

**LEGAL OPINION
CUM
TITLE CLEARANCE/ SEARCH REPORT
ON THE TITLE OF
OVER**


**PROPERTIES OF M/S. MASH BIO-FUELS PRIVATE LTD.
DIST-SUBARNAPUR,TAHASIL:TARABHA, MOUZA: PANIMURA JUNGLE,
PS: TARABHA, NO.57 KHATA NO.4,**

SL. NO	PLOT NO	TOTAL AREA IN AC	MORTGAGED AREA IN AC	KISSAM
1	1	3.520	3.520	PATITA
2	2	0.810	0.810	PATITA
3	3	0.110	0.110	PATITA
4	4	0.220	0.220	PATITA
5	5	0.645	0.645	PATITA
6	6	0.180	0.180	PATITA
7	7	0.320	0.320	PATITA
8	11	0.930	0.930	PATITA
9	12	0.380	3.520	PATITA
10	13	0.300	0.300	PATITA
11	14	0.190	0.190	PATITA
12	19	16.410	16.410	PATITA
13	20	0.730	0.730	PATITA
14	21	0.100	0.100	PATITA
15	25	0.860	0.860	PATITA
16	26	4.190	4.190	PATITA
17	27 (P)	3.280	2.670	PATITA
18	30/53(P)	9.700	2.355	PATITA
19	19/35	2.220	2.220	PATITA
20	19/36	2.320	2.320	PATITA
21	20/37	0.540	0.540	PATITA
	SUB-TOTAL	47.955	40.000	

BORROWER	M/s. Mash Bio-Fuels Private Ltd. Represented by its Project Manager.
GUARANTOR	M/s. Mash Bio-Fuels Private Ltd. Represented by its Project Manager.

By
SRI BIKASH CHANDRA PRADHAN
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Dt.25.06.2022


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Advocate, Balangir
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BIKASH CHANDRA PRADHAN
M.Com, LL.B.

Advocate for:-

ADVOCATE

State Bank of India, Union Bank of India, Utkal Grameen Bank, ICICI BANK, JSF BANK & P.G.C.I. Ltd.

NEW THIKADAR PARA, BALANGIR TOWN
BALANGIR-7670010, (Odisha)

Mobile - 9437362343,

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To,

STATE BANK OF INDIA
Overseas Branch, New Delhi.

SUB : -LEGAL OPINION REPORT ON THE TITLE DEED OF M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER AS PRE-LEASE HOLD RIGHT. (INTENDING BORROWER) SITUATED AT- PANIMURA JUNGLE, PO/PS/VIA- TARABHA, DIST- SUBARNAPUR- 767062.

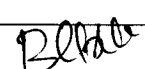
Dear Sir,

I have examined the title deed of the above named person and submit my title investigation report as follows:

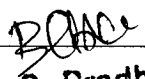
Annexure – B

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

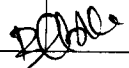
1.	a)	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Overseas Branch, New Delhi
	b)	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Letter no.
	c)	Name of the Borrowers.	M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.
2.	a)	Type of Loan	COMMERCIAL LOAN
	b)	Type of Property	INDUSTRIAL PROPERTIES
3.	a)	Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER. PRE-LEASE HOLD RIGHT, SITUATED AT- PANIMURA JUNGLE, PO/PS/VIA- TARABHA, DIST-SUBARNAPUR-767062.
	b)	Constitution of the unit/concern/ person Body / authority offering the property for creation of charge.	M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER. PRE-LEASE HOLD RIGHT, SITUATED AT- PANIMURA JUNGLE, PO/PS/VIA- TARABHA, DIST-SUBARNAPUR- 767062.
	c)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Property offered by M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER. PRE-LEASE HOLD RIGHT, in the capacity of Borrower cum Guarantor.
4.		Value of Loan (Rs. In cores)	RS.225 Crore
5.		Complete or full description of the immovable property / (ies) offered as security including the following details.	, MOUZA: PANIMURA JUNGLE P.S. TARABHA, P.S. NO.57, TAH: TARABHA, KHATA NO.4, M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER PRE-LEASE HOLD RIGHT, VIDE IDCO REGD.DEED OF AGREEMENT NO- .11952200173, DT.27.02.2012


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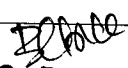
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		21	20/37	0.540	0.540	PATITA
			SUB TOTAL	47.955	40.000	
a)	Survey No.	Not applicable				
b)	Door / House no. (in case of house property)	Not applicable				


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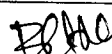
	c)	Extent/ area including plinth/ built up area in case of house property		Not applicable	
	d)	Locations like name of the place, village, city, Registration, Sub-district etc. & boundaries.	<i>The property is situated PANIMURA JUNGLE, P.S. TARABHA, P.S. NO.57, under Tarbha Tahasil, Dist –Subarnapur. Boundries as per map.</i> <i>E: Lands of village Panimura ,</i> <i>W: Lands of village Kendumunda</i> <i>N: panimura jungle Reserved forest.</i> <i>S:Road,IDCO lands & Lands of village Panimura</i>		
6.	a)	Particulars of the documents scrutinized serially and chronologically.			
		Sl. No	Date	Name/ nature of documents	Original / Cert. copy / Cert. Extract / Photocopy
	1	27.04.2022	Regd. Deed of Agreement bearing no--11952200173, DT.27.02.2012 executed by Addl. Land Officer, IDCO Balangir in favour of M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.	Original	
	2	23.06.2022	Regd. Deed of Agreement bearing no--11952200173, DT.27.02.2012 executed by Addl. Land Officer, IDCO Balangir in favour of M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER .	Certified Copy	
	3	21.06.2022	E.C. No. EC1952022000462/2022 issued by R.O Tarabha, for 5years (16.05.2018 to 21.06.2022)	On line/web copy	
	4.	24.06.2022	E.C. No. EC1662022001732/2022 issued by R.O Sonepur for 12 years (01.01.2007 to 15.05.2018)	On line/web copy	
	5.	24.06.2022	E.C. No. EC1662022001733/2022 issued by R.O Sonepur for 12 years (01.01.1995 to 31.12.2006)	On line/web copy	
	6	03.04.2022	Grant of Environmental Clearance Certificate by Govt. of India, Ministry of Environment, Forest and Climate Change.	On line/web copy	
	7	17.03.2022	Letter given by Chief General Manager (Land)IDCO Bhubaneswar vide no-IDCO/HO /P& A-LA-E-8199/2021-(6129) Dt.17.03.2022 for allotment of Govt. Land TO M/S. MASH BIO-FUELS PRIVATE LTD.	Original	
	8	20.04.2022	Letter of Authorisation letter no- P& A-LA-E-8199/2021 received ON DT.27.04.2022 by IDCO Balangir Division regarding execution of Agreement By Sri M. Sabar Addl. Land Officer,	Xerox	
	9	19.01.2022	Letter given by Land Officer,IDCO Bhubaneswar vide no- HO/P&A-LA-E-8199/2021-(1156) Dt.19.01.2022 for depositing of funds to M/S. MASH BIO-FUELS PRIVATE LTD.	Original	
	10	27.01.2021	Money Receipt granted by IDCO vide MR No-11770/ Dt .27.01.2022 for Rs.1,22,62,160.00	Original	


