

LEX FAVIOS

Advocates & Solicitors

E-299, Greater Kailash, Part-I, New Delhi-110048, India

Telephone: 91-11-41435188/ 45264524

To,**AXIS TRUSTEE SERVICES LIMITED**The Ruby, 2nd Floor, SW,

Senapati Babat Marg,

Dadar West, Mumbai - 400028

Date: 11.12.2024**REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY**

1	a	Name of the Branch/Business Unit/Office seeking opinion.	AXIS TRUSTEE SERVICES LIMITED The Ruby, 2 nd Floor, SW, Senapati Babat Marg, Dadar West, Mumbai - 400028
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny is forwarded.	As per Email dated 03.12.2024
	c	Name of the Borrower.	M/S JINDAL SAW LIMITED (Formerly Known as SAW PIPES LIMITED) , a limited company incorporated under The Companies Act, 1956 having its registered office at A-1, UPSIDC Industrial Area, Kosi Kalan, Mathura (U.P) and Corporate Office at Jindal Centre, 12, Bhikaji Cama Place, New Delhi - 110066 and CIN No.L27104UP1984PLC023979
2	a	Type of Loan	Debentures
	b	Type of property	Industrial Property
3	a	Name of the unit/concern/company/person offering the property/ (ies) as security.	M/S JINDAL SAW LIMITED (Formerly Known as SAW PIPES LIMITED) , a limited company incorporated under The Companies Act, 1956 having its registered office at A-1, UPSIDC Industrial Area, Kosi Kalan, Mathura (U.P) and Corporate Office at Jindal Centre, 12, Bhikaji Cama Place, New Delhi - 110066 and CIN No.L27104UP1984PLC023979
	b	Constitution of the unit/concern/person/body/ authority offering the property for creation of charge.	Limited Company.



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	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
4	a	Value of Loan (Rs. In crores)	As per sanction
5		Complete or full description of the immovable property (ies) offered as security including the following details.	Property bearing Industrial Plot No. 37, being part of Industrial Area Scheme Najafgarh Road, New Delhi measuring 6340 square yards. Bounded as under: North-West: Plot No. 28 North-East: Plot No. 38 South-East. Area-1.31 Acres South-West: Plot No. 36
	a	Survey No.	Not Applicable
	b	Door/House no. (in case of house property)	Not Applicable
	c	Extent/area including plinth/ built up area in case of house property	Plot of land Area 6340 sq. yards.
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Industrial Area Scheme Najafgarh Road, New Delhi and bounded as: North-West: Plot No. 28 North-East: Plot No. 38 South-East. Area-1.31 Acres South-West: Plot No. 36
6	a	Particulars of the documents scrutinized serially and chronologically.	Certified Copy of Sale deed in respect of the above noted property in question in favour of M/s Saw pipes Ltd. vide sale deed registered in the office of the Sub-Registrar, Delhi as document no. 5123, book 1, volume no. 9298 on pages 64 to 70 on dated 30 th July 1999 executed by M/s Murarka Engineering Works (through partners Sh. Brij Mohan Murarka, Sh. Ram Gopal (through attorney Sh. Brij Mohan Murarka vide power of attorney dated 3rd June 1999), Sh. Rattan Chand (through attorney Sh. Brij Mohan Murarka vide power of attorney dated 13 th April 1999) and Sh. Mahavir Murarka (through attorney Sh. Brij



