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Submitted to,
State Bank of India
SARB, Najafgarh Road
Moti Nagar,
New Delhi.

In Loan Account of M/S RAMJI LAL AND SONS LLP.

Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P.

TITLE INVESTIGATION REPORT
with Investigation Slips, Certified copy and Affidavit

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Ravi Agrawal, Advocate
M/s Ralo Associates,
Advocates and Legal Advisors

RALO ASSOCIATES
ADVOCATE

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ADVOCATES & LEGAL ADVISORS

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Reference No. Ralo/Sbi/RJLASLLP/202411/IFBD/2202

Bank Ref No.

Annexure-B
Date: 05.12.2024

To,
State Bank of India
Stressed Assets Management Branch-1,
New Delhi.

SUBJECT: RESIDENTIAL FLAT BEARING NO. 2202 ON 21ST FLOOR, TOWER NO. A-2, HAVING SUPER AREA ADMEASURING 1620 SQ. FTS., (150.50 SQ. MTRS.,), COVERED AREA 1338 SQ. FTS., (124.30 SQ. MTRS.,), CARPET AREA 1043 SQ. FTS., (96.90 SQ. MTRS.,), IN CLEO COUNTY, BUILT UP PLOT NO. GH-05, SECTOR-121, NOIDA, U.P.

IN THE LOAN ACCOUNT OF : M/S. RAMJI LAL AND SONS LLP.

1.	**a.**	**Name of the Branch/ Business Unit/Office seeking opinion.**	State Bank of India, SAMB-1, New Delhi
	b.	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nill
	c.	Name of the Borrower.	M/s Ramji Lal and Sons LLP.
2.	**a.**	**Type of Loan**	Credit Facility
	b.	Type of Property	Residential.

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3.	**a.**	**Name of the unit/concern/ company/person offering the property/ (ies) as security.**	Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta.
	b.	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Persons.
	c.	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Guarantors
4.	**a.**	**Value of Loan (Rs. In Crores)**	-
c		**Complete or full description of the immovable property (ies) offered as security including the following details.**	Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P.
	a.	Survey No.	Not Applicable
	b.	Door/House no. (in case of house property)	Flat No. 2202.
	c.	Extent/ area including plinth/ built up area in case of house property	super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,).
	d.	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Cleo County, Sector-121, Noida, U.P.
6	**a**	**Particulars of the documents scrutinized-serially and chronologically.**	See Annexure II
	b	Nature of documents verified and as to whether they are originals or certified	As mentioned below:

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		copies, or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.		
Sr. No.	Date	Name/Nature of document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
1.	17.10.2007	Lease Deed	Photocopy	No
2.	18.10.2007	Correction Deed	Photocopy	No
3.	04.02.2013	Letter	Photocopy	No
4.	09.05.2013	Letter	Photocopy	No
5.	14.05.2013	Letter	Photocopy	No
6.	03.11.2015	Sub Lease Deed	Photocopy	No
7.	24.02.2018	Flat Buyer's Agreement	Original	Yes
8.	24.02.2018	Allotment Letter	Original	Yes
9.	15.04.2018	Possession Letter	Original	Yes
10.	22.05.2018	Sale cum Sub Lease Deed	Original	Yes
11.	05.10.2018	Permission to Mortgage	Original	Yes
7	a.	**Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)(HL: If the Value of Loan => Rs.1 Crore and in case of commercial loans irrespective of the loan component)**		Yes
	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? (In case originals title deed is not produced for comparing with the certified or ordinary copies the matter should be handled more diligently & cautiously).		Yes
8	a.	**Whether the records of registrar office or revenue authorities relevant to the**		No

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		property in question are available for verification through any online portal or computer system?	
	b.	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not Applicable
	c.	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
	d.	Whether proper registration of documents completed. Details thereof to be provided.	Yes
9.	**a**	**Property offered as security falls within the jurisdiction of which sub-registrar office?**	Sub-Registrar, Noida, U.P.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar-general. If so, please name all such offices?	No
	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**	**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.**	See Annexure I
	b	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	No Minor's interest or other clog on title is involved and since loan is more than 1.00 crore, search of title has been conducted for 30 Years.