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		11	18.02.2021	Money Receipt granted by IDCO vide MR No-11486/ Dt . 18.02.2021 for Rs.59,000.00		Original
		12	05.05.2022	Certificate of possession of lands made over to the M/S. MASH BIO-FUELS PRIVATE LTD		Original
		13	05.05.2022	Certificate of possession of lands received the M/S. MASH BIO-FUELS PRIVATE LTD		XeroxOn
		14	21.06.2022	Net copy of R.O.R of Mouza-Panimura Jungle P.S-Tarabha no-57		line/web copy
		15	23.06.2022	Sketch Map prepared by Retd.Amin S.Meher		Original
	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.			I have verified the Original of title deeds along with the other original documents detail mentioned in column -5 of this T.I.R which is in possession of M/S. MASH BIO-FUELS PRIVATE LTD.	
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.)			Yes obtained and compared..	
	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?			Yes	
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?			Yes, the relevant records are available for verification in the office of Sub-Registrar, Balangir, in the office of Tahasildar, Tarabha & in the office of IDCO, Balangir.	
	b)	If such online/computer records are available, whether any verification or cross checking are made and the comments / findings in this regard.			Cross checking is made and the documents are found to be genuine.	
	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?			There is no such online portal is presently available to verify the stamp papers. More so over the said stamp paper is already registered after verification by the Sub-registrar, Tarabha, Sonapur.	
	d)	Whether proper registration of documents completed. Detail thereof to be provided.			Yes	
9.	a)	Property offered as security falls within the jurisdiction of which sub-registrar office?			The property offered for mortgage is coming under Sub-Registrar, Tarabha, Sonapur	
	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, please name all such offices?			As per the present circular, it is not possible to register the documents in any other office other than the jurisdiction within which the property is situated.	


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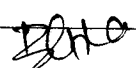
	c)	Whether search has been made at all the offices named at (b) above?	Yes
	d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10.	a)	<p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p>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>Lands of Holding no-4 of Mouza- Panimura Jungle, P.S-Tarabha no-57 stands recorded as ABADI JOGYA ANABADI, Of Government of Odisha, Dist- Subarnapur in the 5th settlement.</p> <p>The land has been leased out in favour of IDCO, Asst. Manager, Sambalpur Division vide Regd. Lease Deed no-11952200087/Dt.03.03.2022 & 11952200089 /Dt.03.03.2022 by the Govt.of Odisha Represented through D.M & Collector, Subarnapur District.</p> <p>As per authorization of Chief General Manager of Land, IDCO Bhubaneswar, Additional Land Officer IDCO Balangir Division executed Regd. Deed of Agreement bearing no--11952200173, DT.27.02.2012 in favour of M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER, pertaining to above mentioned 21 plots measuring an area of Ac.40.00 Dec out of Ac.47.955 dec. for a period of 5 yrs. for use of lands, construction of building and commencement of commercial products as pre-lease hold right. After completion of construction of building and commencement of commercial products IDCO, BALANGIR will execute Lease Deed for 90 years. So on the basis of the Regd. Deed of Agreement prior to the Lease deed the M/S. MASH BIO-FUELS PRIVATE LTD has PRE-LEASE HOLD RIGHT over the lands.</p> <p>M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER is possessing the same landed property peacefully as exclusive owner without any disturbance from any quarter, which is free from all sort of acts and encumbrances and said M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER is legally capable to mortgage the same in favour of Bank for creation of equitable mortgage as pre-lease hold right.</p> <p>I have also made a search in the register of Book No.1 and its connected indices for last 30 years and also verified the certificate of encumbrances on properties issued by the Registering Officer, Tarabha & Sonepur to report that the landed property detailedly mentioned above is free from encumbrances, lien and charges.</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)	As the properties are in the name M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER of as such no minors have any interest over the properties at any point of time.
	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.	Not applicable
11.		Nature of Title of the intended Mortgagor	M/S. MASH BIO-FUELS PRIVATE LTD.


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	over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	REPRESENTED BY ITS PROJECT MANAGER. PRE-LEASE HOLD RIGHT VIDE IDCO Agreement bearing no--11952200173, DT.27.02.2012 being the exclusive owner cum possessor over the schedule landed properties as mentioned above.	
	If ownership right		
a)	Detail of the convenience documents	Yes, obtained	
b)	Whether the document is properly stamped	Yes	
c)	Whether the document is properly registered	Yes	
	If leasehold, whether;	Not applicable	
a)	Lease Deed is duly stamped and registered.	Not applicable	
b)	lessee is permitted to mortgage the Leasehold right,	Not applicable	
c)	duration of the Lease/unexpired period of lease,	Not applicable	
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 right permits for creation of any superstructure(if applicable)?	Not applicable	
f)	Right to get renewal of the leasehold rights and nature thereof.	Not applicable	
	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;		
a)	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	IDCO Balangir executed Agreement VIDE IDCO Agreement bearing no--11952200173, DT.27.02.2012 to possess and use the land for 5years with condition to execute Lease Deed for 90 years after completion factory building and commence of Commercial production.	
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?	Bank should ask the borrower to produced permission to mortgage the land as pre-leasehold right issued by IDCO Balangir.	
	If occupancy right, whether;		
a)	Such right is heritable and transferable,	Not applicable	
b)	Mortgage can be created.		

