# CUM TITLE CLEARANACE/ 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 IN AC	AREA	MORTGAGED AREA IN AC	KISSAM
1	1	3.520	<del></del>	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	
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	PATITA

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

BOMO.

### **BIKASH CHANDRA PRADHAN** M.Com, LL.B.

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

Mobile. - 9437362343,

**ADVOCATE** 

Advocate for:bc\_pradhan@lawyer.com State Bank of India, Union Bank of India, Utkal Grameen Bank, ICICI BANK, JSF BANK & P.G.C.I. Ltd.

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

Advocate, Balangir

		т	1	T	T	
		SL NO	PLOT NO	TOTAL AREA IN AC	PROPOSE D 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	0.645	0.645	PATITA
		5	6	0.180	0.180	PATITA
		6	7	0.320	0.320	PATITA
		7	11	0.930	0.930	PATITA
		8	12	0.380	3.520	PATITA
		9	13	0.300	0.300	PATITA
		10	14	0.190	0.190	PATITA
		11	19	16.410	16.410	PATITA
		12	20	0.730	0.730	PATITA
		13	21	0.100		
		14			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
			19/36	2.320	2.320	PATITA
		20	20/37	0.540	0.540	PATITA
		21	SUB TOTAL	47.955	40.000	
a)	Survey No.	Not a	applicable	e		
b)	Door / House no. ( in case of house	Not a	applicable	9	~	
	property)				<del></del>	Pradhan

	-	T			· · · · · · · · · · · · · · · · · · ·		
	c)	pro	ent/ area inc perty	uding plinth/ built up area in case of	f house	Not applicab	le
	d)			name of the place, The property	v is situa	ated PANIMUE	PA ILINGLE DO
		VIIIc	age, city, Re	gistration, Sub-district   TARABHA P.S	S. NO.57.	under Tarbh	a Tahasil, Dist
		etc	. & boundarie	s. –Subarnapu	r. Bound	dries as ner r	a ranasıı, Dist
				E: Lands of	village l	Panimura	nap.
				W: Lands of	village	Kendumunda	
		N: panimura jungle Reserved forest					
6.	2)	SiRoad IDCO lands & Landa of village Divi					
0.	aj	atticulars of the documents scrutinized serially and chronologically.					
		SI. Date Name/ nature of documents Original / Copy / Co				Original / Cert.	
		INO					copy / Cert. Extract /
	1 27 04 2022 Read Deed of Agreement have				Photocopy		
		'	27.04.2022	DT 27 02 2012 executed by Addit	ng no1	1952200173,	Original
				DT.27.02.2012 executed by Addl. Balangir in favour of M/S. MASH B	Land C	micer, IDCO	
				LTD. REPRESENTED BY ITS PROJE	ECT MAN	JAGER	
		2	23.06.2022	Regd. Deed of Agreement bearing	g no1	1952200173,	0.04:6:1
				D1.27.02.2012 executed by Addl	land O	fficer IDCO	Certified
				Balangir in favour of M/S. MASH B	IO-FUEL	S PRIVATE	Сору
		LTD. REPRESENTED BY ITS PROJECT MANAGER					
				E.C. No. EC1952022000462/202	22 issu	nd by P.O.	On line/web
		3	21.06.2022	Tarabha, for 5years (16.05.2018 to	21 NA 2	20 by R.O 022)	сору
				(10.00.2010	21.00.2	022)	
	4. 24.06.2022 E.C. No. EC1662022001732/2022 issu			2 issue	ed by RO	On line/web	
			21.00.2022	Sonepur for 12 years (01.01.2007 t	to 15.05	.2018)	сору
						,	
		5.	24.06.2022	E.C. No. EC1662022001733/202	2 issue	ed by R.O	On line/web
				<b>Sonepur</b> for 12 years (01.01.1995 t	to 31.12	.2006)	copy
		6	03.04.2022	Grant of Environmental Observe	0		On line/web
			00.01.2022	Grant of Environmental Clearar	nce Ce	rtificate by	copy
				Govt. of India, Ministry of Enviror Climate Change.	nment,	Forest and	COPY
				Letter given by Chief General Ma	nager (	Land\IDCO	Original
		<u>.</u> ]	17.03.2022	Bhubaneswar vide no-IDCO/HO	mayer ( /D& Δ	LANG)IDCO	
		7	17.00.2022	2021-(6129) Dt.17.03.2022 for allot	ment of	Govt Land	
				TO M/S. MASH BIO-FUELS PRIVATE	LTD.	Oovi. Land	
		8	20.04.2022	Letter of Authorisation letter no-		LA-E-8199/	Xerox
			20.04.2022	2021 received ON DT.27.04.2022			XOIOX
				Division regarding execution of Agreen	nent By S	Sri M. Sabar	
				Addl. Land Officer,			
		9		Letter given by Land Officer,ID			Original
		İ	19.01.2022	vide no- HO/P&A-LA-E			
				Dt.19.01.2022 for depositing of ful <b>BIO-FUELS PRIVATE LTD.</b>	nas to l	W/S. MASH	
				DIO-I ULLO FRIVATE LIU.			
		10	27.01.2021	Money Receipt granted by IDCO v	ide MR	No-11770/	Original
				Dt .27.01.2022 for Rs.1,22,62,160.0		110 111101	
					-		DACO
			<u>, , , , ,                          </u>			<del></del>	- 41