Ravi Agarwal

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	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	**a**	**Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)**	Leasehold Rights
		If Ownership Rights,	No
	a	Details of the Conveyance Documents	Not Applicable
	b	Whether the document is properly stamped	Not Applicable
	c	Whether the document is properly registered	Not Applicable
		If leasehold, whether;	Yes
	a	Lease Deed is duly stamped and registered	Yes
	b	Lessee is permitted to mortgage the Leasehold right,	Yes
	c	Duration of the Lease/unexpired period of lease,	90 years from 17.10.2007.
	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.	Yes
	e	Whether the leasehold rights permit for the creation of any superstructure (if applicable)?	Yes
	f	Right to get renewal of the leasehold rights and nature thereof.	Yes
		If Govt. grant/allotment/ lease-cum/ Sale Agreement / Occupancy / Inam Holder / Allottee etc. whether;	Yes
	a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	With condition

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	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?	Yes, permission to Mortgaged is required from Noida Authority (as per clause 8 of Sale cum Sub Lease Deed dated 22.05.2018) and the same is granted by the authority vide Letter dated 05.10.2018.
		If occupancy right, whether;	No
	a	Such right is heritable and transferable,	Not Applicable
	b	Mortgage can be created.	Not Applicable
12		**Has the property been transferred by way of Gift/Settlement Deed**	No
	a	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
	b	The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
	d	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
	e	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	f	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	Not Applicable
	g	Whether the Donee is in possession of the gifted property?	Not Applicable
	h	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
	i	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
13		**Has the property been transferred by way of partition/family settlement deeds,**	No

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	a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	b	Whether mutation has been effected	Not Applicable
	c	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable
	f	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
14		**Whether the title documents include any testamentary documents /wills?**	No
	a	In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	c	Whether the property is mutated on the basis of will?	Not Applicable
	d	Whether the original will is available?	Not Applicable
	e	Whether the original death certificate of the testator is available?	Not Applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
	g	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not Applicable

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15		**Whether the property is subject to any wakf rights/ belongs to church/ temple or any religious/other institutions**	No
	a	any restriction in creation of charges on such properties?	Not Applicable
	b	Precautions/ permissions if any in respect of the above cases for creation of mortgage?	Not Applicable
16	**a**	**Where the property is a HUF/joint family property**	No
	b	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
17	**a**	**Whether the property belongs to any trust or is subject to the rights of any trust?**	No
	b	Whether the trust is a private or public trust and whether trust deeds specifically authorize the mortgage of the property?	Not Applicable
	c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
18		**Is the property an agricultural land**	No
	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise,	Not Applicable

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		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.)?**	No
	b	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
20	**a**	**Whether the property is subject to any pending or proposed land acquisition proceedings?**	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Not Applicable
21	**a**	**Whether the property is involved in or subject matter of any litigation which is pending or concluded?**	No. As a matter of abundant precaution, it is advised to take an undertaking from the Borrower/Mortgagor that 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?	No
22	**a**	**In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?**	No
	b	Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable

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	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
23	**a**	**Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.**	No.
	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.	Not Applicable
	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)?	Not Applicable
	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.	Not Applicable
	b/4	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	Not Applicable
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.**	No
25	**a**	**Whether any POA is involved in the chain of title?**	No
	b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has	Not Applicable

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		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 (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
	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? v) Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	g	Please comment on the genuineness of POA?	Not Applicable
	h	The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable
26		**Whether mortgage is being created by a POA holder, check genuineness of the**	No