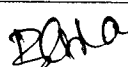

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12.	<p>Has the property been transferred by way of Gift / Settlement Deed, whether:</p> <p>a) The Gift/Settlement Deed is duly stamped and registered;</p> <p>b) The Gift/Settlement Deed has been attested by two witnesses;</p> <p>c) The Gift/Settlement Deed transfers the property to Donee;</p> <p>d) 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>e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;</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 through the gift / settlement deed.</p>	Not applicable
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 not 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 mortgageable 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>Not applicable</p> <p>Not applicable</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 probated 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>e) Whether the original death certificate of the testator is available?</p>	Not applicable


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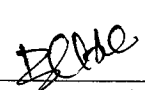
	f)	What are the circumstances and / or documents to establish the will in question is the last and final will of the testator ?	
	g)	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother / Original title deeds are to be explained.	

15.		Whether the property is subject to any wakf rights/ belongs to Church/Temple or any religious or other institutions?	Not applicable
	a)	any restriction in creation of charges on such properties?	
	b)	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	
16.		Where the property is a HUF / joint family property	Not applicable
	a)	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.	
	b)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	
17.		Trust Properties	Not applicable
	a)	Whether the property belongs to any trust or is subject to the rights of any trust?	
	b)	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	
	c)	If so additional precautions/permissions to be obtained for creation of valid mortgage?	
	d)	Requirements, if any for creation of mortgage as per the central / state laws applicable to the trust in the matter.	
18.		If the property is Agricultural land	Not applicable
	a)	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	
	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?	
	c)	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained.	
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, Costal Zone Regulations, Environmental Clearance, etc.),	The property is not affected by any Local Laws, Agricultural Laws, Weaker Sections, Minorities, Land Laws, SEZ regulations, Costal Zone Regulations or Environmental Clearance or any other regulations.
	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?	The land in question is not subject to any pending or proposed land acquisition proceedings.

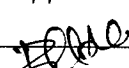

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	b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No	
21.	a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	As per the available records and search the property is not involved in 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?		Not applicable
	c)	Whether the title documents have any court seal / marking which points out any litigation / attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.		
22.	a)	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.		Not applicable
	b)	Property belonging to partners, whether thrown on hotch-pot? 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.		

23.	a)	Whether the property belongs to a Limited Company , check the Borrowing powers, Board resolution, authorisation to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Not applicable	
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.		
	b/2	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) ?		
	b/3	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		
	b/4	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No		
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.	Not applicable	
25.	a)	Whether any POA is involved in the chain of title?	Not applicable	
	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.		
	c)	In case the title document is executed by the POA holder, please clarify whether the POA involved is 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 other type of POA (Common POA).		
	d)	In case of Builder's POA, whether a certified copy of POA is		


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	available and the same has been verified/compared with the original POA.	
	<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>	
	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?)	
	g) Please comment on the genuineness of POA?	
	h) The unequivocal opinion on the enforceability and validity of the POA?	
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.	<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 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' Laws 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>	Not applicable
	II. Whether the Real Estate Project comes under Real Estate A (Regulation and Development) Act, 2016? Y/N	
	II. Whether project is registered with the Real Estate Regulatory B Authority? If so, the details of such registration are to be furnished,	Not applicable


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	comments subsequently, on receipt of the same).		
36.	a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security? b) property is SARFAESI compliant (Y/N)	Not applicable.	
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 Yes, original title deeds are available for creation of equitable mortgage. Not applicable	
38.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	Borrower should produced following documents- 1. Certified copy of Regd. Lease Deed no-11952200087/Dt.03.03.2022 &11952200089 /Dt.03.03.2022 2. Permission from IDCO Balangir to mortgage the land. On verification of the Regd. Deed of Agreement boundaries of the properties have not been mentioned. But from the Map attached in the Agreement and local Amin Map properties are clearly demarcated. There is a road to the properties on the Southern side of the land.	
39.	The specific persons who are required to create mortgage / to deposit documents creating mortgage.	M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER. AS PER AGREEMENTAL RIGHT is required to deposit titled deeds detailly mentioned in col.-5 of this report for creation of equitable mortgage.	

Place : Balangir

Date : 25.06.2022


(Sri Bikash Chandra Pradhan)


Empanel Advocate

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CERTIFICATE OF TITLE

1. I have examined the Original Title Deeds intended to be deposited relating to the schedule property / (ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, Title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that :
2. I have examined the documents in details, taking into account all the Guidelines in the checklist vide Annexure C and the other relevant factors.
3. I confirm having made a search in the Land / Revenue records. I do not find anything adverse which would prevent from creating a valid Mortgage. I am liable, 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 Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds.
5. There are no prior Mortgage / Charges / encumbrances whatsoever, except with the Bank, as could be seen from the Encumbrance Certificate for the period for **last 28 years from dt.01.01.1995 to 21.06.2022** pertaining to the immovable Properties 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.
7. Minor/(s) and his/their interest in the property/(ies) is to the extent of -Nil.
8. The Mortgage if created will be available to the Bank for the Liability of the intending Borrowers, **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.**
9. I certify that **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER** has an absolute, clear and marketable title over the schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by deposit of title deeds, I certify that the deposit of the original title deed & the other documents mentioned in Col. No.5 of Annexure-B of the T.I.R would create a valid and enforceable mortgage.

