



TITLE INVESTIGATION REPORT

1.	a) Name of the Branch /Business Unit/Office seeking opinion.	Branch Manager M.P.S.T. Allahabad.
	(b) Reference No. date of the letter under the cover of which the documents tendered for scrutiny are forwarded	
	(c) Name of Owner/borrower	M/s K. L. SONS PRIVATE LIMITED through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia all R/o 1 Lukarganj Allahabad.
2.	(a) Name of the unit/ concern/ company/ person offering the property (ies) as security.	M/s K. L. SONS PRIVATE LIMITED through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia all R/o 1 Lukarganj Allahabad.
	(b) Constitution of the unit/concern/ person/ body/authority offering the property for creation of charge.	Body
	(c) State as the under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	Owner
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	Part portion of premises of Allahabad Milling Company (p) Ltd. 1, Lukarganj, Allahabad.
	(a) Survey No.	
	(b) Door/House No. (in case of house property)	House No.1, Lukarganj, Allahabad
	(c) Extent/area including plinth/built up area in case of house property	Area 3745 square meters.
	(d) Location like name of the place, village city, registration, sub-district etc.	1, Lukarganj, Allahabad
	Boundaries -	
	North-	Property of Allahabad Milling Co. Pvt. Ltd
	South-	Property of Allahabad Milling Co. Pvt. Ltd
	East-	Leander River



Annexure-B

TITLE INVESTIGATION REPORT

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	(c) Name of Owner/borrower	M/s K. L. SONS PRIVATE LIMITED through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia all R/o 1 Lukarganj Allahabad.
2.	(a) Name of the unit/ concern/ company/ person offering the property (ies) as security.	M/s K. L. SONS PRIVATE LIMITED through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia all R/o 1 Lukarganj Allahabad.
	b) Constitution of the unit/concern/ person/ body/authority offering the property for creation of charge.	Body
	c) State as the under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	Owner
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	Part portion of premises of Allahabad Milling Company (p) Ltd, 1, Lukarganj, Allahabad.
	(a) Survey No.	
	(b) Door/House No. (in case of house property)	House No.1, Lukarganj, Allahabad
	(c) Extent/area including plinth/built up area in case of house property	Area 3745 square meters.
	(d) Location like name of the place, village city, registration, sub-district etc.	1, Lukarganj, Allahabad
	Boundaries:- North- South- East- West-	Property of Allahabad Milling Co. Pvt. Ltd. Property of Allahabad Milling Co. Pvt. Ltd. Leader Road Property of Kanodia Cold Storage.
4.	Particulars of the documents scrutinized	Indenture of lease dated 15.06.1914

			Deed of supplement dated 28.12.1945 Sale deed dated 18.05.1946 Sale deed dated 05.11.1999 Correction deed dated 11.11.2010		
	(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.		Certified Copy		
	(b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registration extracts from the registering/ land/ revenue/other authorities be examined.		Certified Copy		
	Sl. No.	Date	Name/nature of the document	Original/certified copy/certified extract/photocopy	In case of copies, whether the original was scrutinized by the Advocate.
		15.08.1914	Indenture of lease	Certified Copy	No
		18.04.1945	Renewal of Lease	Certified Copy	No
		01.05.1945	Agreement	Certified Copy	No
		28.12.1945	Deed of supplement	Certified Copy	No
		18.05.1946	Sale deed	Certified Copy	No
		05.11.1999	Sale deed	Photo Copy	
		11.11.2010	Correction deed	Photo Copy	
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the document made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with TIR.)		yes		
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		

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	(b) If such online/computer records are available, whether any verification or cross checking are made and the comments/finding in this regards.	No
	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
7.	a) Property offered as security falls within the jurisdiction of which Sub-Registrar office?	Sub- Registrar Tehsil- Sadar- 2nd, District- Allahabad
	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?	District Registrar Allahabad
	c) Whether search has been made at all the offices named at (b) above?	Office of the Sub- Registrar, Tehsil- Sadar 2nd, District- Allahabad
	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
8.	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 the title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. 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).	Initially secretary of State for India in Council being owner leased out/ demised 10 Acre 03 loads and 12-4/7 poles land situated at Mauja Bhawapur, Paragana and Tehsil- Chail, in the Municipality of Allahabad to Allahabad Milling Company through registered lease deed dated 04.09.1905. Thereafter Allahabad Milling Company Applied for more land and the Government sanctioned the proposal and executed a new lease deed of 12 Acre 1169 square yards land of said Mauja to said company through registered lease deed on 15.08.1914 for a period of 30 years renewable at the intervals of 30

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years up to a period of 90 years.