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		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.	
27	I	**If the property is a flat/apartment or residential/commercial complex**	Residential Flat.
	a	Promoter's/Land-owner's title to the land/ building;	That M/s. IVRCL Limited acquired the project land vide Lease Deed dated 17.10.2007.
	b	Development Agreement/Power of Attorney;	Yes
	C	Extent of authority of the Developer/builder;	Developer has right to sell the units of the project.
	D	Independent title verification of the Land and/or building in question;	Title verification of the subject unit is done
	E	Agreement for sale (duly registered);	Unregistered Flat Buyer's Agreement is executed.
	F	Payment of proper stamp duty;	Stamp Duty paid on Sub Lease Deed.
	G	Requirement of registration of sale agreement, development agreement, POA, etc.;	No, since Sub Lease Deed is registered.
	H	Approval of building plan, permission of appropriate/local authority, etc.;	Building Plans of the project is approved by Noida Authority.
	I	Conveyance in favour of Society/ Condominium concerned;	Not Applicable
	J	Occupancy Certificate/allotment letter/letter of possession.	Allotment Letter and Possession Letter issued by M/s. I.V. County Pvt. Ltd., are available.
	K	Membership details in the Society etc.;	Not Applicable
	L	Share Certificates;	Not Applicable
	M	No Objection Letter from the Society;	Not Applicable
	N	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	The project is approved by Noida Authority.

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	o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not Applicable
	p	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Not Applicable
	q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not Applicable
	IIA.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	No
	IIB.	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
	IIC.	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	IID.	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not Applicable
28		**Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third- Party claims, Liens etc. and details thereof.**	Property is already mortgaged with the State Bank of India, SAMB-1, New Delhi.
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.**	1994-2024, the encumbrance is created in favour of State Bank of India, SAMB-1, New Delhi.
30		**Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?**	Affidavit from the Mortgagor that no tax is due to be payable on the said scheduled property
31	**A**	**Urban land ceiling clearance, whether required and if so, details thereon.**	No

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	B	Whether No Objection Certificate under the Income Tax Act is required/ obtained?	Bank is advised to keep on record affidavit under S.281 of IT Act
32	A	**Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.**	Yes, the latest receipt of the water bill, electricity bill and maintenance charges be held on the bank's record.
	B	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
33	A	**Whether the property offered as security is clearly demarcated?**	Yes
	B	Whether the demarcation/ partition of the property is legally valid?	Yes
	C	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34	A	**Whether the property can be identified from the following documents, a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.**	Yes By i) Electricity Bill ii) Water Bill iii) Property Tax receipt
	B	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No
35	A	**Whether the documents i.e. Valuation report and/or approved/ sanction plan reflect/indicate any difference/ discrepancy in the boundaries in relation to the Title Document/other document.** **(If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same)**	No
36.	A	**Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?**	Yes, the property under mortgage is SARFAESI compliant and in case of

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			default in repayment, the Bank can take the possession of the above detailed property under the SARFAESI Act, 2002 and can SALE the PROPERTY OFFERED FOR MORTGAGE and the Rules made under the SARFAESI Act and the said property is covered under the SARFAESI ACT, 2002.
	B	Property is SARFAESI compliant (Y/N)	Yes
37.	**A**	**Whether original title deeds are available for creation of equitable mortgage**	Yes
	B	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original documents are with State Bank of India
38		**Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.**	See Annexure C
39		**The specific persons who are required to create mortgage/to deposit documents creating mortgage.**	Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta.

Date: 05.12.2024
Place: New Delhi

Ravi Agrawal, Advocate
Panel Advocate of State Bank of India

Ravi Agrawal

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Enclosed:

a) Annexure-C -Certificate of Title
b) Annexure-I- Chain of Title
c) Annexure-II List of documents Scrutinized
d) 31 Year Inspection Slip

Annexure-C

CERTIFICATE OF TITLE

1. I have examined the Original Title deeds deposited and offered as security by way of Equitable Mortgage and the content of title deed in the Opinion are valid evidence of Right, title and Interest and that the Equitable Mortgage is created after deposit of all title deeds as mentioned below and it satisfies the requirements of creation of Equitable Mortgage, and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.

3. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) Office(S), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicion/Doubt, if any, has been clarified by making necessary enquiries.

5. There are prior Mortgage/Charge/encumbrances as could be seen from the Encumbrance Certificate for the period from 1995 to 2024 pertaining to the Immovable Property(ies) covered by above said Title Deeds in favour of State Bank of India only

7. Minor/(S) and his/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 Borrower **M/s. Ramji Lal and Sons LLP.**

9. I certify that **Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta** are the absolute owners of the above said immovable property(ies). I further certify that the above title deeds are genuine, and a valid mortgage can be created by **M/s. Ramji Lal and Sons LLP** by deposit of all original Title Deeds and the said mortgage will be enforceable for the intending borrower.

