

TO**DATE: 22-09-2022****THE BRANCH HEAD
STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH
JAWAHAR VYAPAR BHAWAN, NEW DELHI- 110001****SUB: SUPPLEMENTARY / AMENDED TITLE INVESTIGATION REPORT IN RESPECT
OF PROPERTY OF M/S RAM MEHAR INFRATEC PVT. LTD.**

In continuation of earlier Title Investigation Report dt. 21-09-2020, I hereby submit the Supplementary / Amended Title Investigation Report:

1.	(A)	Name of the Branch/ BU seeking opinion	State Bank of India, Stressed Assets Management Branch, Jawahar Vyapar Bhawan, New Delhi-1.
	(B)	Reference No. and date of letter under the cover of which the documents tendered scrutiny are forwarded	Nil
	(C)	Name of Borrower	Bhole Baba Agro Foods LLP
2.	(A)	Name of the Unit/ concern/ company/ person offering the property(ies) as security	M/s Ram Mehar Infratech Pvt. Ltd. through its Director Smt. Santosh Singhal
	(B)	Constitution of the Unit/ Concern/person/ body/ authority offering the property for creation of charge.	Private Limited company
	(C)	State as the under what capacity is security offered (Whether as joint applicant or borrower or as guarantor)	Borrower / Guarantor
3.		Complete full description of the immoveable property/(ies) offered as security for creation of mortgage including following details:	Residential freehold land measuring 3514.50 Sq. Mtrs. comprised in Khasra No. 174, 177, 178, 179 and 180 situated at Mauza Basai Mustkil, Chungi Bahar, Tehsil & District Agra, Uttar Pradesh over which group housing project namely 'Anumantram' is being developed.
	(A)	Survey No.	--as mentioned above--
	(B)	Door / House No.	N.A.
	(C)	Extent, Area including plinth / built-up area in case of house property	3514.50 sq. mtrs.
	(D)	Location like name of place, village, city, registration, sub-district etc., Boundaries	Mauza Basai Mustkil, Chungi Bahar, Tehsil & District Agra, Uttar Pradesh
4.	(A)	Particulars of the documents scrutinized serially and chronologically / Nature of documents and as to whether they are original or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from registering / revenue / other authorities to be examined	

		Sr. No	Regn. No. and Date	Name / Nature of Document	Original / Certified / Photocopy / certified extract	In case of photocopy whether original scrutinized by the Advocate
		1.	6966 dt. 18.06.2014	Sale Deed	Original	N.A.
		2.	6781 dt. 13.06.2014	Sale Deed	Original	N.A.
		3.	2629 dt. 28.02.2014	Sale Deed	Original	N.A.
		4.	4146 dt. 20.04.2012	Sale Deed	Original	N.A.
		5.	553 dt. 19.01.2012	Sale Deed	Original	N.A.
		6.	5340 dt.15.07.2006	Sale Deed	Original	N.A.
		7.	5339 dt.15.07.2006	Sale Deed	Original	N.A.
		8.	4123 dt. 18.11.1999	Sale Deed	Original	N.A.
		9.	3890 dt. 30.10.1999	Sale Deed	Original	N.A.
		10.	3862 dt. 29.10.1999	Sale Deed	Original	N.A.
		11.	04-08-2018	Sanctioned Building Plan	Photocopy	No
5.	A.	Whether certified copy of all title documents have been 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).			Certified copies are already on record.	
	B.	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?			Yes	
	C.	Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).			Not Applicable	
6.	A.	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?			No	
	B.	If such online / computer records are available, whether any verification or cross checking are made and the comments / findings in this regard.			N.A.	