- A- Regd. Deed of Agreement bearing no--11952200173, DT.27.02.2012 executed by Addl. Land Officer, IDCO Balangir in favour of **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.**
- B- Regd. Deed of Agreement bearing no--11952200173, DT.27.02.2012 executed by Addl. Land Officer, IDCO Balangir in favour of **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.**
- C- E.C. No. EC1952022000462/2022 issued by R.O Tarabha, for 5years (16.05.2018 to 21.06.2022)
- D- E.C. No. EC1662022001732/2022 issued by R.O Sonepur for 12 years (01.01.2007 to 15.05.2018)
- E- E.C. No. EC1662022001733/2022 issued by R.O Sonepur for 12 years (01.01.1995 to 31.12.2006)


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- F- Grant of Environmental Clearance Certificate by Govt. of India, Ministry of Environment, Forest and Climate Change.
- G- Letter given by Chief General Manager (Land) IDCO Bhubaneswar vide no-IDCO/HO /P&A-LA-E-8199/ 2021-(6129) Dt.17.03.2022 for allotment of Govt. Land TO **M/S. MASH BIO-FUELS PRIVATE LTD.**
- H- Letter of Authorisation letter no- P& A-LA-E-8199/ 2021 received by IDCO Balangir Division regarding execution of Agreement By Sri M. Sabar Addl. Land Officer,
- I- Letter given by Land Officer, IDCO Bhubaneswar vide no- HO/P&A-LA-E-8199/2021-(1156) Dt.19.01.2022 for depositing of funds to **M/S. MASH BIO-FUELS PRIVATE LTD.**
- J- Money Receipt granted by IDCO vide MR No-11770/ Dt .27.01.2022 for Rs.1,22,62,160.00
- K- Money Receipt granted by IDCO vide MR No-11486/ Dt . 18.02.2022 for Rs.59,000.00
- L- Certificate of possession of lands made over to the **M/S. MASH BIO-FUELS PRIVATE LTD**
- M- Certificate of possession of lands received by the **M/S. MASH BIO-FUELS PRIVATE LTD**
- N- Net copy of R.O.R of Mouza-Panimura Jungle P.S-Tarabha no-57
11. There is no legal impediment for creation of Mortgage under any applicable Law / Rules in force.

SCHEDULE OF THE PROPERTIES


**DIST-SUBARNAPUR,TAHASIL:TARABHA, MOUZA: PANIMURA JUNGLE,
PS: TARABHA, NO.57 KHATA NO.4,**

SL. NO	PLOT NO	TOTAL AREA IN AC	MORTGAGED AREA IN AC	KISSAM
1	1	3.520	3.520	PATITA
2	2	0.810	0.810	PATITA
3	3	0.110	0.110	PATITA
4	4	0.220	0.220	PATITA
5	5	0.645	0.645	PATITA
6	6	0.180	0.180	PATITA
7	7	0.320	0.320	PATITA
8	11	0.930	0.930	PATITA
9	12	0.380	3.520	PATITA
10	13	0.300	0.300	PATITA
11	14	0.190	0.190	PATITA
12	19	16.410	16.410	PATITA
13	20	0.730	0.730	PATITA
14	21	0.100	0.100	PATITA
15	25	0.860	0.860	PATITA
16	26	4.190	4.190	PATITA
17	27 (P)	3.280	2.670	PATITA
18	30/53(P)	9.700	2.355	PATITA
19	19/35	2.220	2.220	PATITA
20	19/36	2.320	2.320	PATITA
21	20/37	0.540	0.540	PATITA
	SUB-TOTAL	47.955	40.000	

This report is submitted to the State Bank of India, Overseas Branch, New Delhi for information and necessary action.


Place : Balangir

Date : 25.06.2022


(Sri Bikash Chandra Pradhan)
 Empanel Advocate
B. C Pradhan
 Advocate, Balangir
 EN-0/322/92

Certificate of title on the basis of certified copy of title deeds


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 Equitable mortgage and that the certified copies of documents of title referred to in the opinion are valid as secondary evidence of Right, title and interest and that the said equitable mortgage to be created on production of original title deeds 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 and undertake to re-examine the original title deeds 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. I do not find anything adverse which would prevent the title holders from creating a valid mortgage on production of the original title deeds. 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 title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness 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 from 01.01.2009 to 18.06.2022 pertaining to the immovable property/ies covered by above said certified copies 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 -Nil.
8. The Mortgage if created will be available to the Bank for the Liability of the intending Borrowers, **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.**
9. I certify that **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER** has an absolute, clear and marketable title over the schedule property. 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 the original tile deeds 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 the original title deed/ documents the certified copies of which have been examined would create a valid and enforceable mortgage:


B. C Pradhan
Advocate, Balangir
EN-0/322/92

- A- Regd. Deed of Agreement bearing no--11952200173, DT. 27.02.2012 executed by Addl. Land Officer, IDCO Balangir in favour of **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.**
- B- Regd. Deed of Agreement bearing no--11952200173, DT. 27.02.2012 executed by Addl. Land Officer, IDCO Balangir in favour of **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.**
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- J- Money Receipt granted by IDCO vide MR No-11770/ Dt . 27.01.2022 for Rs.1,22,62,160.00
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- L- Certificate of possession of lands made over to the **M/S. MASH BIO-FUELS PRIVATE LTD**
- M- Certificate of possession of lands received by the **M/S. MASH BIO-FUELS PRIVATE LTD**
- N- Net copy of R.O.R of Mouza-Panimura Jungle P.S-Tarabha no-57
11. There is no legal impediment for creation of Mortgage under any applicable Law / Rules in force.

SCHEDULE OF THE PROPERTIES
DIST-SUBARNAPUR,TAHASIL:TARABHA, MOUZA: PANIMURA JUNGLE,
PS: TARABHA, NO.57 KHATA NO.4,

SL. NO	PLOT NO	TOTAL AREA IN AC	MORTGAGED AREA IN AC	KISSAM
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B. C. Pradhan
Advocate, Balangi
EN-0/322/92

				PATITA
19	19/35	2.220	2.220	PATITA
20	19/36	2.320	2.320	PATITA
21	20/37	0.540	0.540	PATITA
	SUB-TOTAL	47.955	40.000	

This report is submitted to the State Bank of India, Overseas Branch, New Delhi for information and necessary action.