Thereafter lease of said property was renewed through registered deed of renewal dated on 18.04.1945. Thereafter a registered agreement to sell of said property executed between Governor of united provinces and the Allahabad Milling Company on 01.05.1945.

As per terms of said agreement it was required that the company would construct pacca grain storage within six months from the date of execution of aforesaid agreement. But the company failed to construct aforesaid storage within the said period and requested the Governor to grant extension of time up to 31 March 1946 for aforesaid construction.

Thereupon the Provincial agreed to extend the period as aforesaid and executed registered deed of supplement on 28.12.1945 to the deed of agreement made on 1st day of May 1945. Thereafter upon the fulfillment of aforesaid condition the Governor of united Provinces through G. A. Haig Secretary executed registered sale deed of landed property measuring area-12 Acre 1169 square yards situated at Mauja- Bhewapur, Paragana- Chail, in the Municipality of Allahabad in favour of Allahabad milling Company limited on fourth day of 18 may 1946.

Revenue plot number/ numbers of vended property was/were not mentioned in sale deed. The boundaries of vended property were mentioned in sale deed. A plan was also appended to the sale deed for the purpose of identification of vended property. The vended land was shown in

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red in appended plan. For the purpose of ownership and possession, the vended property can be identified on the basis of boundaries & appended plan as mentioned in sale deed.

Subsequently Allahabad Milling Company transferred a part portion of said property to M/S K. L. SONS PRIVATE LIMITED through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia by registered sale deed dated 05.11.1999. Details of vended property (boundaries and area) & description of vendee was not typed in the body of sale deed due to typing mistake.

Although the area and boundaries of vended property was shown in the map annexed to the sale deed. The Allahabad Milling Company and M/s K. L. SONS PRIVATE LIMITED through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia considering the above mistake corrected the said sale deed through registered deed of correction on 11.11.2010. By virtue of said sale deed and deed of correction M/s K. L. SONS PRIVATE LIMITED through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia became full owner of 8961 square meter land and building as shown in the site plan annexed to original sale deed dated 05.11.1999. The area and boundaries of vended land have been mentioned in said correction deed of sale deed dated 05.11.1999.

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8961 square meter land has been shown as No. 1, No.2, No.3 in three portions by different boundaries in said correction deed. All the said three portions are not contiguous to each other. The area of said three portions has been mentioned in the map of sale deed dated 05.11.1999 and deed of correction dated 05.11.2010. As per map the area of property No. 1 is 1570 square meter & the area of property No. 2 is 3646 square meter & the area of property No. 3 is 3745 square meter.

The intended borrower has proposed to mortgage property No. 3 area 3745 square meter on which multistoried building to be constructed.

The said property can be identified by said documents. The certified copy of Indenture of lease dated 15.08.1914 and renewal of Lease dated 18.04.1940 and agreement dated 01.05.1945 and deed of supplement dated 28.12.1945 and sale deed dated 18.05.1946 have been obtained from the Office of Sub-Registrar concern. Therefore it is clear that the said documents are registered in Sub- Registrar office.

Comment

M/s K. L. Sons Private Limited has purchased a part portion of 1 Lukerganj, Allahabad area 8961 square meter land with building through sale deed dated 5.11.1999 and correction deed dated 11.11.2010. I have visited the site with bank official and found thereon that M/s K. L. Sons Private Limited has built up a multi storied building on part portion of

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		his said purchased land and residential house & land appurtenant measuring area 3745 square meter out of 8061 square meter is under possession of said company. The flats constructed in said multistoried building have been sold to different persons. 1 Lukerganj, Allahabad is very big land and so many portions have been sold by the owner Allahabad Milling Company to different persons. Several pages of Index No. II of Sub-Registrar office is torn and in miserable condition hence on the basis of Index No. II of Sub-Registrar office actual position of sold/transferred portion of 1 Lukerganj, Allahabad can not be disclosed. In this regard the owner M/s K. L. Sons Private Limited is a person who can disclose in writing through undertaking cum affidavit the actual position of sold/transferred portion of said property.
9	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Lease hold Rights, Occupancy/ possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.	full Ownership
10	If leasehold, whether;	No lease hold
	(a) Lease Deed is duly stamped and registered	Not applied
	(b) Lessee is permitted to mortgage the Leasehold right,	Not applied
	(c) duration of the Lease/unexpired period of lease,	Not applied
	(d) If a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-letting and mortgage by Sub-Lessee also.	Not applied