	C.	Whether genuineness of stamp paper is possible to be got verified from any online portal if so whether such verification was made	No
7.	A.	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar, Agra
	B.	Whether it is possible to have registration of documents in respect of property in question, at more than office of one office of sub-registrar / District Registrar / Registrar General. If so please name all such office?	No
	C.	Whether search has been made at all the offices mentioned as above?	Yes
	D.	Whether searches in the office of registering authorities or any other records reveal registration of multiple title documents in respect of property in question?	No
8.	<p>Chain of Title tracing the title from oldest title to the latest title deed establishing title of the property in question from predecessors in title / interest to the current title holder. And wherever minor's interest or other clog on the title is involved, search should be made for further period, depending on the need for clearance of such clog on the Title. In case property offered as security is for loans of Rs. 1.00 Crore and above, search of title / encumbrance for a period of not less than 30 years is mandatory.</p> <p>(A) Initially, Raj Grah Sahkari Avas Samiti Ltd. Agra has been recorded as owner of land comprised in Khasra Nos. 174, 177, 178, 179 and 180 situated at Mauza Basai Mustkil, Chungfi Bahar, Tehsil and District Agra having purchased the same vide sale deed registered as Document No. 166 dt. 25-03-1989 with sub-registrar, Agra.</p> <p>(B) Subsequently, Raj Grah Sahkari Avas Samiti Ltd., Agra sold a plot of land bearing No. A measuring 422 sq. mtr (505.59 sq. yards) comprised in Khasra No. 174 Mauza Basai Mustkil, Chungi Bahar, Tehsil & District Agra, Uttar Pradesh to M/s Indian Environmental Society vide sale deed registered as Document No. 3862 dt. 29-10-1999 with sub-registrar, Agra.</p> <p>(C) Subsequently, Raj Grah Sahkari Avas Samiti Ltd., Agra sold a plot of land bearing No. B measuring 425.31 sq. mtrs. (508.69 sq. yards) comprised in Khasra No. 174 Mauza Basai Mustkil, Chungi Bahar, Tehsil & District Agra, Uttar Pradesh to M/s Indian Environmental Society vide sale deed registered as Document No. 3890 dt. 30-10-1999 with sub-registrar, Agra.</p> <p>(D) Subsequently, Raj Grah Sahkari Avas Samiti Ltd., Agra sold a plot of land bearing No. C measuring 410.94 sq. yards (491.48 sq. yards) comprised in Khasra No. 174 Mauza Basai Mustkil, Chungi Bahar, Tehsil & District Agra, Uttar Pradesh to M/s Indian Environmental Society vide sale deed registered as Document No. 4123 dt. 18-11-1999 with sub-registrar, Agra.</p> <p>(E) Subsequently, M/s Indian Environmental Society sold plot of land bearing No. A measuring 422 sq. mtr (505.59 sq. yards) comprised in Khasra No. 174 Mauza Basai Mustkil, Chungi Bahar, Tehsil & District Agra, Uttar Pradesh to Sh. Naushad Elahi s/o Sh. Ashiq Elahi vide sale deed registered as Document No. 5339 dt. 15-07-2006 with sub-registrar, Agra.</p> <p>(F) Subsequently, M/s Indian Environmental Society sold plot of land bearing No. B measuring 425.31 sq. mtrs. (508.69 sq. yards) and Plot No. C measuring 410.94 sq. yards (491.48 sq. yards) total 836.25 sq. mtrs. comprised in Khasra No. 174 Mauza Basai Mustkil, Chungi Bahar, Tehsil & District Agra, Uttar Pradesh to Sh. Gulfam</p>		