	19.02.2021   14.							
		11	18.02.2021	Woney Receipt grante	ed by IDCO vide MR No-11486/			
		' '		Dt . 18.02.2021 for Rs	.59,000.00			
	1		05.05.05.5	Contificate		Original		
İ			05.05.2022	Me Macu Blo Sur	sion of lands made over to the			
		12		M/S. MASH BIO-FUEL	S PRIVATE LTD	Original		
		1.0		Certificate of page	ain 61 .			
ĺ		13	05.05.2022	MASH BIO-FILE S DD	Certificate of possession of lands received the M/S.  MASH BIO-FUELS PRIVATE LTD  Xerox			
		14	21.06.2022	Net conv of ROR	of Moura Danis	line/web		
		1-4	21.00.2022	Tarabha no-57	of Mouza-Panimura Jungle P.S-	сору		
		15	23.06.2022		by Retd.Amin S.Meher			
				map propured	by Reta.Amin S.Mener	Original		
	(b)	Natu	re of docum	ents verified and as to	I have verified the Original of title	doods -l		
		whet	her they are	e originals or certified	with the other original docu	ments detail		
		Note	es or registration	on extracts duly certified.	mentioned in column -5 of this T.I	R which is in		
	į	from	the registeri	als or certified extracts ng/land/ revenue/ other	CONCERCION OF BUILD BULLOIS	BIO-FUELS		
		autho	orities be exan	nighandr revenuer other	PRIVATE LTD.			
7.	a)	Whet	ther certified	copy of all title docum	pents are Vocable I			
		optail	ned from the	relevant sub-registrar c	office and	ed		
		comp	pared with the	documents made availab	ale by the			
		propo	osed mortgago	or? (Please also enclose	all such			
		certin	ied copies and	d relevant fee receipts a	long with			
<del></del>	b)	the T		in the second				
	5,	docur	nei all pages	s in the certified copies are obtained directly fr	s of title Yes			
		Regis	trar's office h	lave been verified page	by page			
		with t	he original dod	cuments submitted?	by page			
8.	a)	Whetl	her the record	ds of registrar office or	Yes, the relevant records are	available for		
		reven	iue authorit	ies relevant to the	verification in the office of S	available for ub-Registrar		
		prope	erty in quest	tion are available for	Balangir, in the office of Tahasilda	r. Tarabha &		
		verific	cation throug	h any online portal or	in the office of IDCO, Balangir.	,		
			uter system?					
	b)		ich online/co	omputer records are	Cross checking is made and the do	cuments are		
		avalla	DIE, Whether a	any verification or cross	found to be genuine.			
		finding	ing are made is in this regar	and the comments /				
	c)	Wheti	her the gen	ineness of the stamp	Thoro is no such all			
	1	paper	is possible t	to be got verified from	There is no such online portal	is presently		
	ļ	any o	nline portal a	and if so whether such	available to verify the stamp paper over the said stamp paper is alread	ers. More so		
•		verific	ation was ma	ade?	after verification by the Sub-registi	rar Tarabba		
					Sonepur.	· Si, Tarabila,		
	d)	vvheth	er proper reg	gistration of documents	Yes			
9.	2)	Proport	eted. Detail the	ereof to be provided.				
<b>5.</b>	a)	iurisdic	tion of which su	security falls within the b-registrar office?	The property offered for mortgage	e is coming		
}	h)				under Sub-Registrar, Tarabha, Sono	epur		
	b)	docum	onts in respe	e to have registration of ect of the property in	As per the present circular, it is not	possible to		
		questio	n, at more th	han one office of sub-	register the documents in any other	office other		
		registra	r / district regis	strar/ registrar- general. If	than the jurisdiction within which the situated.	property is		
		so, plea	ase name all su	ch offices?	Situateu.	00 00		
					17	MADE		

	c)	above?					
	d)	Whether the searches in the offices of regist other records reveal registration of multiprespect of the property in question?	ering authorities or any ole title documents in	No			
10.	a)	Chain of title tracing the title from the	Oldoot title doed to 4				
	-,	title of the property in question from the pre- And wherever Minor's interest or other close	decessors in title/interes	latest title deed establishing			
		And wherever Minor's interest or other clog further period, depending on the need for clo	on title is involved, se	earch should be made for a			
		In case of property offered as societies for black clog on the Title.					
		title / encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be					
, ,							
		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 5 <sup>th</sup> settlement.					
		The land has been leased out in favour	of IDCO, Asst. Manage	er. Sambalnur Division vide			
		Govt.of Odisha Represented through D.M &	Collector, Subarnapur D	District.			
		As per authorization of Chief General M Land Officer IDCO Balangir Division exec 11952200173 DT 27 02 2012 in favour	lanager of Land, IDCC	Bhubaneswar, Additional			
		THE CONTRACT OF THE PRODUCT WANT	ALEEP NOMOIDING to -	In			
		The state of the s	"HITIERT OF COMMORAGE "				
		right. After completion of construction of buil IDCO, BALANGIR will execute Lease Deed for Agreement, prior to the Lease dood the Miles	or Willyooro Co on the I				
		rigidament busine to the rease deed the Mis	B. MASH BIO-FUELS	PRIVATE I TD has PRE			
		M/S. MASH BIO-FUELS PRIVATE LTD. is possessing the same landed property peac from any quarter which is from from the from from the from	REPRESENTED BY I	TS PROJECT MANAGER			
	- 1	TOTAL STREET TOTAL STREET TOTAL SOFT	Ot acte and analymbers				
	- 1	DIOTICELS PRIVATE LID. REPRESENT	FD RY ITS DDA 154	T MANAOED			
		capable to mortgage the same in favour of lease hold right.	Bank for creation of ed	quitable mortgage as pre-			
		reade nota right.					
	- 1	I have also made a search in the register of Bo and also verified the certificate of encumbranc Tarabba & Soponur to report that the	es on properties issued	by the Demistrate Off			
		relabile a Soliepul to report that the lande	d property detailly men	tioned above is free from			
		chedinorances, lien and charges.					
	b)	Wherever <b>Minor</b> 's interest or other clog on title is involved, search should be made for a	As the properties are in	the name M/S. MASH BIO-			
		further period, depending on the need for	PROJECT MANAGER of	REPRESENTED BY ITS as such no minors have			
		clearance of such clog on the Title.	any interest over the	properties at any point of			
		In case of property offered as security for	time.				
		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)					
	c) 📙	Nature of <b>Minor</b> 's interest, if any and if so.	Not applicable				
		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.					
11.		Nature of Title of the intended Mortgagor	M/S. MASH BIO-	FUELS PRIVATE LTD.			

B. C Pradhan Advocate, Balangir

	over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	beard being the	REPRESENTED BY ITS PROJECT MANA PRE-LEASE HOLD RIGHT VIDE IDCO Agree earing no11952200173, DT.27.02 eing the exclusive owner cum possessor he schedule landed properties as menti bove.		
- \	If ownership right				
<u>a)</u>	Detail of the convenience documents	Yes,	obtained		
<u>p)</u>	Whether the document is properly stamped	Yes			
c)	Whether the document is properly registered	Yes			
a)	If leasehold, whether;		Not applicable		
	Lease Deed is duly stamped and registered.		No	t applicable	
b)	right,		No	t applicable	
c)			No	t applicable	
d)	Lessee as to whether Lease deed permits leasing and mortgage by Sub- Lessee also.	sub-	No	t applicable	
e)	Whether the leasehold right permits for creati any superstructure(if applicable)?	on of	Not	applicable	
f)	Right to get renewal of the leasehold rights nature thereof.	and	Not	ot applicable	
a)	Grant/ agreement etc. provides for alienable in	riahts	to the mortager	IDCO Data	
b)	Grant/ agreement etc. provides for alienable with or without conditions?  The mortgagor is competent to create charge of Any permission from Govt. or any other audreation of mortgage and if so whether successible?	n such	n property?	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.  yes  Bank should ask the borrower to produced permission to mortgage the land as	
a)	The mortgagor is competent to create charge of Any permission from Govt. or any other audicreation of mortgage and if so whether successions.	n such	n property?	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.  yes  Bank should ask the borrower to produced	

