Yes NA
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 AMBITION HOMES PRIVATE LIMITED through its authorised person as per its board resolution

Date:29.02.2024

SANJAY SETHI

Advocate

Certificate of the Title Deeds

I have examined the **Originals of title Deeds** intended to be deposited relating to the schedule property (ies) offered as security by way of **Equitable Mortgage** (by deposit of original title deeds) and that the original documents of title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that the said **Equitable Mortgage** may be created on deposit of original title deeds and will satisfy the requirements of creation of **Equitable Mortgage** and I further certify that:

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
3. I confirm having made a search in the Land/ Revenue made available records. I also confirm having verified and checked the made available records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records and relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby **certify the genuineness** of the title deeds on the basis of the 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 for (2023-2024) since the year of allotment made by DDA pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (not applicable).
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **M/s.AMBITION HOMES PRIVATE LIMITED**
9. I certify that **M/s AMBITION HOMES PRIVATE LIMITED** has got an absolute, clear and Marketable title over the Schedule property/ (ies) as per conveyance deed executed and registered in its favour. I further certify on comparison with certified copy that the above title deeds are genuine and a valid mortgage may be created on the basis of the original title deeds and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds), we certify that the original title deeds/ documents have to be deposited with the Bank which have been examined besides physical verification by bank officer and would create a valid and enforceable mortgage:-

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- **Original** Letter of Intent (LOI) to the E auction successful bidder dated 19.12.2022 in favour of M/s AMBITION HOMES PRIVATE LIMITED.
- **Original** demand letter dated 20.02.2023 in favour of M/s AMBITION HOMES PRIVATE LIMITED.
- **Original handing over the** possession letter dated 25.10.2023 in favour of M/s AMBITION HOMES PRIVATE LIMITED.
- **Original** possession slip dated 25.10.2023 in favour of M/s AMBITION HOMES PRIVATE LIMITED.
- **Original** conveyance deed registered document no: 2024/11/1/1347 in book no: I vol no: 9320 at pages 157 to 170 dated 15.02.2024 in favour of M/s AMBITION HOMES PRIVATE LIMITED
- **Original** sketch site plan in respect of property under reference.
- **Copy** of the sanctioned site plan

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

12. The property is SARFAESI Compliant.

SCHEDULE OF THE PROPERTY/IES

Plot no. pocket 02(b), sector-32, Pocket-2, Block-B Land Measuring 7530sqm in Rohini Modified Revised Layout plan of sector-32, Rohini, Delhi

Date:- 29.02.2024


SANJAY SETHI
ADVOCATE



AFFIDAVIT/ UNDERTAKING

I, _____ s/o _____ r/o _____
Duly authorized by M/s Ambition Homes Private Limited as per its Board Resolution dated _____
do hereby solemnly declare & affirm as under :-

1. That the company is the undisputed owner & title holder and in complete physical possession of the property i.e. Plot no. pocket 02(b), sector-32, Pocket-2, Block-B Land Measuring 7530sqm in Rohini Modified Revised Layout plan of sector-32, Rohini, Delhi (hereinafter called the property under reference) vide registered document no: 2132 dated 15.02.2022 already executed MOE (equitable mortgaged) with the SBI bank. and the property has been built up as per DDA plan and shall indemnify the bank if the ownership as well as the title deeds document are found not to be true, original & permissible legally tangible in court of law
2. That the company undertakes to abide by the terms and conditions of the bank and undertakes to submit the original title deeds executed and registered in its favour in respect of the property under reference for the creation of mortgage to the Bank.
3. That the company have neither entered into any agreement to sell nor have executed any Irrevocable General Power of Attorney nor created any third party interest for valuable consideration in respect of the property under reference.
4. That the company undertakes not to sub let, alienate, part with, dispose off the actual physical possession of the property under reference during the continuance of its mortgage without the written consent of State Bank of India hereinafter referred to as the Bank.

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5. That the company declare and affirm that company have not taken any loan from any other person or Financial Institution including the Nationalised Bank except as mentioned in loan application with SBI and the property to kept with SBI is free from all sorts of encumbrances, charges liens & there is no other defect in the title of the property under reference which stills stand registered in my name.
6. That the company undertake to make the payment of the statutory demands including taxes regularly in respect of property under reference and I further declare and confirm that there are no arrears payable in this regard.
7. That the company undersigned declare and confirm that the property under reference is built up as per concerned , Municipal Corporation of Delhi & DDA approved plans & no area has been unauthorizly built up & has followed with the direction given by Hon'ble Supreme Court of India/ High Court & is neither subject to any attachment nor any litigation in respect of the title of the properties under reference is pending before any court or authority
8. That the company *declares that no notice of attachment nor any attachment proceeding by the IT department in respect of the property under reference has been initiated nor against Company*
9. That the company undertakes to remain liable and the bank shall be at liberty, to take action including civil or criminal in case the present affidavit / undertaking given by me is found to be false or deceptive.

Deponent

Verification:-

I, _____ s/o _____ the above named deponent do hereby verify that the contents of paras 1 to 8 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 therefrom.
Verified at Delhi , on this th day of _____ , 2024.

Deponent