<p>Elahi s/o Sh. Ashiq Elahi and Sh. Mohd. Shahid s/o Sh. Mohd. Nahim vide sale deed registered as Document No. 5340 dt. 15-07-2006 with sub-registrar, Agra.</p> <p>(G) Subsequently, Sh. Naushad Elahi s/o Sh. Ashiq Elahi, Sh. Gulfam Elahi s/o Sh. Ashiq Elahi and Sh. Mohd. Shahid s/o Sh. Mohd. Nahim sold the aforesaid plots bearing No. A,B and C measuring 1258.98 sq. mtrs. (1505.72 sq. yards) to M/s Vidhika Infrastructure Pvt. Ltd. vide sale deed registered as Document No. 553 dt. 10-01-2012 with sub-registrar, Agra.</p> <p>(H) Subsequently, Raj Grah Sahkari Avas Samiti Ltd., Agra sold plot of land measuring 1641.47 sq. mtrs. (1963.19 sq. yards) comprised in Khasra No. 174, 177, 178, 179, 180, Mauza Basai Mustkil, Chungi Bahar, Tehsil & District Agra, Uttar Pradesh to M/s Vidhika Infra Developers Pvt. Ltd. vide sale deed registered as Document No. 4146 dt. 20-04-2012 with sub-registrar, Agra.</p> <p>(I) Subsequently, Raj Grah Sahkari Avas Samiti Ltd., Agra sold a plot of land measuring 614.06 sq. mtrs. (734.41 sq. yards) comprised in Khasra No. 174 Mauza Basai Mustkil, Chungi Bahar, Tehsil & District Agra, Uttar Pradesh to M/s Vidhika Infra Developers Pvt. Ltd. vide sale deed registered as Document No. 2629 dt. 06-03-2014 with sub-registrar, Agra. .</p> <p>(J) Subsequently, M/s Vidhika Infra Developers Pvt. Ltd. through its Director sold part of aforesaid land comprised in Khasra Nos. 174, 177, 178, 179 and 180 measuring 500 Sq. Mtrs. to M/s Ram Meher Infra Developers Ltd. through its Managing Director Sh. Ravi Singhal s/o Sh. Satya Narain Singhal and Director Sh. Shishir Singh s/o Sh. Ram Vinod Singh vide Sale Deed registered as Document No. 6781 dt.13.06.2014 with Sub Registrar Agra.</p> <p>(K) Subsequently, M/s Vidhika Infra Developers Pvt. Ltd. through its Director sold a part of aforesaid land measuring 3014.50 Sq. Mtrs. comprised in Khasra Nos. 174, 177, 178, 179 and 180 area to M/s Ram Meher Infra Developers Ltd. through its Managing Director Sh. Ravi Singhal s/o Sh. Satya Narain Singhal and Director Sh. Shishir Singh s/o Sh. Ram Vinod Singh vide Sale Deed registered as Document No. 6966 dt.18.06.2014 with Sub Registrar Agra.</p> <p>(L) That by virtue of above said two Sale Deeds registered as Document Nos. 6781 dt.13.06.2014 and 6966 dt.18.06.2014, M/s Ram Meher Infra Developers Ltd. is the absolute owner in possession of schedule property (i.e. Land measuring 3514.50 Sq. Mtrs. comprised in Khasra No. 174, 177, 178, 179 and 180 situated at Mauza Basai Mustkil, Chungi Bahar, Tehsil & District Agra).</p> <p>(M) That Agra Development Authority has sanctioned building plans for development of group housing complex namely 'Anumantran' over the aforesaid land. The said plan has been renewed vide order dt. 19-03-2020 and are valid up to 04-01-2023.</p>		
9.	Nature of title of the Intended Mortgagor over the Property (Whether full ownership right, leasehold Rights, Occupancy/ Possessor rights or Inam holder of Govt. Grantee/ Allottee etc.)	Full Ownership Rights
10.	If Leasehold, whether:	No
	a) Lease Deed is duly stamped & Registered	N.A.
	b) Lessee is permitted to mortgage the leasehold rights	N.A.
	c) Duration of lease/unexpired period of lease	N.A.
	d) If a Sub Lease, check the Lease Deed in favour of lessee as to whether Lease Deed permits sub-leasing and mortgage by Sub Lessee also	N.A.