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	(e) Whether the leasehold right permits for the creation of any superstructure (if applicable)?	Not applied
	(f) Right to get renewal of the leasehold rights and nature thereof.	Not applied
11	If Govt. grant/ allotment/ Lease-cum/Sale Agreement, whether;	No
	grant/agreement etc. provides for alienable right to the mortgagor with or without conditions.	Not applied
	the mortgagor is competent to create charge on such property.	Not applied
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applied
12	If occupancy right, whether;	No
	a) Such right is heritable and transferable.	Not applied
	b) Mortgage can be created.	Not applied
13.	Nature of Minor's interest, if any and 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.	There is no minor's interest
14.	If the property has been transferred by way of Gift/Settlement Deed, whether;	No
	a) The Gift/Settlement Deed is duly stamped and registered;	Not applied
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not applied
	c) The Gift/Settlement Deed transfers the property to Donee;	Not applied
	d) Whether he Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not applied
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed	Not applied

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	question;	
	f) Whether the Donee is in possession of the gifted property;	Not applied
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not applied
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applied
15	(a) 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.
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not applied
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title there on.	Not applied
	(d) 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 applied
	(e) 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 applied
16.	Whether the title documents include any testamentary documents/wills?	There is no testamentary documents or Wills
	(a) In case of wills, whether the will is registered will or unregistered will?	Not applied
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applied
	(c) Whether the property is mutated on the basis of will?	Not applied
	(d) Whether the original will is available?	Not applied

	(e) Whether the original death certificate of the testator is available?	Not applied
	(f) What are the 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 the availability of a declaration by all the beneficiaries about 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 applied
17.	(a) Whether the property is subject to any wakf right?	No
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not applied
	(c)Precautions /permissions, if any in respect of the above cases for creation of mortgage?	Not applied
18.	(a) Where the property is a HUF/joint Hindu family property, 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.	NO
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applied
19	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applied
	(c) if so additional precautions/ permissions to be obtained for creation of valid mortgage?	Not applied

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	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applied
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land whether there are any restrictions for creation/enforcement of mortgage.	No
	(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?	No agricultural land
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Conversion or permission not required.
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, Coastal Zone Regulations, Environmental Clearance, etc.)	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.	Not applied
23	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Not found Matter of any litigation can not be searched on the basis of court's record. Because there are several courts and several suits in different nature are pending in all courts. Affidavit in this regard may be taken from the borrower.
	(b) If so, whether such litigation would	We have no knowledge of any litigation.

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	adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	
	(c) Whether the title documents have any court sealmarking which points out any litigation/attachment/security to court in respect of the property in question? In such case please comments on such sealmarking.	We have no knowledge of any litigation
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No partnership firm
	(b) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	Not applied
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applied
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board regulation, 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.	Property belongs to M/s K. L. Sons Private Limited through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applied
27.	(a) Whether any PAO 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 registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	There is no development agreement-cum-Power of Attorney.

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	(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 of Proprietary Concerns in favour 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 applied
	(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.	There is no development agreement-cum-Power of Attorney.
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	There is no development agreement-cum-Power of Attorney.
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	No
	ii. Whether the POA is a registered one?	Yes
	iii. Whether the POA is a special or general one?	General
	iv. Whether the POA contains a specific authority for execution of title documents in question?	Not applied
	(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 applied
	(g) Please comment on the genuineness of POA?	Not applied
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Not applied
28.	Whether mortgage is being created by POA holder, check genuineness of the Power of Attorney and the extent of the	No