12.		Has the property been transferred by way of Gift /	
İ	_,	Settlement Deed, whether:	
	(a)	- and and other ped and	
	b)	registered;	
	5,	The Gift/Settlement Deed has been attested by two witnesses;	
	c)		-
	'	Donee;	
	d)	<del></del>	Not applicable
	1	signing the Gift/Settlement Deed or by a separated	
	L	writing or by implication or by actions;	
	e)	Whether there is any restriction on the Donor in	
		executing the gift/settlement deed in question:	
	f)	Whether the Donee is in possession of the gifted	
		property;	
	<b>g</b> )		
		or any other person and whether there is a need	
		for any other person to join the creation of	
	F.	mortgage;	
	h)	The same and an ought the gift /	
40	-	settlement deed.	
13.		Has the property been transferred by way of	
	a)	partition/family settlement deed.	Not applicable
	aj	the strain about to available for deposit.	
		If not the modality/procedure to be followed to	
	b)	create a valid and enforceable mortgage.  Whether mutation has been effected.	
	c)		
	C)	whether the mortgagor is in possession and enjoyment of his share	Not applicable
	d)		
	۵,	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title	
		thereon.	
Ì	e)	In respect of partition by a decree of court,	
	-,	whether such decree has become final and all	
Ì		other conditions/ formalities are completed/	
		complied with.	
j	f)	Whether any of the documents in question are	
l	´	executed in counterparts or in more than one	
ĺ		set? If so, additional precautions to be taken for	
		avoiding multiple mortgages?	
14.		Whether the title documents include any	
}		testamentary documents / wills?	
	a)	In case of wills, whether the will is registered will	
		or unregistered will?	
Γ	b)	Whether will in the matter needs a mandatory	
		probate and if so whether the same is probated	Not applicable
		by a competent court?	
	c)	Whether the property is mutated on the basis of	
		will?	
	d)	Whether the original will is available?	
f	e)	Whether the original death certificate of the testator is	
		available?	

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 proporty is subject to		
		Whether the property is subject to any belongs to Church/Temple or any religion institutions?	wakt rights/ us or other	Not applicable
	a)	any restriction in creation of charges on such proper	ties?	
	b)	Precautions/ permissions, if any in respect of the ab	OVA cases for	
		creation of mortgage?	ove cases ioi	
16.		Where the property is a HUF / joint family proper	tv	
	a)	Whether mortgage is created for family benefit / lega	al necessity	Not applicable
		whether the Major Coparceners have no obj	ection/join in	Not applicable
		execution, minor's share if any, rights of female men	nhers etc	
	b)	Please also comment on any other aspect which n	nav adversely	
		affect the validity of security in such cases?	nay auversely	
17.		Trust Properties		
	a)	Whether the property belongs to any trust or is sub	iect to the rights	
		of any trust?	jeet to the rights	<b>?</b>
	b)	Whether the trust is a private or public trust and wh	ether trust dead	Not souther the
		specifically authorizes the mortgage of the property?	iother trast deet	Not applicable
	c)	If so additional precautions/permissions to be obtain	ined for creation	
		of valid mortgage?	inca for creation	1
		Requirements, if any for creation of mortgage as	oor the central	,
	d)	state laws applicable to the trust in the matter.	bei the central i	
18.		If the property is Agricultural land		
	a)	whether the local laws permit mortgage of Agrico	المسافية	<del> </del>
	٠,	whether there are any restrictions for creation/	uiturai iand and	Not applicable
		mortgage.	enforcement of	
	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?	railuity of the title	
	c)	In the case of conversion of Agricultural land	for commercial	_
		purposes or otherwise, whether requisite proced	fure followed /	
		permission obtained.	dare followed /	
19.	a)	340 11 11	The property	io not offerted by
	,	other regulations having a bearing on the creation	, , ,	is not affected by any
		security (viz. Agricultural Laws, weaker Sections,	Continue M	gricultural Laws, Weaker
		minorities, Land Laws, SEZ regulations, Costal Zone	Sections, Mind	orities, Land Laws, SEZ
		Regulations, Environmental Clearance, etc.),	regulations, C	ostal Zone Regulations
		riogalations, Environmental Oleafance, etc.),		ntal Clearance or any
		Alle	other regulation	is.
	b)	Additional aspects relevant for investigation of title as	Not applicable	
		per local laws.		· · · · · · · · · · · · · · · · · · ·
20.	a)	Whether the property is subject to any pending		stion is not subject to any
İ		or proposed land acquisition proceedings?		oposed land acquisition
			proceedings.	
				010

	b)	j i i i i i i i i i i i i i i i i i i i		No	
		Land Acquisition Office and the outcome of such			
<u></u>	<b>—</b> .	search/enquiry.			
21.	(a)	The state of the s	As per the	availab	le records and
		matter of any litigation which is pending or	search the pro	perty is	s not involved in
		concluded?	any litigation	which	is pending o
			concluded		
	b)		ct the creation	of a va	alid
	<u></u>	Intolligage of have any implication of its future enforce	cement2		
	(c)	whether the title documents have any court seal /	marking which	points of	out
		larry inigation / attachment/security to court in re	spect of the n	roperty	in Not
- 00	<del>  _ ,</del>	question? In such case please comment on such se	eal/marking	_	l applicable
22.	(a)	In case of partnership firm, whether the property be	elongs to the fire	m and t	he
	b)	Laeed is properly registered.			Not
	D)	Property belonging to partners, whether thrown	on hotch-pot?	Wheth	ner applicable
	c)	formalities for the same have been completed as per a	applicable laws?	<del></del>	
	"	Whether the person(s) creating mortgage has / mortgage for and on behalf of the firm.	nave authority	to crea	ate
<b></b>	<u> </u>	mongage for and on perial of the fifth.			
23.	a)V	Vhether the property belongs to a Limited Compa	my obook the		
	· /	rowing powers, Board resolution, authorisation to cre	ny, check the		
	exe	ecution of documents, Registration of any prior cha	eate mortgage/		
	Co	mpany Registrar (ROC), Articles of Association	provision for		
	cor	nmon seal etc.	/provision for		
	<del></del>	Whether the property (to be mortgaged) is purc	hasad by the		
	abo	ove Company from any other Company or Lin	nited Liability	No	ot applicable
	Par	tnership (LLP) firm? Yes/No.	Timed Liability		
	b/2	If yes, whether the search of charges of the pr	operty (to be		
	mo	rtgaged) has been carried out with Registrar of Com	nanies (RoC)		
	in ı	respect of such vendor company / LLP (seller) and	d the vendee		
	con	npany (purchaser) ?	4 1110 1011400		
		whether the above search of charges revea	ls any prior		
	cha	rges/encumbrances, on the property (proposed to b	e mortgaged)		
	cre	ated by the vendor company (seller)? Yes/No	J. W. J. G. G. G. G. G. G. G. G. G. G. G. G. G.		
	b/4	If the search reveals encumbrances / charges, v	whether such		
	cha	rges/encumbrances have been satisfied? Yes/No			
24.	In c	case of Societies, Association, the required authority	//power to borr	ower	Not applicable
	and	whether the mortgage can be created, and the re-	equisite resolut	ions,	, ,
		-laws.			
25.	a) b)	Whether any POA is involved in the chain of title?			
	υ,	Whether the POA involved is one coupled with in	nterest, i.e. a		
		Development Agreement-cum-Power of Attorney. If so whether the same is a registered document and hence	, please clarity		
		an interest in favour of the builder/developer and			
		irrevocable as per law.	as such is		
	c)	In case the title document is executed by the POA I	holder please		
	.	clarify whether the POA involved is one executed by the		No	t applicable
		Companies/ Firms/Individual or Proprietary Concerns			
		their Partners / Employees / Authorized representative			
	-	Allotment Letters, NOCs, Agreements of Sale, Sale I			
		favour of buyers of Flats/units (Builder's POA) or othe			
		(Common POA).			0010
	d)	In case of Builder's POA, whether a certified cop	by of POA is	4	Z Voc

		available and the same has been verified/compared with the	е
	e)	original POA.	
	"	The same of common ron the ron only man builders blind	),
		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?	S
		ii. Whether the POA is a registered one?	
Ì		iii. Whether the POA is a special or general one?	
		iv. Whether the POA contains a specific authority for execution of	.e
		title document in question?	)   
İ	f)	Whether the POA was in force and not revoked or had become	
		invalid on the date of execution of the document in question	2
		(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.	Whe	ether mortgage is being created by a POA holder, check genuineness of	f the Not applicable
	Pow	er of Attorney and the extent of the powers given therein and whethe	r the
	sam	ie is properly executed / stamped / authenticated in terms of the Law o	f the
07	plac	e, where it is executed.	
27.		If the property is a flat / apartment or residential / commercial	
	2)	complex, check and comment on the following:	
	b)	Promoter's/Land owner's title to the land / building; 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;	Not applicable
	g)	Requirement of registration of sale agreement, development	-
		agreement, POA etc	
Ì	h)	Approval of building plan, permission of appropriate / local	
		authority, etc.;	
	i)	Conveyance in favour of Society/ Condominium concerned;	
Ī	j)	Occupancy Certificate/allotment letter/letter of possession;	
	k)	Membership details in the Society etc.;	Not applicable
	l)	Share Certificates;	riot applicable
		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.;	
	0)	Requirements for noting the Bank charges on the records of the	
-		housing society, if any	
		If the property is a vacant land and construction is yet to be made,	
L		approval of lay-out and other precautions, if any.	
		Whether the numbering pattern of the units/flats tally in all	
-		documents such as approved plan, agreement plan, etc.	
		Whether the Real Estate Project comes under Real Estate	
-		(Regulation and Development) Act, 2016? Y/N	NIALP
		Whether project is registered with the Real Estate Regulatory	Not applicable
	В	Authority? If so, the details of such registration are to be furnished,	700

	comments subsequently, on receipt of the s	same)		
36.	a) Whether the Bank will be able	to enforce	Not applicable.	<u> </u>
	SARFAESI Act, if required against the			
	offered as security?			
07	b) property is SARFAESI compliant (Y/N	۷)	Yes	
37.	a) Whether original title deeds are available	e for creation	Yes, original title deeds are available	for
	of equitable mortgage		creation of equitable mortgage.	
	b) In case of absence of original title deed	ds, details of	Not applicable	
	legal and other requirements for creation	of a proper,		
	valid and enforceable mortgage by depos extracts duly certified etc., as also any pred	of certified		
	taken by the Bank in this regard.	Laution to be		
38.	Additional suggestions, if any to saf	equard the	Borrower should produced fall	
	interest of Bank / ensuring the pe	orfection of	Borrower should produced followin documents-	g
	security.			
			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 propert	ies
			have not been mentioned. But from t	the
			Map attached in the Agreement and lo	cal
			Amin Map properties are clea	rly
		demarcated. There is a road to t	the	
		properties on the Southern side of t	the	
39.	The specific persons who are required	M/S MASH BI	land. O-FUELS PRIVATE LTD. REPRESENTED BY	TC
00.	to create mortgage / to deposit		NAGER. AS PER AGREEMENTAL RIGHT	
	documents creating mortgage.	required to a	deposit titled deeds detailly mention	19
	documents creating mortgage.	in col5 of	this report for creation of equitable	
		mortgage.	and report for oreation of equitar	וטוע
				<del>                                     </del>

Place : Balangir

Date: 25.06.2022

(Sri Bikash Chandra Pradhan) Empanel Advocate

## **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.
- 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.
- 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)

- 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.	PLOT NO	TOTAL AREA	MORTGAGED	KISSAM
NO		IN AC	AREA IN AC	
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

## 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:

- 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)
- 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,
- 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  ${\it M/S.}$  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.	PLOT NO	TOTAL AREA		KISSAM
NO	<del></del>	IN AC	AREA IN AC	
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

E M

				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

# LEGAL OPINION CUM TITLE CLEARANACE/ 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	MORTGAGED AREA IN AC	KISSAM
1	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	15	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 X	PATITA
18	30/53(P)	9.700	2.355 \( \cdot \)	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	

BOKKOAAFIA	M/s. Mash Bio-Fuels Private Ltd. Represented by its Project Manager.
CHAPANTOR	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

### **BIKASH CHANDRA PRADHAN** M.Com, LL.B.

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

Mobile - 9437362343.

ADVOCATE

Advocate for:bc\_pradhan@lawyer.com State Bank of India, Union Bank of India, Ulkal Grameen Bank, ICICI BANK, JSF BANK & P.G.C.I. Ltd.

To,

STATE BANK OF INDIA Overseas Branch, New Delhi.

SUB LEGAL OPINION REPORT ON THE TITLE DEED OF MIS. MASH BIO-FUELS PRIVATE LTD REPRESENTED BY ITS PROJECT MANAGER AS PRE-LEASE HOLD PIGHT INTENDING BORROWER) SITUATED AT-PANIMURA JUNGLE PO/PSIVIA- TARABHA, DIST-SUBARNAPUR- 767062

Deat 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.		Name of the Branch/ Business Unit/Office seeking opinion.	Delhi Delhi
		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
2	رد	Type of Loan	REPRESENTED BY ITS PROJECT MANAGED
C-MCC-Management Agency		Type of Property	COMMERCIAL LOAN
**************************************			INDUSTRIAL PROPERTIES
<b>J</b> .		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, TABABUA
		Constitution of the unit/concern/ person Body / authority offering the property for creation of charge.	DIST-SUBARNAPUR-767062.  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>C)</b>	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.	8 8 6	Value of Loan (Rs. In cores)	RS 225 Crore
5. distribution of the property of the state	30.00		MOUZA PANIMURA JUNGLE PS. TARABHA. PS 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
			The second secon

		SI N	1	,	PROPOSE D AREA IN AC	
		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
operation / W. A. L. Compagning		5	5	0.645	0.645	PATITA
		6	6	0.180	0.180	PATITA
		7	7	0.320	0.320	PATITA
A. Tarangaran James and A. Sandaran Sandaran Sandaran Sandaran Sandaran Sandaran Sandaran Sandaran Sandaran Sa		8	11	0.930	0.930	PATITA
		9	12	0.380	3.520	PATITA
One Canada Appropriate Control of th		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		PATITA
		15	25	0.860	0.860	PATITA
***************************************		16	26	4.190	4.190	PATITA
		17	27 (P)		2.670	PATITA
		18	30/53 (P)		2.355	PATITA
		19	19/35			PATITA
		20	19/36			PATITA
		21	20/37			PATITA
			SUB TOTAL	47.955	40.000	
a)	Survey No.	Not a	pplicable			
b)	Door / House no. ( in case of house	Not a	Not applicable			