	e)	Whether the leasehold rights permits for creation of any superstructure (if applicable)	N.A.
	f)	Right to get renewal of leasehold rights and nature thereof	N.A.
11.		If Govt. grant/allotment/Lease-cum-sale agreement, whether grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions.	No
		The mortgagor is competent to create charge on such property?	N.A.
		Whether any permission required from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
12.		If Occupancy right, whether:	No
	a)	Such right is heritable and transferable	N.A.
	b)	Mortgage can be created	N.A.
13.		Nature of Minor's interest, if any kind, if so whether creation of mortgage could be possible, the modalities / procedure to be followed including court permission to be obtained and reasons for coming to such conclusion.	There are no minor interests whatsoever.
14.		If property has been transferred by way of Gift/ Settlement deed, whether	No
	a)	The Gift/Settlement deed id duly stamped and registered	N.A.
	b)	The Gift / Settlement Deed has been attested by two witnesses	N.A.
	c)	The Gift/Settlement Deed transfer the property to Donee	N.A.
	d)	Whether the Donee has accepted the gift /Settlement Deed or by a separated writing or by implication or by actions	N.A.
	e)	Whether there is any restriction on the Donor in execution of gift / Settlement Deed in question	N.A.
	f)	Whether donee is in possession of gifted property	N.A.
	g)	Whether any life interest is reserved for Donor or any other person and whether there is need for any other person to join the creation of mortgage	N.A.
	h)	Any other aspect affecting the validity of the title passed through the gift/Settlement Deed	N.A.
15.		In case of partition / family settlement deeds, whether the original deed is available for deposit. If not the modality / procedure to be followed to create a valid and enforceable mortgage.	No

	a)	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share?	N.A.
	b)	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon?	N.A.
	c)	In respect of partition by a decree of court, whether such decree has become final and all other conditions / formalities are completed / complied with.	N.A.
	d)	Whether any of the documents in questions are executed in counterparts or in more than one set? If so, additional precaution to be taken for avoiding multiple mortgages?	N.A.
16.		Whether the documents include testamentary documents/wills?	No
	a)	In case of Will, Whether the will is registered will or unregistered will?	N.A.
	b)	Whether will in the matter needs a mandatory probate and if so whether the same is probated by competent court?	N.A.
	c)	Whether property is mutated on the basis of will?	N.A.
	d)	Whether original Will is available?	N.A.
	e)	Whether original death certificate of testator is available?	N.A.
	f)	What are circumstances and / or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as availability of declaration by the beneficiaries, about the genuineness / validity of will, all parties have acted upon the will etc. which are relevant to rely on the will, availability of mother / original title deeds are to be explained)	N.A.
17.	a)	Whether the property is subject to any waqf rights?	No
	b)	Whether the property belongs to church/temple or any other religious / other institution having any restriction in creation of charges on such properties?	No
	c)	Precautions/permissions, if any in respect of above cases for creation of mortgage?	N.A.
18.	a)	Whether the property is HUF/Joint family property mortgage is created for family benefit / legal necessity, whether the Major coparceners have no objection in execution minor's share if any, rights of female members etc.	No

	b)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
19.	a)	Whether property belongs to any trust or is subject to rights of any trust?	No
	b)	Whether the trust is private trust and whether trust deed specifically authorize the mortgage the property?	N.A.
	c)	If so additional precautions / permissions to be obtained for creation of valid mortgage?	N.A.
	d)	Requirements, if any for creation of mortgage as per the central / state laws applicable to the trust in the matter	N.A.
20.	a)	If the property is agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation / enforcement of mortgage.	N.A.
	b)	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.
	c)	In case of conversion of agriculture land for commercial purposes or otherwise whether requisite procedure followed / permission obtained.	N.A.
21.		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. agricultural laws, weaker sections, minorities, Land Laws, SEZ regulations, coastal zone regulations, environmental clearance)	No
22.	a)	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b)	Whether any search / enquiry is made with the Land Acquisition office and the outcome of such search/enquiry.	N.A.
23.	a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b)	If so, whether such litigation would adversely affect the creation of valid mortgage or have any implication its future enforcement?	N.A.
	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? If such case please comment on such seal /marking.	No