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			Mohan Murarka vide power of attorney dated 14 th May 1999) in favour of M/s Saw Pipes Ltd.	
	b	Nature of documents verified and as to whether they are originals or certified copies, or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/ other authorities be examined.	Certified Documents Available on record	
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.
I.	30.07.1999	Sale deed in respect of the above noted property in question in favour of M/s Saw pipes Ltd. vide sale deed registered in the office of the Sub-Registrar, Delhi as document no. 5123, book 1, volume no. 9298 on pages 64 to 70, executed by M/s Murarka Engineering Works (through partners Sh. Brij Mohan Murarka, Sh. Ram Gopal (through attorney Sh. Brij Mohan Murarka vide power of attorney dated 3rd June 1999), Sh. Rattan Chand (through attorney Sh. Brij Mohan Murarka vide power of attorney dated 13 th April 1999) and Sh. Mahavir Murarka (through attorney Sh. Brij Mohan Murarka vide power of attorney dated 14 th May 1999) in favour of M/s Saw Pipes Ltd.	Certified Copy	No
7	a	Whether certified copy of all title documents is obtained	Yes, Certified Copy is Available.	



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		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)	
	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 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.	Not Available
	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 (Only Available for physical Verification)



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	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-II, Basai Darapur, West I, Delhi.
	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?	Not Applicable
	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.	During the inspection of revenue records pertaining to 1994 to 2024 it was found that the property in question was initially owned by M/s Murarka Engineering Works (a partnership firm having its office at 552, Katra Asharf, Chandni Chowk, Delhi and (1) Sh. Rameshwar Das Murarka, (2) Sh. Ram Gopal Murarka, (3) Sh. Om Prakash, (4) Sh. Rattan Chand Murarka and (5) Sh. Brij Mohan Murarka, as partners). Further, M/s Murarka Engineering Works executed an agreement to sell with respect to the above noted property in favour of M/s Swastic Foils Pvt. Ltd. vide agreement to sell dated 12th February 1980 in terms of



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		which the entire sale consideration was received by it and physical possession of the property was handed over. Thereafter, M/s Swastic Foils Pvt. Ltd. stood merged with M/s Saw Pipes Ltd. having its registered office at A-1, Industrial Area, Nandgaon Road, Village Kosi Kalan, District Mathura, UP under orders dated 3rd August 1989 and 11th September 1989 of the Delhi High Court in company petition no. 118/1989. Further, M/s. Murarka Engineering Works was reconstituted vide fresh deed of partnership dated 31st January 1996 with (1) Sh. Ram Gopal Murarka, (2) Sh. Rattan Chand Murarka, (3) Sh. Brij Mohan Murarka and (4) Sh. Mahavir Prasad as its new partners. Later on, M/s. Murarka Engineering Works (through partners Sh. Brij Mohan Murarka, Sh. Ram Gopal (through attorney Sh. Brij Mohan Murarka vide power of attorney dated 3rd June 1999), Sh. Rattan Chand (through attorney Sh. Brij Mohan Murarka vide power of attorney dated 13th April 1999) and Sh. Maravir Murarka (through attorney Sh. Brij Mohan Murarka vide power of attorney dated 14th May 1999; thereafter executed a sale deed in respect of the above-noted property in question in favour of M/s Saw Pipes Ltd. vide sale deed registered in the office of the Sub Registrar, Delhi as document no. 5123, book 1, volume no. 9298 on pages 64 to 70 on dated 30th July 1999. Subsequently, vide fresh certificate of Incorporation consequent upon change of
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			name dated 11 th January 2005 Issued by the Registrar of Companies, Kanpur, the name of M/s Saw Pipes Ltd. was changed to M/s Jindal Saw Ltd.
	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
	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.)	Ownership Rights.
		If Ownership Rights,	
	a	Details of the Conveyance Documents	Sale deed registered in the office of the Sub-Registrar, Delhi as document no. 5123, book 1, volume no. 9298 on pages 64 to 70 on dated 30th July 1999.
	b	Whether the document is properly stamped.	Yes
	c	Whether the document is	Yes