10. In case of creation of Mortgage by Deposit of title deed, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage : -

i) Photocopy of Lease Deed **dated 17.10.2007** executed by New Okhla Industrial Development Authority (Noida Authority) in favour of M/s. IVRCL Infrastructure & Project Limited, registered as Registration No. 3191, Book No. 1, Volume No. 1111 on Pages 385-434, registered on dated 17.10.2007 at Sub Registrar Noida.

ii) Photocopy of Correction Deed **dated 18.10.2007** executed by Noida Authority in favour of M/s. IVRCL Infrastructure Limited, registered as Registration No. 3248, Book No. 1, Volume No. 1117 on Pages 87-96, registered on dated 23.10.2007 at Sub Registrar Noida.

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iii) Photocopy of Letter **dated 04.02.2013** issued by Noida Authority in favour of M/s. I.V. County Pvt. Ltd., (a subsidiary company of M/s. IVRCL Limited formerly known as M/s. IVRCL Infrastructure & Projects Limited).

iv) Photocopy of Letter **dated 09.05.2013** issued by Registrar of Companies, Andhra Pradesh, in favour of M/s. I.V. County Pvt. Ltd.

v) Photocopy of Letter **dated 14.05.2013** issued by Registrar of Companies, U.P. & Uttarakhand, in favour of M/s. I.V. County Pvt. Ltd.

vi) Photocopy of Sub Lease Deed registered on **dated 03.11.2015** executed by Noida Authority in favour of M/s. I.V. County Pvt. Ltd., registered as Registration No. 3072, Book No. 1, Volume No. 4834 on Pages 251-268, registered on dated 03.11.2015.

vii) Original Flat Buyer's Agreement dated 24.02.2018 excuted by M/s. I.V. County Pvt. Ltd., in favour of Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta for Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P.

viii) Original Allotment Letter dated 24.02.2018 issued by M/s. I.V. County Pvt. Ltd., in favour of Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta for Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P.

ix) Original Possession Letter dated 15.04.2018 issued by M/s. I.V. County Pvt. Ltd., in favour of Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta for Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P.

x) Original Transfer Deed dated 22.05.2018 executed by Noida Authority (Lessor) & M/s. I.V. County Pvt. Ltd., (Lessee) in favour of Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta for Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P., registered as Registration No. 2764, Book No. 1, Volume No. 6522 on Pages 177-220, registered on dated 08.06.2018 at Sub Registrar Noida.

xi) Original Permission to Mortgage dated 05.10.2018 granted by Noida Authority to Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta

Ravi Agarwal

RALO ASSOCIATES ADVOCATE

S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta for mortgaging the said property with SBI.

xii) Affidavit

11. There are no legal impediments for enforcement of the Equitable Mortgage on the original title deeds which are to be deposited on the record of the Bank by way of equitable mortgage which are already on the record of this Bank.

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

SCHEDULE OF THE PROPERTY

RESIDENTIAL FLAT BEARING NO. 2202 ON 21ST FLOOR, TOWER NO. A-2, HAVING SUPER AREA ADMEASURING 1620 SQ. FTS., (150.50 SQ. MTRS.,), COVERED AREA 1338 SQ. FTS., (124.30 SQ. MTRS.,), CARPET AREA 1043 SQ. FTS., (96.90 SQ. MTRS.,), IN CLEO COUNTY, BUILT UP PLOT NO. GH-05, SECTOR-121, NOIDA, U.P.

Ravi Agrawal

Date: 05.12.2024
Place: New Delhi

Ravi Agrawal, Advocate
Panel Advocate of State Bank of India

RALO ASSOCIATES ADVOCATE

ANNEXURE-I

PARA 10(a) of the ANNEXURE "B"

CHAIN OF TITLE:

1. That M/s. IVRCL Infrastructure & Projects Ltd., acquired the Group Housing Plot No. GH-05, area admeasuring 1,00,000 sq. mtrs., in Sector-121, Noida, Distt. Gautam Budh Nagar, U.P., from Noida Authority vide Allotment Letter bearing No. Noida/Res.Plots/GH 2006(4)/2006/11213 **dated 04.10.2006**.

2. Then, Lease Deed of the Group Housing Plot No. GH-05, area admeasuring 1,00,000 sq. mtrs., in Sector-121, Noida, Distt. Gautam Budh Nagar, U.P., was executed by Noida Authority in favour of M/s. IVRCL Infrastructure & Projects Ltd., vide Lease Deed **dated 17.10.2017**, registered as Registration No. 3191, Book No. 1, Volume No. 1111 on Pages 385-434, registered on dated 17.10.2007.

3. Then, a Correction Deed **dated 18.10.2007** was executed between Noida Authority and M/s. IVRCL Infrastructure & Projects Ltd., in the said Correction Deed, the authority and the company correcting a clerical mistake with respect to the area of the plot, the correct area of plot is 99,820 sq. mtrs., instead of 1,00,000 sq. mtrs. The said Correction Deed is registered as Registration No. 3248, Book No. 1, Volume No. 1117 on Pages 87-96, registered on dated 23.10.2007.

4. That the possession of the Group Housing Plot No. GH-05, area admeasuring 99,820 sq. mtrs., in Sector-121, Noida, Distt. Gautam Budh Nagar, U.P., was handed over to M/s. IVRCL Infrastructure & Projects Ltd., by Noida Authority vide Possession Certificate bearing No. 720/Noida/Res.Plots/07 **dated 17.10.2007**.

5. That M/s. IVRCL Infrastructure & Projects Ltd., first desiring to develop the said project through its subsidiary Company namely IVR Prime Urban Developers Limited, in arrangements with a developer company by agent of development rights, and finally deciding to constitute a Special Purpose Vehicle (SPV), for developing the subject plot, and for that purpose the allottee company has incorporated a new subsidiary company namely I V County Pvt. Ltd., superseding/ cancelling all previous arrangements/agreements.

6. That the name of the company/allottee was changed from M/s. IVRCL Infrastructure & Projects Ltd., to M/s. IVRCL Limited.

7. That M/s. IVRCL Limited passed a Board Resolution on **dated 14.02.2012**, resolving to develop the subject plot through M/s. I V County Pvt. Ltd., subject to approval/consent of Noida Authority.

8. That M/s. I V County Pvt. Ltd., vide its Board Resolution **dated 05.03.2012**, accepted the development of the project and to make an application to Noida Authority for the purpose.

9. That, in terms of the above, an application dated 07.03.2012, was made by M/s. IVRCL Limited to the Noida Authority, seeking transfer of leasehold rights on Group Housing Plot No. GH-05, Sector-121, Noida in the name of SPV, namely M/s. I V County Pvt. Ltd.

10. That a Letter **dated 06.08.2012** was issued by Noida Authority, updating their records, w.e.t. the change of the name of the company from M/s. IVRCL Infrastructure & Projects Ltd., to M/s. IVRCL Limited.

RALO ASSOCIATES ADVOCATE

11. That Noida Authority, vide its Letter NO. Noida/Group Housing/GH05-121/2012/3016 **dated 29.08.2012**, has conveyed its acceptance, in principle, to the request of the M/s. IVRCL Limited to undertake the development of the subject plot by its subsidiary company namely M/s. I V County Pvt. Ltd.

12. That on the application of the company, the Noida Authority vide its Letter No. Noida/M/V/N/2013/602 **dated 04.02.2013** has been pleased to grant, in principle, the permission for additional purchasable F.A.R. in respect of the subject Group Housing Plot No. GH-05, Sector-121, Noida enhancing the F.A.R. to 2.75 as against the earlier permissible F.A.R. of 1.50 on the terms and conditions applicable for enhanced FAR.

13. That meanwhile the company has also received the necessary permissions/approvals/NOC required to start construction.

14. That on the application of the company, the Noida Authority vide its Letter No. Noida/MVN/2013/III-289/651 **dated 03.05.2013** has been pleased to convey its approval to the sanction plan for development/construction of the project, on the basis of the enhanced F.A.R of 2.75.