24.	a)	In case of partnership firm, whether the property belongs to firm and deed is property registered?	N.A.
	b)	Property belonging to the partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	N.A.
	c)	Whether the persons creating mortgage has / have authority to create mortgage for and on behalf of firm?	N.A.
25.	A.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association / provision for common seal etc.	Proper Authorization to create mortgage by the mortgagor company be taken on record
	B.	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP)?	No
		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) ?	No
		Whether the above search of charges reveals any prior charges/ encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? If the search reveals encumbrances / charges, whether such charges/ encumbrances have been satisfied?	N.A.
26.		In case of societies, Association, the required authority /power of borrower and whether the mortgage can be created and requisite resolutions bye-law.	N.A.
27.	a)	Whether any POA is involved in the chain of title?	No
	b)	Whether the POA involved is one occupied with interest, i.e. Development Agreement-cum-power of attorney, if so, please clarify whether the same is registered document and hence it has created any interest in favour of builder / developer and as such is irrevocable as per law.	N.A.
	c)	In case title document is executed by 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 representative to sign flat Allotment Letters, NOCs, Agreements	N.A.

		of sale, sale deeds etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (common POA).	
	d)	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified / compared with original POA.	N.A.
	e)	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA	N.A.
	i)	Whether the original POA is verified and the title investigation is done on the basis of original POA?	N.A.
	ii)	Whether the POA is registered one?	N.A.
	iii)	Whether the POA is special or general one?	N.A.
	iv)	Whether the POA contains a specific authority for execution of title document in question?	N.A.
	f)	Whether the POA was in force and not revoked or had become invalid on the date of execution of document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also).	N.A.
	g)	Please comment on the genuineness of POA?	N.A.
	h)	The unequivocal opinion on the enforceability and validity of POA?	N.A.
28.		Where the mortgage is being created by POA holder, check genuineness of Power of Attorney and the extent of powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of law of the place, where it is executed.	No
29.		If the property is flat/apartment or residential/commercial complex, check and comment on the following:	
	a)	Promoter's / Land owner's title of the land /building	N.A.
	b)	Development Agreement / Power of attorney	N.A.
	c)	Extent of authority of the Developer / Authority	N.A.
	d)	Independent tile verification of the land and / or building in question	N.A.
	e)	Agreement for sale (duly stamped)	N.A.
	f)	Payment of proper stamp duty	N.A.
	g)	Requirement of registration of sale agreement, development agreement, POA etc.	N.A.
	h)	Approval of building plan, permission of appropriate, local authority	N.A.

	i)	Conveyance in favour of Society / condominium concerned	N.A.
	j)	Occupancy certificate/allotment letter / letter of possession	N.A.
	j)	Share certificates	N.A.
	k)	Membership details in the Society etc.	N.A.
	l)	Share certificates	N.A.
	m)	No objection letter from the Society	N.A.
	n)	All legal requirements under the local / Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development control Regulations, co-operative Societies Laws etc.	N.A.
	o)	Requirements for noting the Bank charge on the records of Housing Society, if any	N.A.
	p)	If the property is vacant land and construction is yet to be made, approval of lay-out, and other precautions, if any	N.A.
	q)	Whether the numbering patterns of the units /flats tally in all documents such as approved plan, agreement plan etc.	N.A.
30.		Encumbrances, Attachments and / or claims whether of Government, Central or State or other local authorities or Third Party claims, liens etc. and details thereof.	There are no encumbrances <u>except Equitable Mortgage with State Bank of India.</u>
31.		The period covered under the Encumbrances Certificate and the name of person in whose favour the encumbrance is created and if so, satisfaction of charge.	01-01-1991 to till date.
32.		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	There are no statutory dues.
33	a)	Urban Land Ceiling clearance, whether required and if so, details thereon.	Not required
	b)	Whether No objection certificate under the Income Tax Act is required /obtained.	No objection certificate under Section 281(1) (ii) of Income Tax Act, 1961 is not mandatorily required for creation of mortgage. However in order to safeguard its interest Bank may obtain the same or in alternative obtain a Declaration cum undertaking from the mortgagor that no proceedings for recovery of taxes is pending against him under the Income Tax Act, 1961 nor any notice