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	powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	
29.	if the property is a flat/ apartment or residential/ commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land /building ; (b) Development Agreement/ Power of Attorney; (c) Extant of authority of the Developer/ builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sale (duly registered); (f) payment of proper stamp duty; (g) requirement of registration of sale agreement, development agreement, POA, etc.; (h) Approval of building plan, permission of appropriate/ local authority, etc.; (i) conveyance in favour of Society/ Condominium concerned ; (j) Occupancy Certificate/allotment letter/ letter of possession; (k) Membership details in the society etc.; (L) Share Certificates; (m) No Objection Letter from the Society; (n) All legal requirement under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Co-operative Societies' laws etc.; (o) Requirements, for noting the Bank charges on the records of the Housing Society, if any.. (p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions.;	Multistoried building to be built up thereon. The owner has proposed to construct multistoried complex thereon. Not applied Not applied Not applied Not applied Not applied Not applied Not provided us Not applied Not applied Not applied Not applied Not applied Not applied Not applied

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	(g) Whether the numbering pattern of the units/ flats tally in all documents such as approved plan, agreement plan, etc.;	Not applied
30.	Encumbrance, Attachments, and/or claims whether of Government, Central or State or other Local authorities of Third Party claims, Liens etc. and details thereof.	M/s K. L. Sons Private Limited has purchased a part portion of 1 Lukerganj, Allahabad area 8961 square meter land with building through transfer/sale deed dated 5.11.1999 and correction deed dated 11.11.2010. I have visited the site and found thereon that M/s K. L. Sons Private Limited has built up a multi storied building on part portion of his said purchased land and residential house & land appurtenant measuring area 3745 square meter out of 8961 square meter is under the possession of said company. The flats constructed in said multistoried building have been sold to different persons. 1 Lukerganj, Allahabad is very big land and so many portions have been sold by the owner Allahabad Milling Company to different persons. Several pages of Index No. II of Sub-Registrar office is torn and in miserable condition hence on the basis of Index No. II of Sub-Registrar office actual position of sold/transferred portion of 1 Lukerganj, Allahabad can not be disclosed. In this regard the owner M/s K. L. Sons Private Limited is a person who can disclose in writing through under taking cum affidavit the actual position of sold/transferred portion of said property.
31.	The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and if so,	30 years

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	satisfaction of charge, if any.	
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not applied
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/obtained.	No No
34.	Details of RTC extracts/mutation extracts pertaining to the property in question.	Not applied
35.	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal / Village records?	Not found
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/partition of the property is legally valid? (c) Whether the property has clear access as per documents?	yes yes Yes
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (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; Other utility bills, if any.	Property in question is identified by boundaries in sale deed. No No No
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/comment on the same.	No
39.	If the valuation report and/or approved/	Not available

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	sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said documents and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	
40.	Any bar/restriction for creation mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	There is no bar/restriction to accept the property in security (1)- Sale deed dated 05.11.1999 was registered in the office of the Sub-Registrar Sadar, Allahabad on 11.05.2000 in Bahi No. I Zild No.2103 page No. 1 to 26 as document No.2846 at serial No. 1449. (2)- Deed of correction dated 11.11.2010 was registered in the office of the Sub-Registrar Sadar, Allahabad on 12.11.2010 in Bahi No. I Zild No. 1447 on pages 45 to 64 at Serial No. 5309.
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes SARFESI Act, may be proceeded against
42.	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
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.	Not applied
44.	Additional aspects relevant for investigation	No

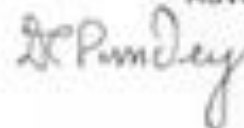
	of title as per local laws.	
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	On the basis of available records Index No. II of Sub- Registrar office it is not clear that how many portion of 8961 square meter land purchased by M/s K. L. Sons Private Limited is save and under his owner ship after sale. An affidavit shall be taken from the M/s K. L. SONS PRIVATE LIMITED through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia in respect of land which are available under the owner ship of M/s K. L. Sons Private Limited through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia for mortgage.
46.	The specific persons who are owner of property	M/s K. L. SONS PRIVATE LIMITED through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia all R/o 1 Lukarganj Allahabad.

Dated: 30.04.2015

Place-Allahabad

Devi Chandra Pandey

Advocate



CERTIFICATE OF TITLE

I have examined the certified copy of title deed/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:-

1. 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.

1A. I confirm having made a search in the land/revenue records. I do not find anything adverse which would prevent the title holders from creating a valid mortgage. I am liable/responsible if any loss is caused to the bank due to negligence on my part or my agent in making search.

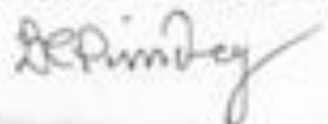
1B. Following security of land record/revenue records and relative title deed/deeds I hereby certify the genuineness of the title deed/deeds suspicious/ doubt, if any, has been clarified by making necessary enquiries.

2. As per available record Index No II of Sub Registrar (Registration) there are no prior mortgage/charges/encumbrances whatsoever, as could be seen from the encumbrance certificate for the period from 01.01.1985 to 21.04.2015 (per record available) pertaining to the Immovable Property(ies) covered by above said title deed/deeds.

3. Minor(s) and /their interest in the property/ies is to the extent of NIL (Specify the share of the minor with Name). (Strike out if not applicable).

4. The mortgage if created will be available to the bank for the Liability of the intending borrower M/s K. L. SONS PRIVATE LIMITED through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia all R/o 1 Lukarganj Allahabad.

7. I certify that M/s K. L. SONS PRIVATE LIMITED through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia all R/o 1 Lukarganj Allahabad has/have an absolute, clear and "marketable" title over the portion of property available under the owner ship of M/s K. L. SONS PRIVATE LIMITED through its Directors Shri Sandeep Kanodia and Shri Sanjeev Kanodia sons of Late K. L. Kanodia all R/o 1 Lukarganj Allahabad. I further certify that the above title deed f title deed is/are genuine.



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

1. Original sale deed dated 05.11.1999 document No. 2846/2000
2. Original correction deed dated 11.11.2010 document No. 5309/2010 shall be deposited along with following documents:-
3. Copy of Indenture of lease dated 15.08.1914 document No.1913/1914
4. Copy of renewal of Lease dated 18.04.1945 document No.646/1945
5. Copy of agreement dated 01.05.1945 document No.918/1945
6. Copy of deed of supplement dated 28.12.1945 document No.555/1946
7. Copy Of sale deed dated 18.05.1946 document No.802/1946
8. Latest khasara of Nagar Nigam in respect of house in question.
9. Mortgagor's affidavit in which he has stated that the property offered to mortgage is unencumbered, and neither transferred nor gifted to any one, and not the subject matter of any suit.

Here are no legal Impediments for creation of the Mortgage under any applicable Law/Rules in force:

Scheduled of the Property/ies

Part portion of premises of Allahabad Milling Company (p) Ltd, 1, Lukarganj, Allahabad Area 3745 square meters as shown in map of sale deed & deed of correction.

Bunded by

North-	Property of Allahabad milling Co. Pvt. Ltd.
South-	Property of Allahabad milling Co. Pvt. Ltd.
East-	Leader Road
West-	Property of Kanodia Cold Storage.

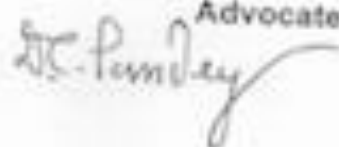
Encls: 1. Inspection receipt.

3. Non-encumbrance certificate No.- 1229/2015 dated 27.04.2015 issued by Sub-Registrar Sadar 1st Allahabad from 01.01.1985 to 31.12.1992 & certificate No.- 1230/2015 dated 27.04.2015 issued from 01.01.1993 to 31.12.2004 & certificate No.- 415/2015 dated 25.04.2015 issued by Sub-Registrar Sadar 2nd Allahabad from 01.01.2005 to 21.04.2015.

Dated: 30.04.2015

Allahabad

Devi Chandra Pandey
Advocate



(भाग 1)

प्रत्यक्ष/परोक्ष आय का विवरण देने वाला

आय-संख्या B

आय-संख्या देने का दिनांक 29-4-15

आय-संख्या देने का नाम 618910

आय-संख्या देने का पता 618910

आय-संख्या देने का पता 618910

आय-संख्या देने का पता 618910

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आय-संख्या देने का पता 618910

आय-संख्या देने का पता 618910

पृष्ठ-01 निर्माण-18.12.2009-निर्माण
12-01.2010 पुनर्निर्माण-18/12/2009

आय-संख्या

आय-संख्या

(भाग 2)

(भाग 1 की प्रतिलिपि को फिर से प्रमाणित करने वाला)

आय-संख्या B

(आय-संख्या 18, 1908 को 618910 618910)

प्रत्यक्ष/परोक्ष आय का विवरण देने वाला

आय-संख्या देने का नाम

आय-संख्या देने का पता

आय-संख्या देने का पता

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आय-संख्या देने का पता

आय-संख्या

आय-संख्या

(भाग 1)

(प्रत्युत्कर्षी अथवा प्राचीन द्वारा समझा जाने वाला)

क्र. 60480223/5/15

शेष या प्राचीन-युग प्रमाण बनाने का दिनांक

प्रत्युत्कर्षी या प्राचीन का पता

शेष का प्रकार

प्रमाण की अवधि

1-वैयर्थ्यपूर्ण रूप

2-प्रतिनिधित्वपूर्ण रूप

3-विशेष या सामान्य रूप

4-मुद्रास्वरूप के अधिप्राप्तिकरण के लिए रूप

5-अपेक्षा रूप

6-विशेष

7-अधिक मात्रा

1 से 8 तक का योग

रूपों का अनुपात बनाने का दिनांक

दिनांक, जब शेष प्रतिनिधि या सामान्य प्रमाण-युग

प्रमाण बनाने के लिए किया गया

वैयर्थ्यपूर्ण अधिकांश के द्वारा

वैयर्थ्यपूर्ण-युग प्रमाण-युग प्रमाण

युग सं. 13-50,000 युगों के लिए

प्रमाण-युग

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CERTIFICATE NO. 1429/15
DATE 31-12-15

APPLICATION NO. 1429/15

Having applied to me for certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.

असतो 1. अकालीन पदवस्तु सदर मील अलाह का गुल भाउमिवाकन-
उमरु की मील, चौहरी-सूब-डीउरहा, मालूम-कलीडिया केरु-
स्टेशन की सम्पत्ति, अलाहवादी मिलिंग कंपनी प्रा. लि. की
सम्पत्ति, दक्षिण अलाहवादी मिलिंग कंपनी प्रा. लि. की कंपनी।
स्वामीगण-के. एल. एम्स प्रा. लि. 07/12/15 दिनांक से दीपकरी
सं. संजीव कलीडिया गुल गण स्व. के. एल. कलीडिया।

I hereby certify that a search has been made in book 1 and the indexes relating thereto for the year 1-1-89 to the year 31-12-15 the acts and encumbrances, affecting the said property and to note such following acts and encumbrances appear.

Sr. No.	Description of Property	Date of execution	Nature and value of document	Name of executants claimant	Reference to document and no. & year
1					

अलाहवादी मिलिंग के आधार पर कोई वारंटी
नहीं देकर तय आया।

I also certify that save the aforesaid acts and encumbrances no other, acts and encumbrances affected the said property have been found.

Note:

- The acts and encumbrances, shown in this certificate are those discovered with the references to the description of properties, furnished by the applicant, if the same properties, have been described in the registered documents, in a manner different from this way in which the applicant has described them transactions, evidence by the such documents will not be included in the certificate.
- The requisite search has been made as carefully as possible by the office but the department will not any account held itself responsible for errors in the result of the search embodied in the certificate.
- That certificate does not include documents, if any which have been presented but have not registered upto date.

Search made & certificate prepared by

Designation

Search verified and certificate examined by

Designation

Registering Officer
32-4-15

(भाग 1)

(प्रत्यक्षकारी अधिकारी द्वारा भुगतान करने वाला)

क्र. 664802

लेखा या कार्य-परम प्रत्यक्षकारी अधिकारी द्वारा

प्रत्यक्षकारी या प्रती या नाम

लेखा का प्रकार

प्रतिफल की अवधि

1-प्रतिफलकारी शुल्क

2-प्रतिफलकारी शुल्क

3-प्रतिफल या लक्ष्य शुल्क

4-प्रत्यक्षकारी के अधिकृतकारी के लिए शुल्क

5-अधिकृतकारी शुल्क

6-प्रतिफल

7-प्रतिफल

1 से 6 तक का योग

शुल्क प्रत्यक्ष करने का दिनांक

दिनांक, जब लेखा प्रतिफल या लक्ष्य प्रत्यक्ष-पर

प्रत्यक्ष करने के लिए किया गया

प्रतिफलकारी अधिकारी के हस्ताक्षर

प्रमाणपत्र-का दिनांक-18.08.15 दिनांक

प्रमाण सं. 12-00000 प्रमाण (दिनांक)

प्रमाण-प्रमाण

CERTIFICATE

॥ श्री गणेशाय नमः ॥

APPLICATION NO.

Having applied to me for certificate of

[illegible]

I hereby certify that a search has been made in book 1 and the indexes relating thereto for the year 1-1-93 to the year 3/1/2000 and the acts and encumbrances, affecting the said property and to note such following acts and encumbrances as appear:

Sl. No.	Description of Property	Date of execution	Nature and value of document	Name of executants (jointly)	Reference to document and no. & year
1		2	4	5	

अबोध विषयों के आधार पर कई बार नरेन्द्र मोदी पत्रकारों के सामने आया।

I also certify that save the aforesaid acts and encumbrances no other, acts and encumbrances affected the said property have been found:-

- (1) The acts and encumbrances, shown in this certificate are those discovered with the references to the description of properties, furnished by the applicant, if the same properties, have been described in the registered documents, in a matter different from this way in which the applicant has described them transactions, evidence by the such documents will not be included in the certificate.
- (2) The requisite search has been made as carefully as possible by the office but the department will not any account held itself responsible for errors in the result of the search embodied in the certificate.
- (3) That certificate does not include documents, if any which have been presented but have not registered upto date.

Search made & certificate prepared by

Designation

Search verified and certificate examined by

Designation


 Department of Defense
 Acquisition Office
 100-117-204

27-4-15

पान 1
 [प्रमाणित किया जाई यह सब सही सत्य]
 पान नं० 5116
 सेवा का अंश का प्रमाण करने का तिथि 29-Apr-2015
 प्रमाणित का प्रमाण का पत्र अंश अंश
 सेवा का अंश अंश/प्रमाण 2005 वर्ष से 2015 वर्ष तक
 प्रमाण का अंश 60
 1. प्रमाणित प्रमाण
 2. प्रमाणित प्रमाण
 3. प्रमाण का अंश प्रमाण 60
 4. प्रमाणित से प्रमाणित प्रमाण से प्रमाण प्रमाण
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 7. प्रमाण प्रमाण

1 से 6 तक का प्रमाण

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प्रमाण करने से प्रमाण प्रमाण प्रमाण 29-Apr-2015

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प्रमाण प्रमाण

पान 1
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 पान नं० 5116
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22-Apr-2013

2005-04-04 2015-04-04

22-Apr-2013

22-Apr-2013

ॐ नमो भगवते वासुदेवाय
 श्रीगणेशाय नमः

For certificate giving particulars of registered acts and encumbrances affecting specified or not mentioned property का मुगगा नकसा 3745 की नीचे बिके गये
 having applied to the Registrar of land

दुल्हारगंज एयर इलाहाबाद / माहली गुरुद - लीडर रोड पड़िया -
कनौटिया कोरड स्टे रैज की सम्पत्ति के लिए - दलाहवाइ मिलिंग
कम्पनी अ० लि० की सम्पत्ति करिड - दलाहवाइ मिलिंग कम्पनी अ०
लि० की सम्पत्ति / दवागी - केन्दरल कन्स 8707 के ० गुरु मीनकग
सेरीप कनौटिया एवं सगीम कनौटिया पुत्र गम राग के ० रज कनौटिया

I hereby certify that a search has been made in book 1 and the indexes relating thereto for the year 01-01-2005 to the year 31-04-2015 The acts and encumbrances affecting the said property and to acts such following acts and encumbrances appear:

S. NO.	DESCRIPTION OF PROPERTY	DATE OF EXECUTION	NATURE & VALUE OF DOCUMENT	NAME OF EXECUTANT CLAIMANT	REFERENCE TO DOCUMENT AND NO. & YEAR
1					
2					

अपवाद होकर के बाजार पर कोई मात्र खेरे मीनकग की राग

I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances affecting the said property have been found.

- Note:
- (1) The acts and encumbrances shown in this certificate are those discovered with the reference to the description of properties furnished by the applicant. If the same properties have been described in the registered documents, in a matter different from the way in which the applicant has described them transactions, evidence by the such documents will not be included in the certificate.
 - (2) The requisite search has been made as carefully as possible by the office but the department will not in any amount hold itself responsible for errors in the result of the search embodied in the certificate.
 - (3) This certificate does not include documents, if any which have been presented but have not registered upto date.

Search made & certificate prepared by
 Designation
 Search verified and certificate signed by
 Designation

25/04/15
 SIGNATURE OF
 REGISTERING OFFICER
 राज्य न्यायक
 इलाहाबाद-दिलीप