15. That Noida Authority vide its Letter No. Noida/GHP/GH-5/121/2013/1320 **dated 08.05.2013** has been please to issue the No Objection Certificate for mortgaging the flats to be constructed on the subject plot of land on the usual terms and conditions including intimating Noida Authority of the creation of such mortgage.

16. Then, vide Letter **dated 09.05.2013** issued by Registrar of Companies, Andhra Pradesh, in favour of M/s. I.V. County Pvt. Ltd, reflecting holding relationship of the M/s. IVRCL Limited.

17. Then, vide Letter **dated 14.05.2013** issued by Registrar of Companies, U.P. & Uttarakhand, in favour of M/s. I.V. County Pvt. Ltd, reflecting holding relationship of the M/s. IVRCL Limited.

18. Then, Sub Lease Deed registered on **dated 03.11.2015** executed by Noida Authority in favour of M/s. I.V. County Pvt. Ltd., for the project land, registered as Registration No. 3072, Book No. 1, Volume No. 4834 on Pages 251-268, registered on dated 03.11.2015.

19. That Noida Authority was subsequently please o enhance further the FAR to 3.5 and on the application of the company dated 25.02.2015, the Authority was pleased to convey its approval to the said application, vide its Letter No. Noida/K/V/N/2016/325 **dated 02.03.2016**, approving the sanction of enhanced FAR of 3.5.

20. That Noida Authority, vide its Letter No. Noida/MVN/2016/III-289/923 **dated 05.08.2016** has been pleased to convey its approval to the revised sanction plan for development/ construction of the project, on the basis of the enhanced F.A.R. of 3.5 and also the additional FAR of 5% of total FAR based on Green Building Policy/norms.

21. That in view of the above, M/s. I V County Pvt. Ltd., has clear and marketable title over the said plot, with leasehold rights with possession.

22. Thereafter M/s. I.V. County Pvt. Ltd., entered into an agreement with Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta for the sale of Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq.

Ravi Agarwal

RALO ASSOCIATES ADVOCATE

mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P., vide Flat Buyer's Apartment dated 24.02.2018.

23. Then, the said Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P., was allotted by M/s, I.V. County Pvt. Ltd., to Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta vide Allotment Letter dated 24.02.2018.

24. Then, the possession of the said Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P., was handed over by M/s. I.V. County Pvt. Ltd., to Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta vide Possession Letter dated 15.04.2018

25. Then, the Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P., was transferred by Noida Authority (Lessor) & M/s. I.V. County Pvt. Ltd., (Lessee) to Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta vide Deed dated 03.11.2005, registered as Registration No. 3072, Book No. 1, Volume No. 4834 on Pages 251-268, registered on dated 03.11.2015.

26. Then, Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta got the permission from Noida Authority for mortgaging the said property with SBI, vide Letter dated 05.10.2018.

Ravi Agrawal

Date: **05.12.2024**
Place: New Delhi

Ravi Agrawal, Advocate
Panel Advocate of State Bank of India

RALO ASSOCIATES
ADVOCATE

ANNEXURE-II

LIST OF DOCUMENTS SCRUTINIZED AS PER PARA 6(a)

i. Photocopy of Lease Deed **dated 17.10.2007** executed by New Okhla Industrial Development Authority (Noida Authority) in favour of M/s. IVRCL Infrastructure & Project Limited, registered as Registration No. 3191, Book No. 1, Volume No. 1111 on Pages 385-434, registered on dated 17.10.2007 at Sub Registrar Noida.

ii. Photocopy of Correction Deed **dated 18.10.2007** executed by Noida Authority in favour of M/s. IVRCL Infrastructure Limited, registered as Registration No. 3248, Book No. 1, Volume No. 1117 on Pages 87-96, registered on dated 23.10.2007 at Sub Registrar Noida

iii. Photocopy of Letter **dated 04.02.2013** issued by Noida Authority in favour of M/s. I.V. County Pvt. Ltd., (a subsidiary company of M/s. IVRCL Limited formerly known as M/s. IVRCL Infrastructure & Projects Limited).

iv. Photocopy of Letter **dated 09.05.2013** issued by Registrar of Companies, Andhra Pradesh, in favour of M/s. I.V. County Pvt. Ltd.

v. Photocopy of Letter **dated 14.05.2013** issued by Registrar of Companies, U.P. & Uttarakhand, in favour of M/s. I.V. County Pvt. Ltd.

vi. Photocopy of Sub Lease Deed registered on **dated 03.11.2015** executed by Noida Authority in favour of M/s. I.V. County Pvt. Ltd., registered as Registration No. 3072, Book No. 1, Volume No. 4834 on Pages 251-268, registered on dated 03.11.2015.

vii. Original Flat Buyer's Agreement dated 24.02.2018 excuted by M/s. I.V. County Pvt. Ltd., in favour of Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta for Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P.

viii. Original Allotment Letter dated 24.02.2018 issued by M/s. I.V. County Pvt. Ltd., in favour of Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta for Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P.

ix. Original Possession Letter dated 15.04.2018 issued by M/s. I.V. County Pvt. Ltd., in favour of Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta for Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P.

RALO ASSOCIATES ADVOCATE

x. Original Transfer Deed dated 22.05.2018 executed by Noida Authority (Lessor) & M/s. I.V. County Pvt. Ltd., (Lessee) in favour of Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta for Residential Flat bearing No. 2202 on 21st Floor, Tower No. A-2, having super area admeasuring 1620 sq. fts., (150.50 sq. mtrs.,), covered area 1338 sq. fts., (124.30 sq. mtrs.,), carpet area 1043 sq. fts., (96.90 sq. mtrs.,), in Cleo County, Built up Plot No. GH-05, Sector-121, Noida, U.P., registered as Registration No. 2764, Book No. 1, Volume No. 6522 on Pages 177-220, registered on dated 08.06.2018 at Sub Registrar Noida.

xi. Original Permission to Mortgage dated 05.10.2018 granted by Noida Authority to Sh. Sushil Kumar Gupta S/o Late Sh. Hari Kishan Das Gupta, Sh. Pradeep Kumar Gupta S/o Sh. Babu Lal Gupta and Sh. Ashish Gupta S/o Sh. Rajender Kumar Gupta for mortgaging the said property with SBI.

Ravi Agrawal

Date: **05.12.2024**
Place: New Delhi

Ravi Agrawal, Advocate
Panel Advocate of State Bank of India

RAVI ASSOCIATES
ADVOCATE

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक नोएडा तृतीय क्रम संख्या 2024148024081

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनाँक 05/12/2024

प्रस्तुतकर्ता या प्रार्थी का नाम रवि अग्रवाल

लेख का प्रकार: मुआयना 1994 वर्ष से 2024 वर्ष तक

प्रतिफल की धनराशि

1 . रजिस्ट्रीकरण शुल्क
2 . प्रतिलिपिकरण शुल्क
3 . निरीक्षण या तलाश शुल्क
4 . मुख़्तार के अधिप्रमाणी करण लिए शुल्क
5 . कमीशन शुल्क
6 . विविध
7 . यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनाँक 05/12/2024

दिनाँक जब लेख प्रतिलिपि या तलाश 05/12/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Sub Registrar-III
NOIDA (G.B. Nagar)

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक नोएडा द्वितीय क्रम संख्या 2024147029173

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनाँक 05/12/2024

प्रस्तुतकर्ता या प्रार्थी का नाम रवि अग्रवाल एड०

लेख का प्रकार: मुआयना 1993 वर्ष से 1993 वर्ष तक

प्रतिफल की धनराशि

1 . रजिस्ट्रीकरण शुल्क
2 . प्रतिलिपिकरण शुल्क
3 . निरीक्षण या तलाश शुल्क
4 . मुख़्तार के अधिप्रमाणी करण लिए शुल्क
5 . कमीशन शुल्क
6 . विविध
7 . यात्रिक भत्ता

1 से 6 तक का योग 10

शुल्क वसूल करने का दिनाँक 05/12/2024

दिनाँक जब लेख प्रतिलिपि या तलाश 05/12/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB REGISTRAR II
NOIDA

CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Debtor Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	16-12-2024 13:39:15.099
Transaction ID / QRF NO	200331600635
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200331600635
Created By	PUSER
Creation Timestamp	16-12-2024:13:29:26.000
Search Reference Number	5700525966376

Search Criteria Entered

Borrower Type	Limited Liability Partnership (LLP)
Asset Category	Immovable
Name of the Debtor	Ramji lal
PAN	
Registration No.	
CKYC	
Date Of Incorporation	

Search Output Details

Asset Details

Asset ID	200062803231
Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	Flat
Survey Number / Municipal Number	Flat No 2202 Block A 2 21st Floor
Plot Number	GH 05 Sector 121
Area	124.3

Area Unit	Square Metre
House / Flat Number / Unit No	Flat No 2202
Floor No	21
Building / Tower Name / Number	Flat No 2202 Block A 2 21st Floor
Name of the Project / Scheme / Society / Zone	GH 05 Sector 121 Noida
Street Name / Number	...
Pocket	...
Locality / Sector	GH 05 Sector 121 Noida
City / Town / Village	NOIDA
District	Gautam Buddha Nagar
State / UT	Uttar Pradesh
Pin Code / Post Code	201309
Coordinate 1	...
Coordinate 2	...
Coordinate 3	...
Coordinate 4	...

Security Interest Details

Current View

Security Interest ID	400062066614
Transaction Id	200268112965
Total Secured Amount	387700000.00
Type Of Security Interest	Equitable Mortgage
Type Of Finance	Sole
Details Of Charge	First
Entity Identification Number	5X0X8X9X8X5X3X6X8X9X6X2X4X6X9X4 X8X8
Created By	A001669802
SI Creation Date In Bank	17-05-2022
SI Registration Date In CERSAI Portal	17-06-2022:15:48:28.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	EM on Flat 2202 Cleo County Noida UP

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Limited Liability Partnership (LLP)	Ramji Lal and Sons LLP	NA	No

Asset Owner(s) Details

CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
1	Individual	Sushil Kumar Gupta	Hari Kishan Dass Gupta
2	Individual	Ashish Gupta	Rajinder Gupta
3	Individual	Pradeep Kumar Gupta	Babu Lal Gupta

Holder Details

Charge Holder Name	Office / Ward / Branch Name
STATE BANK OF INDIA	SME Lahori Gate Branch

Original View

Security Interest ID	400062066614
Transaction Id	200239979059
Total Secured Amount	382900000.00
Type Of Security Interest	Equitable Mortgage
Type Of Finance	Sole
Details Of Charge	First
Entity Identification Number	5X0X8X9X8X5X3X6X8X9X6X2X4X6X9X4 X8X8
Created By	A001669802
SI Creation Date In Bank	17-05-2022
SI Registration Date In CERSAI Portal	17-06-2022:15:48:28.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	EM on Flat 2202 Cleo County Noida UP

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Limited Liability Partnership (LLP)	Ramji Lal and Sons LLP	NA	No

Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
1	Individual	Sushil Kumar Gupta	Hari Kishan Dass Gupta
2	Individual	Ashish Gupta	Rajinder Gupta
3	Individual	Pradeep Kumar Gupta	Babu Lal Gupta

Holder Details

Charge Holder Name	Office / Ward / Branch Name

CERSAI
Central Registry of Securitisation Asset Reconstruction and Security Interest of India

STATE BANK OF INDIA	SME Lahori Gate Branch

Transaction History

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200239979059	Equitable Mortgage	Registration	A001669802	17-06-2022 15:48:28.000	A001669802	17-06-2022 15:48:28.000
2	200268112965	Equitable Mortgage	Modification	A001669802	08-05-2023 15:25:20.000	A001669802	08-05-2023 15:25:20.000

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---

Tower 1, Office Block, 4th Floor, Plate-A,
Adjacent to Ring Road,NBCC, Kidwai Nagar(East),New Delhi - 110023

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