Place : Balangir

Date : 25.06.2022


 (Sri Bikash Chandra Pradhan)
 Empanel Advocate)
 Empanel Advocate

B. C Pradhan
Advocate, Balangir
EN-0/322/92

**LEGAL OPINION
CUM
TITLE CLEARANCE/ SEARCH REPORT
ON THE TITLE OF
OVER**

**PROPERTIES OF M/S. MASH BIO-FUELS PRIVATE LTD.
DIST-SUBARNAPUR,TAHASIL:TARABHA, MOUZA: PANIMURA JUNGLE,
PS: TARABHA, NO.57 KHATA NO.4,**

SL. NO	PLOT NO	TOTAL AREA IN AC	MORTGAGED AREA IN AC	KISSAM
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21	20/37	0.540	0.540	PATITA
	SUB-TOTAL	47.955	40.000	

BORROWER	M/s. Mash Bio-Fuels Private Ltd. Represented by its Project Manager.
GUARANTOR	M/s. Mash Bio-Fuels Private Ltd. Represented by its Project Manager.

By
SRI BIKASH CHANDRA PRADHAN
M.Com, L.L.B.
Advocate,
New Thikadar para, Balangir
Mob No-09437362343,
E.Mail I.D:bc_pradhan@lawyer.com

Dt.25.06.2022

B.C. Pradhan
B. C Pradhan
Advocate, Balangir
EN-0/322/92

BIKASH CHANDRA PRADHAN
M.Com, LL.B.

Advocate for:-

ADVOCATE

State Bank of India, Union Bank of India, Utkal Gramoon Bank, ICICI BANK, JSF BANK & P O C I Ltd

NEW THIKADAR PARA, BALANGIR TOWN
BALANGIR-7670010, (Orisha)

Mobile - 9437362343.

bc_pradhan@lawyer.com

To,

STATE BANK OF INDIA
Overseas Branch, New Delhi.

SUB -LEGAL OPINION REPORT ON THE TITLE DEED OF M/S MASH BIO-FUELS PRIVATE LTD REPRESENTED BY ITS PROJECT MANAGER AS PRE-LEASE HOLD RIGHT (INTENDING BORROWER) SITUATED AT- PANIMURA JUNGLE PO/PS/VIA- TARABHA, DIST- SUBARNAPUR- 767062

Dear Sir,

I have examined the title deed of the above named person and submit my title investigation report as follows:


REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

Annexure - B

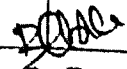
1.	a)	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Overseas Branch, New Delhi
	b)	Reference No and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Letter no.
	c)	Name of the Borrowers	M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.
2.	a)	Type of Loan	COMMERCIAL LOAN
	b)	Type of Property	INDUSTRIAL PROPERTIES
3.	a)	Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER. PRE-LEASE HOLD RIGHT, SITUATED AT- PANIMURA JUNGLE, PO/PS/VIA- TARABHA, DIST-SUBARNAPUR-767062.
	b)	Constitution of the unit/concern/ person Body / authority offering the property for creation of charge.	M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER. PRE-LEASE HOLD RIGHT, SITUATED AT- PANIMURA JUNGLE, PO/PS/VIA- TARABHA, DIST-SUBARNAPUR- 767062.
	c)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc)	Property offered by M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER. PRE-LEASE HOLD RIGHT, in the capacity of Borrower cum Guarantor.
4.		Value of Loan (Rs In cores)	RS 225 Crore
5.		Complete or full description of the immovable property / (ies) offered as security including the following details	MOUZA PANIMURA JUNGLE P S TARABHA, P S NO 57, TAH TARABHA, KHATA NO 4 M/S MASH BIO-FUELS PRIVATE LTD REPRESENTED BY ITS PROJECT MANAGER PRE-LEASE HOLD RIGHT, VIDE IDCO REGD.DEED OF AGREEMENT NO- 11952200173, DT 27.02 2012

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EN-0/322/92

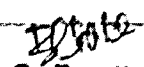
		SL NO	PLOT NO	TOTAL AREA IN AC	PROPOSED AREA IN AC	KISSAM
		1	1	3.520	3.520	PATITA
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		4	4	0.220	0.220	PATITA
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		20	19/36	2.320	2.320	PATITA
		21	20/37	0.540	0.540	PATITA
			SUB TOTAL	47.955	40.000	
a)	Survey No.	Not applicable				
b)	Door / House no. (in case of house property)	Not applicable				


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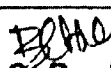
	c)	Extent/ area including plinth/ built up area in case of house property		Not applicable	
	d)	Locations like name of the place, village, city, Registration, Sub-district etc. & boundaries.		<i>The property is situated PANIMURA JUNGLE, P S TARABHA, P.S NO.57, under Tarbha Tahasil, Dist -Subarnapur. Boundries as per map.</i> <i>E: Lands of village Panimura</i> <i>W: Lands of village Kendumunda</i> <i>N: panimura jungle Reserved forest.</i> <i>S:Road,IDCO lands & Lands of village Panimura</i>	
6.	a)	Particulars of the documents scrutinized serially and chronologically.			
		Sl. No	Date	Name/ nature of documents	Original / Cert copy / Cert Extract / Photocopy
		1	27.04.2022	Regd. Deed of Agreement bearing no--11952200173, DT.27.02.2012 executed by Addl. Land Officer, IDCO Balangir in favour of M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.	Original
		2	23.06.2022	Regd. Deed of Agreement bearing no--11952200173, DT.27.02.2012 executed by Addl. Land Officer, IDCO Balangir in favour of M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.	Certified Copy
		3	21.06.2022	E.C. No. EC1952022000462/2022 issued by R.O Tarabha, for 5years (16.05.2018 to 21.06.2022)	On line/web copy
		4.	24.06.2022	E.C. No. EC1662022001732/2022 issued by R.O Sonepur for 12 years (01.01.2007 to 15.05.2018)	On line/web copy
		5.	24.06.2022	E.C. No. EC1662022001733/2022 issued by R.O Sonepur for 12 years (01.01.1995 to 31.12.2006)	On line/web copy
		6	03.04.2022	Grant of Environmental Clearance Certificate by Govt. of India, Ministry of Environment, Forest and Climate Change.	On line/web copy
		7	17.03.2022	Letter given by Chief General Manager (Land)IDCO Bhubaneswar vide no-IDCO/HO /P& A-LA-E-8199/ 2021-(6129) Dt.17.03.2022 for allotment of Govt. Land TO M/S. MASH BIO-FUELS PRIVATE LTD.	Original
		8	20.04.2022	Letter of Authorisation letter no- P& A-LA-E-8199/ 2021 received ON DT.27.04.2022 by IDCO Balangir Division regarding execution of Agreement By Sri M. Sabar Addl. Land Officer,	Xerox
		9	19.01.2022	Letter given by Land Officer,IDCO Bhubaneswar vide no- HO/P&A-LA-E-8199/2021-(1156) Dt.19.01.2022 for depositing of funds to M/S. MASH BIO-FUELS PRIVATE LTD.	Original
		10	27.01.2021	Money Receipt granted by IDCO vide MR No-11770/ Dt .27.01.2022 for Rs.1,22,62,160.00	Original


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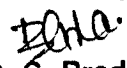
	11	18.02.2021	Money Receipt granted by IDCO vide TIR No. 11486/ DL. 18.02.2021 for Rs.59,000.00	Original	
	12	05.05.2022	Certificate of possession of lands made over to the M/S. MASH BIO-FUELS PRIVATE LTD	Original	
	13	05.05.2022	Certificate of possession of lands received the M/S. MASH BIO-FUELS PRIVATE LTD	Zero/On hand/cert. copy	
	14	21.06.2022	Not copy of R.O.R. of Mouza-Panimura Jungle P.S. Tarabha no-57	copy	
	15	23.06.2022	Sketch Map prepared by Rold Amin S.Meher	Original	
	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.			I have verified the Original of title deeds along with the other original documents detail mentioned in column -5 of this TIR which is in possession of M/S. MASH BIO-FUELS PRIVATE LTD.
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.)			Yes obtained and compared.
	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?			Yes
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?			Yes, the relevant records are available for verification in the office of Sub-Registrar, Balangir, in the office of Tahasildar, Tarabha & in the office of IDCO, Balangir.
	b)	If such online/computer records are available, whether any verification or cross checking are made and the comments / findings in this regard.			Cross checking is made and the documents are found to be genuine.
	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?			There is no such online portal is presently available to verify the stamp papers. More so over the said stamp paper is already registered after verification by the Sub-registrar, Tarabha Sonapur.
	d)	Whether proper registration of documents completed. Detail thereof to be provided.			Yes
9.	a)	Property offered as security falls within the jurisdiction of which sub-registrar office?			The property offered for mortgage is coming under Sub-Registrar, Tarabha, Sonapur
	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, please name all such offices?			As per the present circular, it is not possible to register the documents in any other office other than the jurisdiction within which the property is situated.


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	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.	a)	<p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p>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>Lands of Holding no-4 of Mouza- Panimura Jungle, P.S-Tarabha no-57 stands recorded as ABADI JOGYA ANABADI, Of Government of Odisha, Dist- Subarnapur in the 5th settlement.</p> <p>The land has been leased out in favour of IDCO, Asst. Manager, Sambalpur Division vide Regd. Lease Deed no-11952200087/Dt.03.03.2022 & 11952200089 /Dt.03.03.2022 by the Govt. of Odisha Represented through D.M & Collector, Subarnapur District.</p> <p>As per authorization of Chief General Manager of Land, IDCO Bhubaneswar, Additional Land Officer IDCO Balangir Division executed Regd. Deed of Agreement bearing no-- 11952200173, DT.27.02.2012 in favour of M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER, pertaining to above mentioned 21 plots measuring an area of Ac.40.00 Dec out of Ac.47.955 dec. for a period of 5 yrs. for use of lands, construction of building and commencement of commercial products as pre-lease hold right. After completion of construction of building and commencement of commercial products IDCO, BALANGIR will execute Lease Deed for 90 years. So on the basis of the Regd. Deed of Agreement prior to the Lease deed the M/S. MASH BIO-FUELS PRIVATE LTD has PRE-LEASE HOLD RIGHT over the lands.</p> <p>M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER is possessing the same landed property peacefully as exclusive owner without any disturbance from any quarter, which is free from all sort of acts and encumbrances and said M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER is legally capable to mortgage the same in favour of Bank for creation of equitable mortgage as pre-lease hold right.</p> <p>I have also made a search in the register of Book No.1 and its connected indices for last 30 years and also verified the certificate of encumbrances on properties issued by the Registering Officer, Tarabha & Sonepur to report that the landed property detailly mentioned above is free from encumbrances, lien and charges.</p>	
	b)	<p>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.</p> <p>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>	As the properties are in the name M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER of as such no minors have any interest over the properties at any point of time.
	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.	Not applicable
11.		Nature of Title of the Intended Mortgagor	M/S. MASH BIO-FUELS PRIVATE LTD.


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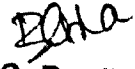
	over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	REPRESENTED BY ITS PROJECT MANAGER. PRE-LEASE HOLD RIGHT VIDE IDCO Agreement bearing no--11952200173, DT.27.02.2012 being the exclusive owner cum possessor over the schedule landed properties as mentioned above.
	If ownership right	
a)	Detail of the convenience documents	Yes, obtained
b)	Whether the document is properly stamped	Yes
c)	Whether the document is properly registered	Yes
	If leasehold, whether;	
a)	Lease Deed is duly stamped and registered.	Not applicable
b)	lessee is permitted to mortgage the Leasehold right,	Not applicable
c)	duration of the Lease/unexpired period of lease,	Not applicable
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 right permits for creation of any superstructure(if applicable)?	Not applicable
f)	Right to get renewal of the leasehold rights and nature thereof.	Not applicable
	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	
a)	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	IDCO Balangir executed Agreement VIDE IDCO Agreement bearing no--11952200173, DT.27.02.2012 to possess and use the land for 5years with condition to execute Lease Deed for 90 years after completion factory building and commence of Commercial production.
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?	Bank should ask the borrower to produced permission to mortgage the land as pre-leasehold right issued by IDCO Balangir.
	If occupancy right, whether;	
a)	Such right is heritable and transferable.	Not applicable
b)	Mortgage can be created.	


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12.	<p>Has the property been transferred by way of Gift / Settlement Deed, whether:</p> <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) The Gift/Settlement Deed transfers the property to Donee;</p> <p>d) 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>e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;</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 through the gift / settlement deed.</p>	Not applicable
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 not 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 mortgageable 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>Not applicable</p> <p>Not applicable</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 probated 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>e) Whether the original death certificate of the testator is available?</p>	Not applicable

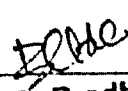

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	f)	What are the circumstances and / or documents to establish the will in question is the last and final will of the testator ?	
	g)	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ 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.	
15.		Whether the property is subject to any wakf rights/ belongs to Church/Temple or any religious or other institutions?	Not applicable
	a)	any restriction in creation of charges on such properties?	
	b)	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	
16.		Where the property is a HUF / joint family property	Not applicable
	a)	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.	
	b)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	
17.		Trust Properties	Not applicable
	a)	Whether the property belongs to any trust or is subject to the rights of any trust?	
	b)	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	
	c)	If so additional precautions/permissions to be obtained for creation of valid mortgage?	
	d)	Requirements, if any for creation of mortgage as per the central / state laws applicable to the trust in the matter.	
18.		If the property is Agricultural land	Not applicable
	a)	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	
	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?	
	c)	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained.	
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, Costal Zone Regulations, Environmental Clearance, etc.),	The property is not affected by any Local Laws, Agricultural Laws, Weaker Sections, Minorities, Land Laws, SEZ regulations, Costal Zone Regulations or Environmental Clearance or any other regulations.
	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?	The land in question is not subject to any pending or proposed land acquisition proceedings.

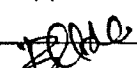

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	b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No
21.	a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	As per the available records and search the property is not involved in 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?	Not applicable
	c)	Whether the title documents have any court seal / marking which points out any litigation / attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	
22.	a)	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b)	Property belonging to partners, whether thrown on hotch-pot? 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.	


23.	a)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Not applicable
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	
	b/2	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) ?	
	b/3	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	
	b/4	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	
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.	Not applicable
25.	a)	Whether any POA is involved in the chain of title?	Not applicable
	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.	
	c)	In case the title document is executed by the POA holder, please clarify whether the POA involved is 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 other type of POA (Common POA).	
	d)	In case of Builder's POA, whether a certified copy of POA is	


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	available and the same has been verified/compared with the original POA.	
e)	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	
f)	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	
g)	Please comment on the genuineness of POA?	
h)	The unequivocal opinion on the enforceability and validity of the POA?	
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.	If the property is a flat / apartment or residential / commercial complex, check and comment on the following: a) Promoter's/Land owner's title to the land / building; b) Development Agreement/Power of Attorney; c) Extent of authority of the Developer / builder; d) Independent title verification of the Land and/or building in question; e) Agreement for sale (duly registered); f) Payment of proper stamp duty; g) Requirement of registration of sale agreement, development agreement, POA etc h) Approval of building plan, permission of appropriate / local authority, etc.; i) Conveyance in favour of Society/ Condominium concerned; j) Occupancy Certificate/allotment letter/letter of possession; k) Membership details in the Society etc.; l) Share Certificates; m) No Objection Letter from the Society; n) All legal requirements under the Local / Municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; o) Requirements for noting the Bank charges on the records of the housing society, if any p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. 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	
II. B	Whether project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not applicable


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	II. C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	
	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?	
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.		Not applicable
29.	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.		.EC1662022001733/2022, Dt.24.06.2022, EC1662022001732/2022, Dt.24.06.2022 & EC1952022000462/2022, Dt.21.06.2022 issued by the R.O., Sonepur and Tarabha shows that the above said Landed property is free from all acts of encumbrances for last 28yrs from Dt.01.01.1995 to Dt.21.06.2022.
30.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?		The land is IDCO lands, Not applicable
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.	
32.	a)	Details of RTC extracts/mutation extracts / Katha extracts pertaining to the property in question.	THE LANDED PROPERTIES DETAILLY MENTIONED IN COLUMN-1 OF THIS REPORT RECORDED IN KHATA NO.4 OF PANIMURA JUNGLE P.S-TARABHA NO-57, M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER. AS PER AGREEMENTAL RIGHT VIDE IDCO Regd deed of AGREEMENT BEARING NO--11952200173, DT.27.02.2012
	b)	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes, the name of mortgagor is reflected as owner on the basis of Regd deed of AGREEMENT
33.	a)	Whether the property offered as security is clearly demarcated?	As per the sketch map attached in the AGREEMENT BEARING NO--11952200173, DT.27.02.2012, the properties are clearly demarcated.
	b)	Whether the demarcation / partition of the property is legally valid?	Yes
	c)	Whether the property has clear access as per documents?	
34.	a)	Whether the property can be identified from the following documents & discrepancy / doubtful circumstances, if any revealed on such scrutiny? Document in relation to electricity connection;	Yes
	b)	Document in relation to water connection;	Yes
	c)	Document in relation to Sales Tax Registration, if any applicable;	Yes
	d)	Other utility bills, if any.	Yes
	e)	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No
35.	Whether the documents i.e. valuation report/ approved/ sanctioned plans 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		There is no any discrepancy in the boundary mentioned in Title deeds


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	comments subsequently on receipt of the same)	
36.	a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security? b) property is SARFAESI compliant (Y/N)	Not applicable
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 Yes, original title deeds are available for creation of equitable mortgage Not applicable
38.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security	Borrower should produced following documents:- 1. Certified copy of Regd. Lease Deed no-11952200087/Dt 03.03.2022 & 11952200089 /Dt 03.03.2022 2. Permission from IDCO Balangir to mortgage the land On verification of the Regd. Deed of Agreement boundaries of the properties have not been mentioned. But from the Map attached in the Agreement and local Amin Map properties are clearly demarcated. There is a road to the properties on the Southern side of the land.
39.	The specific persons who are required to create mortgage / to deposit documents creating mortgage.	M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER. AS PER AGREEMENTAL RIGHT IS required to deposit titled deeds detailly mentioned in col.-5 of this report for creation of equitable mortgage.

Place : Balangir

Date : 25.06.2022

(Sri Bikash Chandra Pradhan)
Empanel Advocate

B. C. Pradhan
Advocate, Balangir
EN-0/322/92

CERTIFICATE OF TITLE

1. I have examined the Original Title Deeds intended to be deposited relating to the schedule property / (ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, Title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that :
2. I have examined the documents in details, taking into account all the Guidelines in the checklist vide Annexure C and the other relevant factors.
3. I confirm having made a search in the Land / Revenue records. I do not find anything adverse which would prevent from creating a valid Mortgage. I am liable, 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 Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds.
5. There are no prior Mortgage / Charges / encumbrances whatsoever, except with the Bank, as could be seen from the Encumbrance Certificate for the period for **last 28 years from dt.01.01.1995 to 21.06.2022** pertaining to the immovable Properties 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.
7. Minor/(s) and his/their interest in the property/(ies) is to the extent of -Nil.
8. The Mortgage if created will be available to the Bank for the Liability of the intending Borrowers, **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.**
9. I certify that **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER** has an absolute, clear and marketable title over the schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by deposit of title deeds, I certify that the deposit of the original title deed & the other documents mentioned in Col. No.5 of Annexure-B of the T.I.R would create a valid and enforceable mortgage.

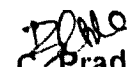
A- Regd. Deed of Agreement bearing no--11952200173, DT.27.02.2012 executed by Addl. Land Officer, IDCO Balangir in favour of **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.**

B- Regd. Deed of Agreement bearing no--11952200173, DT.27.02.2012 executed by Addl. Land Officer, IDCO Balangir in favour of **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.**

C- E.C. No. EC1952022000462/2022 issued by R.O Tarabha, for 5years (16.05.2018 to 21.06.2022)

D- E.C. No. EC1662022001732/2022 issued by R.O Sonepur for 12 years (01.01.2007 to 15.05.2018)

E- E.C. No. EC1662022001733/2022 issued by R.O Sonepur for 12 years (01.01.1995 to 31.12.2006)


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- F- Grant of Environmental Clearance Certificate by Govt. of India, Ministry of Environment, Forest and Climate Change.
- G- Letter given by Chief General Manager (Land) IDCO Bhubaneswar vide no-IDCO/HO /P& A-LA-E-8199/ 2021-(6129) Dt.17.03.2022 for allotment of Govt. Land TO **M/S. MASH BIO-FUELS PRIVATE LTD.**
- H- Letter of Authorisation letter no- P& A-LA-E-8199/ 2021 received by IDCO Balangir Division regarding execution of Agreement By Sri M. Sabar Addl. Land Officer,
- I- Letter given by Land Officer, IDCO Bhubaneswar vide no- HO/P&A-LA-E-8199/2021-(1156) Dt.19.01.2022 for depositing of funds to **M/S. MASH BIO-FUELS PRIVATE LTD.**
- J- Money Receipt granted by IDCO vide MR No-11770/ Dt .27.01.2022 for Rs.1,22,62,160.00
- K- Money Receipt granted by IDCO vide MR No-11486/ Dt . 18.02.2022 for Rs.59,000 00
- L- Certificate of possession of lands made over to the **M/S. MASH BIO-FUELS PRIVATE LTD**
- M- Certificate of possession of lands received by the **M/S. MASH BIO-FUELS PRIVATE LTD**
- N- Net copy of R.O.R of Mouza-Panimura Jungle P.S-Tarabha no-57
11. There is no legal impediment for creation of Mortgage under any applicable Law / Rules in force.

SCHEDULE OF THE PROPERTIES


**DIST-SUBARNAPUR,TAHASIL:TARABHA, MOUZA: PANIMURA JUNGLE,
PS: TARABHA, NO.57 KHATA NO.4,**

SL. NO	PLOT NO	TOTAL AREA IN AC	MORTGAGED AREA IN AC	KISSAM
1	1	3.520	3.520	PATITA
2	2	0.810	0.810	PATITA
3	3	0.110	0.110	PATITA
4	4	0.220	0.220	PATITA
5	5	0.645	0.645	PATITA
6	6	0.180	0.180	PATITA
7	7	0.320	0.320	PATITA
8	11	0.930	0.930	PATITA
9	12	0.380	3.520	PATITA
10	13	0.300	0.300	PATITA
11	14	0.190	0.190	PATITA
12	19	16.410	16.410	PATITA
13	20	0.730	0.730	PATITA
14	21	0.100	0.100	PATITA
15	25	0.860	0.860	PATITA
16	26	4.190	4.190	PATITA
17	27 (P)	3.280	2.670	PATITA
18	30/53(P)	9.700	2.355	PATITA
19	19/35	2.220	2.220	PATITA
20	19/36	2.320	2.320	PATITA
21	20/37	0.540	0.540	PATITA
	SUB-TOTAL	47.955	40.000	

This report is submitted to the State Bank of India, Overseas Branch, New Delhi for information and necessary action.


Place : Balangir

Date : 25.06.2022


(Sri Bikash Chandra Pradhan)
Empanel Advocate
B. C Pradhan
Advocate, Balangir
EN-0/322/92

Certificate of title on the basis of certified copy of title deeds

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 Equitable mortgage and that the certified copies of documents of title referred to in the opinion are valid as secondary evidence of Right, title and interest and that the said equitable mortgage to be created on production of original title deeds 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 and undertake to re-examine the original title deeds 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. I do not find anything adverse which would prevent the title holders from creating a valid mortgage on production of the original title deeds. 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 title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness 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 from 01.01.2009 to 18.06.2022 pertaining to the immovable property/ies covered by above said certified copies 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 -Nil.
8. The Mortgage if created will be available to the Bank for the Liability of the intending Borrowers, **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.**
9. I certify that **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER** has an absolute, clear and marketable title over the schedule property. 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 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 deposit of the original title deed/ documents the certified copies of which have been examined would create a valid and enforceable mortgage:


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 Advocate, Balangir
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- A- Regd. Deed of Agreement bearing no-11952200173, Dt 27.02.2012 executed by Addl. Land Officer, IDCO Balangir in favour of **M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS PROJECT MANAGER.**
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BCP


**B. C. Pradhan
Advocate, Balangir
EN-0/322/92**

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Place : Balangir

Date : 25.06.2022


(Sri Bikash Chandra Pradhan)
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