,	۲)	c) Extent/ area including plinth/ built up area in case of house   Not applicable					
		prop	perty			Not applicat	
	d)	Loc	ations like	name of the place,		tod PANIMUI	RA JUNGLE DC
		villa	ige, city, Rec	gistration, Sub-district	I ARABHA, P.S. NO.57, under Tarbba Tabacit Disk		
		etc.	& boundarie	S.	–Subamapur, Bound	tios as nor i	man
					E: Lands of village F	Panimura	·
					- W: Lands of village H	Cendumunda	)
					-N: panimura jungle Re.	served forest	
6.	a)	Par	ticulars of the	documents perutining	STROOM IDCO londe o	I was a star of the	llage Panimura
	-,	and chronologically.			gically.		
		SI. Date Name/ nature of documents				Original / Cert	
70.00		140				copy / Cert Extract /	
		1	27.04.2022 Regd. Deed of Agreement bearing no11952200173,		1		
			21.01.2022	DT 27 02 2012 Avacut	ement bearing no11	952200173,	A
				Balangir in favour of	ed by Addl. Land Of M/S. MASH BIO-FUEL	ficer, IDCO	
C W The sandy				LTD. REPRESENTED	BY ITS PROJECT MAN	S PRIVATE	
		2	23.06.2022				
		2	23.06.2022	Regd. Deed of Agre	ement bearing no11	952200173.	0-45
				UI.ZI.UZ.ZUIZ execute	ed by Addi land Of	ficer IDCO	Certified
over a contract of				Balangir in favour of M LTD. REPRESENTED F	W/S. MASH BIO-FUELS	S PRIVATE	Сору
A Party Part				- TOTAL RECENTED	DI 113 PROJECT MAN	AGER.	
Madda		3	24 00 0000	E.C. No. EC195202	22000462/2022 issue	d by D.O.	On line/web
man a sur company		3	21.06.2022	Tarabha, for 5years (1	6.05.2018 to 21 ns 20	u by R.O	сору
3						·	1,
**		4.	24.06.2022	E.C. No. EC166202	2001732/2022 issued	d hv RO	On line/web
W + 1 Books				Sonepur for 12 years	(01.01.2007 to 15.05.)	2018)	сору
* : : : : : : : : : : : : : : : : : : :		_	24.00.000			· i	
-ni overese	İ	5.	24.06.2022	E.C. No. EC166202	2001733/2022 issued	by R.O	On line/web
		1		Sonepur for 12 years	(01.01.1995 to 31.12.)	2006)	сору
And the second s	1	6	03.04.2022	Grant of Environme	ental Clearance Cer		On line/web
		İ		Govt. of India, Minist	try of Environment of	tificate by	copy
		1		Climate Change.	iry or Environment, F	orest and	copy
				Letter given by Chief	General Manager /I	224/1000	Original
l		7	17.03.2022	Bhubaneswar vide n	o-IDCO/HO /P& A.I	A E 9100	og.i.ai
		<b>'</b>		2021-(6129) Dt.17.03.	2022 for allotment of (	30vt   2nd	
				TO M/S. MASH BIO-FU	ELS PRIVATE LTD.		
		8	20.04.2022	Letter of Authorisati	on letter no- P& A-I	A-E-8199/	Xerox
		-		2021 received ON D	T.27.04.2022 by IDC	O Balancia	Velox
		1		Division regarding execution of Agreement By Sri M. Sabar			
		9		Addl. Land Officer,	and 066 1000 -	***************************************	
				vide no- I	ind Officer,IDCO Bhu	ibaneswar	Original
			19.01.2022	Dt.19.01.2022 for dep	10/P&A-LA-E-8199/20	)21-(1156)	
				BIO-FUELS PRIVATE L	TD.	WS. MASH	
		10	07.04.555				
		10	27.01.2021	Money Receipt grante	d by IDCO vide MR	No-11770/	Original
		- 1		Dt .27.01.2022 for Rs.	1,22,62,160.00	1110/	
							MAC
							700

	1		18.02,2021	Money Receipt grants	d by IDGO vide MR No 11486/	<b>!</b>	
				D1 : 18 02 2021 for Re.f	39,000.00	Original	
		12	05.05.2022	Cortificate of possess M/B. MASH BIO-FUELS	aion of lands made over to the PRIVATE LTD	Original	
		13	05.05.2022	MASH BIO-FUELS PRI		ZerozOn lineLueb	
		14	21.00-2022	Not copy of R,O.R - a  Tarabha no-57	of Mouza-Panimura Jungle P.S-	(Ab) much were	
		15	23 00.2022	Skolch Map propared	by Refd Amin 8.Meher	Original	
	(b)	Nati	un of docum	ante verified and as to			
	"	Whol	mor moy ar	o Originals or certified		ments detail	
		Note	r: Only origin	on extracts duly certified, rals or certified extracts	mentioned in column -5 of this T1 possession of M/8. MASH	BIO-FUELS	
		from	the register Inxe od seilite	ing/land/_revenue/_other nined.	PRIVATE LTD.	4.	
7.	(1)	Whe	ther certified	copy of all title docum relevant sub-registrar o	onts are Yes obtained and compar	red .	
		comp	parod with the	documents made availab	le by the	:  -  -	
		proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with					
policina de la proje	b)	the T Whet		s in the certified copies	of title Yes	Annyones-winder: Mediginismo (desperances-cuis vigo (peru) ; regar despresa	
		docu	ments which	are obtained directly fro	om Sub-	and the second of the second o	
notage or - Press y A -				nave been verified page cuments submitted?	and the property of the same		
8.	ก)	Whet rover		ds of registrar office or ties relevant to the	Yes, the relevant records are verification in the office of £		
		propo	orty in ques	tion are available for	Balangir, in the office of Tahasilda	ar, Tarabha &	
			cation throug outer system	gh any online portal or ?	in the office of IDCO, Balangir.		
	b)	11 81	uch online/c	omputer records are	Cross checking is made and the d	ocuments are	
		check	ing are mad	any verification or cross and the comments /	found to be genuine.		
	c)	finding	gs in this rega her the deni	rd. ulneness of the stamp	There is no such online portal	is presently	
		paper	r is possible	to be got verified from	available to verify the stamp pap over the said stamp paper is alrea	ers. More so	
		any o	nline portal a cation was m	and if so whether such	after verification by the Sub-regis		
	d)			gistration of documents	Bonepur. Yes	a 1900 Marina di Santa di Santa di Santa di Santa di Santa di Santa di Santa di Santa di Santa di Santa di Santa	
en and a second	delakani	compl	eted. Detail th	pereof to be provided.	The property officed for medical		
9.	1	jurisdic	tion of which s	security falls within the ub-registrar office?	The property offered for mortgagunder Sub-Registrar, Tarabha, So		
}.	b)	Whoth	or it is possib	le to have registration of ect of the property in	As per the present circular, it is ne register the documents in any other		
		recentle	910m la no	than one office of sub- istror/ registrar- general. If	than the jurisdiction within which the	ne property is	
	a, gade (del eggeniante de	rogistra so, ple	ar / district reg lase name all al	uch offices?	situated.	rotate	
						N. C.	