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	properly registered.	
	If leasehold, whether;	
a	The Lease Deed is duly stamped and registered	Not Applicable
b	The lessee is permitted to mortgage the Leasehold right,	Not Applicable
c	Duration of lease/ unexpired period of lease.	Not Applicable
d	if, a sub-lease, check the lease deed in favor of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
e	Whether the leasehold rights permit for the creation of any superstructure (if applicable)?	Not Applicable
f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
	If Govt. grant/ allotment/ Lease-cum/ Sale Agreement/ Occupancy /Inam Holder/ Allottee etc., whether;	No.
a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without Conditions?	Not Applicable.
b	The mortgagor is competent to create charge on such property?	Not Applicable.
c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable.
	If occupancy right, whether;	
a	Such right is heritable and transferable,	Not Applicable.
b	Mortgage can be created.	Yes



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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.
	c	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable.
	d	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable.
	E	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable.
	F	Whether the Donee is in possession of the gifted property?	Not Applicable.
	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 Applicable
	H	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 deed	No
	A	whether the original deed is available for deposit. If not the modality/procedure to be	Not Applicable



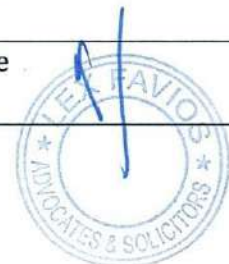
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		followed to create a valid and enforceable mortgage.	
	B	Whether mutation has been affected	Not Applicable
	C	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	D	Whether the partition made is valid in law and the mortgagor has acquired a mortgage able 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 counter parts 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 be available?	Not Applicable
	E	Whether the original death certificate of the testator is	Not Applicable



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		available?	
	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
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



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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 deed specifically authorizes 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	Not Applicable
	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, whether requisite procedure followed/permission obtained?	Not Applicable
19	A	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on	Not Applicable



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		the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	
	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?	No
21	A	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No Litigation/Dispute as per the information available on record.
	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/markings?	Not Applicable
22	A	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No



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	B	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	No
	C	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	No
23	A	Whether the property belongs to a Limited Company, check the 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.	Yes, As per ROC is created on the said property in favour of Axis Trustee Services limited as security trustee on behalf of lenders. The original title deeds are deposited with ICICI bank Limited as agent of security trustee on behalf of lenders.
	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)?	Not Applicable



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	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable
24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, byelaws.	No
25	A	Whether any POA is involved in the chain of title during the period of search?	Yes. As per the Sale Deed, a POA was executed by the other partners of M/s Murarka Engineering Works in favour of Mr. Sh. Brij Mohan Murarka, one of the Partner of the Partnership firm and the same was not in form of POA executed in NCR region to transfer immovable property to avoid the stamp duty. The POA cannot be retrieved/verified from Sub-Registrar office as the same was registered in Book IV. The POA was executed in year 1999, since then 24 years have lapsed. Nothing on record to show that the POA was later disputed/challenged. Further, the Borrower is in possession of the property since 1990's beyond a period of 30 years through Saw Pipes Limited which was later merged with the Borrower. Orders related to amalgamation/merger also verified and available on record alongwith tax receipt and electricity invoice to show that the present mutation is in the name of the Borrower.
26		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given there in and whether the same is properly	No



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		executed/stamped/ authenticated in terms of the Law of the place, where it is executed.	
27		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third- Party claims, Liens etc. and details thereof.	During our search we have not observed any registered encumbrance.
28		The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge, if any.	Search carried out for a period from 1994 to 2024 (30 years).
29		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Property Tax is paid.
30		Whether No Objection Certificate under the Income Tax Act is required/ obtained?	Yes, No Objection Certificate under the Income Tax Act is required to be obtained. As per section 281 (1) (ii) of Income tax Act, prior permission of Income Tax Department is required to create mortgage of the subject property. However, in the absence of any notice of pendency of any proceedings or demand notice by Income Tax Department, a Declaration cum Indemnity by mortgagor along with certificate from a chartered accountant to this effect may be taken till the mortgagor obtains certificate u/s 281 of the Income Tax Act 1961.
31	A	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Mutation has been done in MCD records. The property is located in the municipal area; there are no revenue records in existence of the same.



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	B	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
32	A	Whether the Trustee will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	B	Property is SARFAESI compliant (Y/N)	Yes
33	A	Whether original title deeds are available for creation of equitable mortgage.	Yes, Original title deeds are deposited with ICICI Bank Limited acting as agent of Axis Trusteeship Services Limited (Security Trustee of bank and other lenders)
	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 Trustee in this regard.	Not Applicable
34		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/S JINDAL SAW LIMITED (Formerly Known as SAW PIPES LIMITED).

Date: 11.12.2024

Place - New Delhi.

(Sumes Dewan)

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CERTIFICATE OF TITLE

1. I have examined the Certified Copies of Title Deeds and that the title documents referred to in the opinion are valid evidence of Ownership right, title and good interest and that the mortgage to be created shall satisfy the requirement of creation of **Equitable Mortgage/Registered Mortgage** and we further certify that:
2. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Revenue Records, and Registrar of Companies Office. I do not find anything adverse which would prevent the title holders from creating a valid mortgage.
3. Following scrutiny of title documents obtained from the concerned registrar office, certified copies of such title deeds obtained from the concerned registrar office.
4. There are no prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from the search carried out at Sub-Registrar of Assurances, Delhi for a period of 30 years from 1994 to 2024.
5. The said property is already mortgaged in favour of ICICI Bank on behalf of lenders.
6. The Mortgage if created will be available to the Trustee for the liability of the **M/S JINDAL SAW LIMITED**.
7. I certify that **M/S JINDAL SAW LIMITED** have an absolute, clear, and Marketable title over the Schedule Property.
8. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage: -
 - a) Original Sale deed in respect of the above noted property in question in favour of M/s Saw Pipes Ltd. vide sale deed registered in the office of the Sub-Registrar, Delhi as document no. 5123, book 1, volume no. 9298 on pages 64 to 70 on dated 30th July 1999 executed by M/s Murarka Engineering Works (through partners Sh. Brij Mohan Murarka, Sh. Ram Gopal (through attorney Sh. Brij Mohan Murarka vide power of attorney dated 3rd June 1999), Sh. Rattan Chand (through attorney Sh. Brij Mohan Murarka vide power of attorney dated 13th April 1999) and Sh. Mahavir Murarka (through attorney Sh. Brij Mohan Murarka vide power of attorney dated 14th May 1999)) in favour of M/s Saw Pipes Ltd.
 - b) Copy of Order dated 3rd August 1989 passed by Delhi High Court in Company Petition no. 117/ 118 of 1989.
 - c) Copy of Order dated 11th September 1989 passed by Delhi High Court in Company Petition no. 117/ 118 of 1989.
 - d) Copy of Certificate of incorporation consequent upon change of name dated 11th January 2005 issued by the Registrar of Companies, Kanpur in favour of M/s Jindal Saw Ltd.
 - e) Copy of latest property tax receipt in respect of the said Property.



- f) Copy of latest electricity bill.
9. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
10. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

Property bearing Industrial Plot No. 37, being part of Industrial Area Scheme Najafgarh Road, New Delhi measuring 6340 square yards and bounded as under:

North-West: Plot No. 28
North-East: Plot No. 38
South-East. Area-1.31 Acres
South-West: Plot No. 36

Date: 11.12.2024

Place - New Delhi


Sumes Dewan
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Sub Registrar Office : SR II Basai Darapur

Cash Receipt

Receipt-B

Original

Slip No. 427,228

Payment Date 10/12/2024

BBook Type Inspection

Payment Mode POS

Applicant Name SUMES DEWAN ADV

TTID DL011840

Mobile No. 8076832267

Address NEW DELHI

From Date 01-01-1994

To Date 09-12-2024

Calculated Fee 3,100

Paid Fee 3,100

Print Date 10/12/2024

Initials of the Officer of Registration Office

SR II Basai Darapur

West I

Sub Registrar Office :SR II Basai Darapur

1. New York

2. New York

3. New York

4. New York

5. New York

6. New York

7. New York

8. New York

9. New York

10. New York

11. New York

12. New York