			has been served to it under Rule 2,16 or 51 of Second Schedule of the Act
34.		Details of RTC extracts/ mutation extracts katha extracts pertaining to the property in question.	The subject property has not been mutated in revenue records favour of mortgagor company
35.		Whether the name of mortgagor is reflected as owner in the revenue / Municipal / Village records.	No, the name of mortgagor has not been recorded in revenue records.
36.	a)	Whether the property is offered as security is clearly demarcated?	Yes
	b)	Whether the demarcation / partition of property is legally valid?	Yes
	c)	Whether the property has clear access as per documents?	Yes
37.		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Utility bills are not available.
	a)	Document in relation to electricity connection	Not available
	b)	Documents in relation to water connection	Not available
	c)	Document in relation to Sales Tax Registration, if any applicable	Not available
	d)	Other utility bills, if any	Not available
38.		In respect of boundaries of the property, whether there is difference / discrepancy in any of the title documents or any other documents (such as valuation report, utility bill etc.) or the actual current boundary? If so please elaborate / comment on the same.	No
39.		If the valuation report and / or approved /sanctioned plans are available, please comment on the same including the comments on the description and boundaries of property on the said document and that in the title deed (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to advocate)	Boundaries of the subject property are duly mentioned in the Valuation Report.
40.		Any bar / restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41.		Whether the Bank will be able to enforce SARFAESI Act, if required, against the property offered as security?	Yes

42.		In case of absence of original title deeds, details of legal and other requirement for creation of property, valid and enforceable mortgage by deposit of certified extracts etc. as also any precaution to be taken by the bank in this regard.	N.A.
43.		Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Yes governing law/constitutional documents of the mortgagor (other than natural persons) permit creation of mortgage.
44.		Additional aspects relevant for investigation of title as per local laws	None
45.		Additional suggestions, if any to safeguard the interest of bank / ensuring the perfection of security.	Nil
46.		The specific persons who are required to create mortgage / to deposit title deeds for creating mortgage.	M/s Ram Mehar Infratech Pvt. Ltd. through its Director(s)
47.	A.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	No.
	B.	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	N.A.
	C.	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	D.	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.

AMIT BHALLA
Advocate

 **Amit Bhalla**
Advocate & Legal Consultant
Distt. & Sessions Courts,
Sector-12, Faridabad

ANNEXURE-C
CERTIFICATE OF TITLE

I have examined the original title Deeds relating to the Schedule Property/(ies) and offered as Security by way of Equitable Mortgage and the said document of title referred to in the opinion are valid evidence of rights, title and interest and that the said equitable mortgage if created, it will satisfy the requirement of creation of equitable mortgage and I further satisfy that :-

1. That I have examined all the documents in details taking into account all the guidelines in the checklist vide Annexure-C and the other relevant factors.
2. I confirm having made search in the office of sub-registrar, Agra and I do not find anything adverse which would prevent the Title Holders from creating a valid mortgage. I shall be liable /responsible, if any loss is accrued to the bank due to negligence on my part or by my agent in making search.
3. 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 confirm clear title of title-holder. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
4. There are no prior Mortgage/Charges/encumbrances whatsoever as could be seen from the **search made for the period from 01-01-1992 to till date pertaining to the Schedule property except Equitable Mortgage with State Bank of India.**
5. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than the already stated in the Loan documents and agreed to by the mortgagor and the Bank. (Delete, whichever is inapplicable). Not Applicable.
6. Minor(s) and his /their interest in the property is to the extent of Nil.
7. I certify that the title holder possesses a valid clear and marketable title to the property shown above.
8. There are no legal impediments for creation of mortgage under any applicable law/Rules in force.
9. I certify that the deposit of the following title deeds/documents would create a valid and enforceable mortgage.
 - I. Original sale deed registered as Document No. 6966 dt. 18.06.2014
 - II. Original sale deed registered as Document No. 6781 dt. 13.06.2014
 - III. Original sale deed registered as Document No 2629 dt. 28.02.2014
 - IV. Original sale deed registered as Document No. 4146 dt. 20.04.2012
 - V. Original sale deed registered as Document No. 553 dt. 19.01.2012
 - VI. Original sale deed registered as Document No. 5340 dt.15.07.2006
 - VII. Original sale deed registered as Document No. 5339 dt.15.07.2006
 - VIII. Original sale deed registered as Document No. 4123 dt. 18.11.1999
 - IX. Original sale deed registered as Document No. 3890 dt. 30.10.1999
 - X. Original sale deed registered as Document No3862 dt. 29.10.1999