	c)	Whether search has been made at all the above?	·				
	d)	Whether the searches in the offices of registe	ring authorities or any	No			
		other records reveal registration of multiple	e title documents in	140			
		respect of the property in question?					
10.	a)	Chain of title tracing the title from the chille of the property in question from the proof	oldost title doed to the la	ntost title doed establishing			
		And wherever Minor's interest or other clog further period, depending on the need for clear					
		III CASO OI DIODONO ONOMA AR RACIIFIF	I for lange of Da 4 ag a	1			
		used):-					
		Lands of Holding no-4 of Mouz	a- Panimura Jungle, P	S-Tarabha no-57 stande			
		recorded as ABADI JOGYA ANABADI, Of Gosettlement.	overnment of Odisha, D	Dist- Subarnapur in the 5"			
		The land has been leased out in favour of	f IDCO. Asst. Manager	Samhalnur Division vida			
		1, 1, 1, 2, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	U3 2022 - & 1195220008	O /DE03 03 3033 by the			
		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.					
		As per authorization of Chief General M.	anager of Land, IDCO	Bhubaneswar, Additional			
		Land Onicer IDCO Balandir Division eyec	Hed Read Deed of	Agroomant bearing on			
		11992200173, D1.27.02.2012 In favour (	DI M/S. MASH BIO.	FILE C DDIVATE ITO			
		WEINESENTED BY IIS PROJECT MANA	GER, pertaining to al	have mentioned 21 plate			
		measuring an area of Ac.40.00 Dec out of A lands, construction of building and commence	C.47.955 dec. for a pe	priod of 5 yrs. for use of			
		right. After completion of construction of build	ling and commencemen	of commercial products			
		IDCO, BALANGIR will execute Lease Deed for	r 90 vears. So on the b	asis of the Read Deed of			
		Agreement prior to the Lease deed the M/S	. MASH BIO-FUELS I	PRIVATE LTD has PRE-			
		LEASE HOLD RIGHT over the lands.					
	- [	M/S. MASH BIO-FUELS PRIVATE LTD.	REPRESENTED BY IT	S PROJECT MANAGER			
		is possessing the same landed property peace from any quarter, which is free from all sort of	efully as exclusive owners	er without any disturbance			
		BIO-FUELS PRIVATE LTD. REPRESENTE	FD BY ITS PROJECT	T MANAGED is legally			
	İ	capable to mortgage the same in favour of i	Bank for creation of ea	uitable mortgage as pre-			
	ļ	lease hold right.	- and an analysis of oq	anable mortgage as pre-			
	1	I have also made a search in the register of Bo	ok No.1 and its connecte	ed indices for last 30 years			
	l	and also verified the certificate of encumbrance	es on properties issued	by the Registering Officer			
		Tarabha & Sonepur to report that the lande	d property detailly ment	tioned above is free from			
	L\	encumbrances, lien and charges.  Wherever <b>Minor</b> 's interest or other clog on	As the properties are in	the name M/S. MASH BIO-			
	b)	title is involved, search should be made for a	FUELS PRIVATE LTD.	REPRESENTED BY ITS			
		further period, depending on the need for	PROJECT MANAGER of	as such no minors have			
		clearance of such clog on the Title.	any interest over the	properties at any point of			
	1	In case of property offered as security for	time.				
		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) Nature of Minor's interest, if any and if so,	Not applicable				
	c)	whether creation of mortgage could be	The supplication				
	ļ	possible, the modalities/procedure to be					
ı <b>I</b>		followed including court permission to be					
1	- 1	followed frictading odars pormission					
		obtained and the reasons for coming to such					
11.		obtained and the reasons for coming to such conclusion.  Nature of Title of the intended Mortgagor	M/S. MASH BIO-	FUELS PRIVATE LTD.			

	over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	beari beind	ing no11952	TS PROJECT MANAGER GHT VIDE IDCO Agreemer 200173, DT.27.02.201 wner cum possessor ove properties as mentione
	If ownership sight	abov	e.	properties as mentione
a)	If ownership right			
b)	Detail of the convenience documents	Yes	obtained	
c)	Whether the document is properly stamped	Yes	<del>ootainea</del>	
10	Tyrietie the document is properly registered	Yes		
a)	If leasehold, whether;  Lease Deed is duly stamped and registered.		Not applicable	
b)			No	ot applicable
c)	lessee is permitted to mortgage the Lease right,		No	t applicable
d)	duration of the Lease/unexpired period of lease		No	t applicable
	if, a sub-lease, check the lease deed in favo Lessee as to whether Lease deed permits leasing and mortgage by Sub- Lessee also.	s sub-		t applicable
e)	any superstructure(if applicable)?	ation of Not applicable		t applicable
f)	Right to get renewal of the leasehold rights nature thereof.  If Govt. grant/ allotment/Lease-cum/Sale Ag/ / Inam Holder / Allottee etc. whether	The applicable		t applicable
b) c)	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?  The mortgagor is competent to create charge on such property?  Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?		IDCO Balangii 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.  yes  Bank should ask the borrower to produced permission	
	If occupancy right, whether;			mortgage the land as pre-leasehold right issued by IDCO Balangir.
a) b)	Such right is heritable and transferable, Mortgage can be created.			Not applicable

, (4 <u>0</u>	. 1		
´   12	•	Has the property been transferred by way of Gift	/
1		Locusticing Deed, Mustual,	l .
	a	The Gift/Settlement Deed is duly stamped and	1
	-	i registered,	1
	b	The Gift/Settlement Deed has been attested by two	
	<u> </u>	i willie3565.	1
ĺ	C	) The Gift/Settlement Deed transfers the property to	
	-		<b> </b>
	a	) Whether the Donee has accepted the gift by	Not applicable
1		Training the Olivoettement Deed or by a serior .	
		Willing Of Dy Intiblication of hy actions:	<b>!</b>
	-	THE PROPERTY OF THE PROPERTY OF THE PARTY OF	
	F	T cacculing the different deed in anastical	1
	"	Whether the Donee is in possession of the gifted property;	]
	g)	_   Piopeity,	· i
	) 3,		
		or any other person and whether there is a need for any other person to initial the Donor	
		for any other person to join the creation of mortgage;	
	h)		
		settlement deed.	
13.		Has the property been transferred by way of	
1		partition/family settlement deed.	
	(a)	whether the original deed is available for deposit.	Not applicable
		If not the modality/procedure to be followed to	
		create a valid and enforceable mortgage.	
	b)	Whether mutation has been effected.	
	c)		
	•	enjoyment of his share	Not applicable
	d)		Spp. Sacration
	'	the mortgagor has acquired a mortgageable title	
		thereon.	
	e)	In respect of partition by a decree of court,	
		whether such decree has become final and all	
		other conditions/ formalities are completed/	į
		complied with.	
	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?	
14.		Whether the title documents include any	
	-	testamentary documents / wills?	
	a)	In case of wills, whether the will is registered will	
	l	or unregistered will?	
	b)	Whether will in the matter needs a mandatory	
		probate and if so whether the same is probated	Not applicable
		by a competent court?	
	c)	Whether the property is mutated on the basis of	
	-	will?	
	d)	Whether the original will is available?	
	e)	Whether the original death certificate of the testator is	
		available?	12040
			EXC.

f)	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	

		g access the to be explained.				
15.	T	Whether the property is				
	15. Whether the property is subject to any wakf rights/ belongs to Church/Temple or any religious or other Not applicable institutions?					
	-	institutions? Church/Temple or any religiou	····			
	a)	any rooting and	Not applicable			
	b)		ies?			
	0,	Precautions/ permissions, if any in respect of the aborecation of mortgage?	010 000			
16.	┼	creation of mortgage?	ove cases for			
10.	-	Where the property is a HUF / joint family propert				
	a)	Whether mortgage is created for family benefit / legal whether the Major Coparcepers have	Y			
		whether the Major Coparceners have no object execution, minor's share if any rights of females.	necessity Not applicable			
	<u> </u>	execution, minor's share if any, rights of female mem	ction/join in			
	b)	Please also comment on any other aspect which market the validity of security in such cases?	bers etc.			
4-		affect the validity of security in such cases?	ay adversely			
17.						
1	a)	Whether the property belongs to any truck				
F		Whether the property belongs to any trust or is subject of any trust?	ect to the rights			
I	b)	Whether the trust is a private				
-		Whether the trust is a private or public trust and whe specifically authorizes the mortgage of the property?  If so additional precautions/page is	ther trust deed Not applicable			
	c)	If so additional precautions/permissions to the property?				
L		of valid mortgage?	ed for creation			
1	- 1	Requirements if any for creation of				
	d)	state laws applicable to the trust in the	er the central /			
18.		state laws applicable to the trust in the matter.  If the property is Agricultural land				
	a)	whether the local laws are it				
	· / ,	whether the local laws permit mortgage of Agricult whether there are any restrictions for crossing to	tural land and			
	- 1,	whether there are any restrictions for creation/er mortgage.	nforcement of Not applicable			
	b)	O case of agricultural property it				
Ì		n case of agricultural property other relevant Records /	documents as			
			lidity of the title			
	c)	and right to enforce the mortgage?				
'	-/	n the case of conversion of Agricultural land for	r commercial			
		THE THE PROPERTY OF THE PROPER	re followed /			
9. a	,   V	permission obtained.				
~.   a	'   <sup>v</sup>	Whether the property is affected by any local laws or the regulations having a bearing on the creation	he property is not affect to			
		ther regulations having a bearing on the creation Li	ocal laws Agricultural L			
	3	eculty (VIZ. Addicultural Laws weaker Continue Le	ocal Laws, Agricultural Laws, Weaker			
	1 ''	BINDES 1200 1200 SEZ MANJAKA - A 1 -	ections, Minorities, Land Laws, SEZ			
	"	EQUIZIONS Environmental Classes	MANAGORIA COSTAL ZONO Demilio			
<u> </u>			Livirulifiental Clearance or and			
b	)   A	dditional aspects relevant for investigation of title as N	inor regulations.			
	1 12	er local laws.	ot applicable			
). a		that has the arrest in the				
	0		ne land in question is not subject to any			
	1	pe	ending or proposed land acquisition			
- 1	ı	1 '	oceedings.			

B. C Pradhan Advocate, Balangi<sub>j</sub> EN-0/322/92

<b>,</b>	1	) Whether any search/enquiry is made with it	FORMOUTH AND A COMMISSION OF THE COMMISSION OF T		
	-	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such		No	
		1 Search/endury			
21	. a	Whether the property is involved in or subject matter of any litigation which is pending or	- 1980 - Antonio Santo Poppio Antonio (Los Arregio appropriato de la Participa de Calendario de Cale	Harden .	
		matter of any litigation which is pending or	As per the	available records and	
		concluded?	search life DIO	Deffy is not invalue at 1	
l			any litigation	which is pending or	
	h	) If so, whether such litigation would advance to	concluded.	bending of	
	~		ct the creation	of a valid	
-	-				
	6	/   vincing the title documents have any court and /		points out	
				roperty in Not	
22.	+-				
22.	. a	, in ease of partite still lift. Whether the property be	longs to the firn	n and the	
	h				
	J		on hotch-pot?	110	
	C	Transfer to the Sallie Have need completed as nor	annianti la la como	<b>}</b>	
	"	Tricties the person(s) creating mortgage has /	have authority i	to create	
		mortgage for and on behalf of the firm.		·	
23.	a)\	Whether the proporty belongs to a Livit I o			
	Bo	Whether the property belongs to a Limited Compa	ny, check the		
	ex	prowing powers, Board resolution, authorisation to cre	ate mortgage/		
	Co	ecution of documents, Registration of any prior cha	rges with the		
	COL	mpany Registrar (ROC), Articles of Association mmon seal etc.	/provision for		
<u> </u>					
	ah.	Whether the property (to be mortgaged) is purch	nased by the	Not applicable	
	Da	ove Company from any other Company or Lin	nited Liability		
	Partnership (LLP) firm? Yes/No.				
	0/2	If yes, whether the search of charges of the pro	operty (to be		
		rtgaged) has been carried out with Registrar of Com			
		respect of such vendor company / LLP (seller) and	i the vendee		
		npany (purchaser) ? whether the above search of charges reveal	s onu naion		
1		rges/encumbrances, on the property (proposed to be			
1			a mortgaged)		
	crea	ated by the vendor company (seller)? Yes/No	thathar such		
ľ	b/4	If the search reveals encumbrances / charges, w	memer such		
	cha	rges/encumbrances have been satisfied? Yes/No	lacuar to barra	Not and continue	
24.	In c	ase of Societies, Association, the required authority	power to borror	wer Not applicable	
		whether the mortgage can be created, and the re-	quisite resolutio	113,	
		laws. Whether any POA is involved in the chain of title?			
25.	a)	Whether any POA is involved in the chain of the Whether the POA involved is one coupled with in	terest. i.e. a		
	b)	Development Agreement-cum-Power of Attorney. If so,	please clarify		
	1	the same is a registered document and nence t	t nas created i		
	1	an interest in favour of the builder/developer and	as such is		
	- 1	· · · · · · · · · · · · · · · · · · ·	i i		
-		irrevocable as per law.  In case the title document is executed by the POA he had been assessed by the POA he had been assessed by the pool of the poo	older, please	Not applicable	
			Dulluvia Vie.	Not applicable	
			111 101001 011		
1					
		Allotment Letters, NOCs, Agreements of Salay Salay and Englishment Letters, NOCs, Agreements of Salay Salay and Englishment Letters, NOCs, Agreements of Salay Sal	type of POA		
				-one	
-	4	(Common POA). In case of Builder's POA, whether a certified copy	of POA is	N. W.	
	d)	III 0830 V		B. C Pradnan	
				Advocate, Balangir	

EN-0/322/92

	available and the same has been verified/compared with the				
		original POA			
	е	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	s		
	1	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?			
Ì		iv. Whether the POA contains a specific authority for execution of	of		
l		title document in question?			
	f	Whether the POA was in force and not revoked or had becom			
		invalid on the date of execution of the document in question	?		
i	•	(Please clarify whether the same has been			
	-	ascertained from the office of sub-registrar also?)			
		Please comment on the genuineness of POA?			
	h)	The anequitoes opinion on the emolecability and validity of the	e		
	100	POA?			
26.	VVI	nether mortgage is being created by a POA holder, check genuineness of	f the Not applicable		
	Po	wer of Attorney and the extent of the powers given therein and whethe	the		
		ne is properly executed / stamped / authenticated in terms of the Law o	f the		
A=	pia	ce, where it is executed.			
27.		If the property is a flat / apartment or residential / commercial			
		complex, check and comment on the following:			
		Promoter's/Land owner's title to the land / building;			
	b)	<u> </u>			
	c)	Extent of authority of the Developer / builder;			
	d)	Independent title verification of the Land and/or building in			
		question;			
		Agreement for sale (duly registered);	Not applicable		
		Payment of proper stamp duty;	•		
1	g)	Requirement of registration of sale agreement, development			
-	4.1	agreement, POA etc  Approval of building plan, permission of appropriate / local			
l	h)	• •			
		authority, etc.;			
-	i)	Conveyance in favour of Society/ Condominium concerned;			
-	j)	Occupancy Certificate/allotment letter/letter of possession;	Niek englischte		
-	k)	Membership details in the Society etc.;	Not applicable		
-	1)	Share Certificates;			
	m)	No Objection Letter from the Society; All legal requirements under the Local / Municipal laws, regarding			
	n)	ownership of flats / Apartments / Building Regulations,			
1		Development Control Regulations, Co-operative Societies' Laws			
_		etc.; Requirements for noting the Bank charges on the records of the			
	0)	Requirements for noting the bank charges on the records of the			
L		housing society, if any			
1	p)	If the property is a vacant land and construction is yet to be made.			
L		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.			
Γ	11.	Whether the Real Estate Project comes under Real Estate			
İ	A	(Regulation and Development) Act, 2016? Y/N	Not applicable		
		registered with the Real Estate Regulatory			
	В	Authority? If so, the details of such registration are to be furnished,			
			B C Bondham		

<i>′</i> [		II. Whether the registered agreemen	t for oals			
		II. Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?				
		III. I VVDetner the details of the analysis				
		with the list of number and types of apartments or plots booked as				
		uploaded by the promoter in the we Authority?	bsite of Real Estate Regulation	as		
	28.	Englishman		ן עיכ		
		Government, Central or State or att	or claims whether of	Not applicable		
		Government, Central or State or other party claims, Liens etc. and details there	Local authorities or Third	Not applicable		
2	29.	The period covered under EC1662  the Encumbrances EC1662	01.			
-		the Encumbrances EC1662	022001733/2022,Dt.24.06	.2022.		
1						
	- 1	Ine percent in the contract of	///UUUUAK//////// Digaaa			
	- 1	the encumbrance is created free from	all acts of encumbers	.2022 issued by the R.O., bove said Landed property is		
		and if so, satisfaction of to Dt.21.0 charge, if any.	5.2022.	bove said Landed property is last 28yrs from Dt.01.01.1995		
3	0.			l l		
		Details regarding property tax or land or other statutory dues paid/payable	d revenue The land is IDC	O lands. Not applicable		
	la	or other statutory dues paid/payable and if not paid, what remedy?	s on date	and applicable		
31	1.	a) Urban land ceiling closes				
		a) Urban land ceiling clearance, thereon.	whether required and if	so, details Not		
	k	) Whether No Objection Certificate	tomal and the latest the latest terms and the latest terms are the latest terms and the latest terms are the lates	applicable		
		<ul><li>Whether No Objection Certificate / obtained.</li></ul>	under the Income Tax Act	is required		
32	.   a	) Details of RTC extracts/mutation				
	l e	Xtracts / Katha extracts pertaining	THE LANDED PROPERTIES	DETAILLY MENTIONED IN		
	to	the property in question.	COLUMN-1 OF THIS REPOND.4 OF PANIMURA JUNG	RI RECORDED IN KHATA		
		•	ININO BIO-FIL	FIS DDIVATE		
			REPRESENTED BY ITS	PO IECT MANAGED		
			I EN AGREEMENTAL RIGI	IT VIDE IDOO Book deed !		
			A. VOVERNENI BEVI	RING NO-11952200173,		
	b)	Whether the name of mortgagor	DT.27.02.2012	i		
	is		Yes, the name of mortgago	or is reflected as owner on		
	re	venue/Municipal/Village records?	the basis of Regd deed of AGRI	EEMENT		
33.	a)	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	as As per the sketch			
		security is clearly demarcated?	as As per the sketch AGREEMENT BEAR	map attached in the		
			DT.27.02.2012, the	11002200173,		
	-	100	demarcated	properties are clearly		
	b)	The state of the s	the property is legally valid?			
34.	(c) (a)		as per documents?	Yes		
J4.	( ")	I serve the property series (activities	from the following documen			
		discrepancy / doubtful circumstances, Document in relation to electricity conr	i any revealed on such scruti	ny? Yes		
	b)		nn·	Yes		
	c)					
	d)	Other utility bills, if any.	any applicable,	Yes Yes		
	e)	Discrepancy/doubtful circumstances, if	any revealed on such scrutin	v? No		
35.		other the decuments i.e. valuation repo	t/ approved/ Thore is as			
	Wh	iether the documents i.e. valuation repo	a abbiosed   Hele 12 UO	any discrepancy in the		
	sar	nether the documents i.e. valuation repo actioned plans reflect/indica	e any   boundary men	any discrepancy in the tioned in Title deeds		
	sar diff	erence/discrepancy in the boundaries i	e any   boundary men n relation to	any discrepancy in the tioned in Title deeds		
	sar diffe the	erence/discrepancy in the boundaries in the document. (If the contents of the	e any boundary men n relation to ne valuation	any discrepancy in the tioned in Title deeds		
	diffe the rep	erence/discrepancy in the boundaries i	e any boundary men n relation to ne valuation lable at the	any discrepancy in the tioned in Title deeds		

. ŝ

comments subsequently on receipt of the same) a) Whether the Bank will be able to enforce Not applicable 36. SARFAESI Act, if required against the property offered as security? b) property is SARLAL SI compliant (Y/N) Yns 37. a) Whether original title deeds are available for creation Yes, original title deeds are available for creation of equitable mortgage of equilable mortgage b) in case of absence of original title deeds, details of Not applicable legal and other requirements for creation of a proper valid and enterceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard 38. Additional suggestions, if any to safeguard the Borrower should produced following interest of Bank / ensuring the perfection of documents-1 Certified copy of Regd. Lease Deed. security 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 M/S. MASH BIO-FUELS PRIVATE LTD. REPRESENTED BY ITS 39. The specific persons who are required PROJECT MANAGER. AS PER AGREEMENTAL RIGHT IS to create mortgage / to deposit required to deposit titled deeds detailly mentioned documents creating mortgage. in col.-5 of this report for creation of equitable mortgage.

Place : Balangir

Date: 25.06.2022

(Sri Bikash Chandra Pradhan) Empanel Advocate

## 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.
- 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.
- 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 Additional Conficer, 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)

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

SE II we become

- 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.	PLOT NO	TOTAL AREA	MORTGAGED	KISSAM
NO		IN AC	AREA IN AC	
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	Oversees Prope

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

- 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:

- 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 Sonopur for 12 years (01 01 1995) to 31.12.2006)
- 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. H- Letter of Authorisation (M).
- 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.
- 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	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 4 10	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	4.100	PATITA
17	27 (P)	3 280	2 670	PATITA
18	30/53(P)	9.700	2 355	PATITA

EMO

				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