SCHEDULE OF THE PROPERTY/(IES).

Land measuring 3514.50 Sq. Mtrs. comprised in Khasra No. 174, 177, 178, 179 and 180 situated at Mauza Basai Mustkil, Chungi Bahar, Tehsil & District Agra.

Date: 22-09-2022
Place: Faridabad

~~AMIT BHALLA~~
Advocate

Amit Bhalla
Advocate & Legal Consultant
Distt. & Sessions Courts,
Sector-12, Faridabad

आवेदन संख्या :2202200302204

प्रमाण संख्या :22022003001943

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- श्री अमित भल्ला एड० पुत्र- श्री सी० आर० भल्ला तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - बसई मु० व बसई मु० के उपग्राम, वार्ड/परगना- ताजगंज वार्ड, आवासीय- मै० राममेहर इन्फ्रा डवलप्स लि० कं० द्वारा अधिकृत प्रतिनिधी एवं हस्ताक्षरी श्री रवि सिधल, शिशिर सिंह नि० २६/२५७, सुल्तान गंज, चावल वाला बाग, आगरा।, सम्पत्ति भाग खसरा सं० १७४, १७७ से १८० का पूर्वी जुज भाग, बसई मु० चुंगी बाहर, आगरा, क्षे० ३०१४.५० वर्ग मी० पु० दीगर जायदाद, प० भूमि विक्रेता, उ० ०९ मी० रास्ता व पोखर, द० राजग्रह सह० आ० समि० की भूमि, १७४, १७७ से १८०

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2019 से दिनांक 21/09/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :27-09-2022

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के व्योरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: महेश गोस्वामी।

मिलान करने वाले निबन्धन लिपिक: देव दत्त शर्मा।

उपनिबंधक सदर तृतीय
आगरा

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर तृतीय क्रम संख्या 2022003017273
आगरा

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 21/09/2022

प्रस्तुतकर्ता या प्रार्थी का नाम अभित भल्ला एड०

लेख का प्रकार: मुआयना
2010 वर्ष से 2022 तक
प्रतिफल की धनराशि 100

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

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 21/09/2022

दिनांक जब लेख प्रतिलिपि या तलाश 21/09/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उपनिबन्धक सदर तृतीय क्रम संख्या 2022003017273
आगरा

अधिनियम 16 1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम
अभित भल्ला एड०

2010 वर्ष से 2022 वर्ष तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 21/09/2022

दिनांक जब लेख प्रतिलिपि 21/09/2022

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(भाग 1)

तकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

क्रम संख्या 84

प्रार्थना-पत्र प्रस्तुत करने का दिनांक 21-9-22

प्रार्थी का नाम अभित भल्ला एड०

प्रकार

की धन राशि 100

रजिस्ट्रीकरण शुल्क 100

प्रमाण पत्र वापस करने के लिए तैयार किया

प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(भाग 2)

(भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला)

क्रम संख्या 84

(अधिनियम 16, 1908 की धारा 52 के अधीन रसीद)

प्रस्तुतकर्ता या प्रतिलिपि या तलाश

प्रमाण-पत्र के लिये प्रार्थी का नाम

निष्पादन का नाम

लेख का प्रकार

प्रतिफल की धनराशि

प्रार्थना-पत्र प्रस्तुत करने का दिनांक

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण-पत्र वापस करने के लिये तैयार होगा।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर