

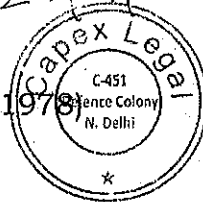
TO WHOMSOEVER IT MAY CONCERN

This is to certify that the property bearing no. 11, Friends Colony West, New Delhi-110065 (said property) owned and possessed by M/s Tirath Ram Ahuja Private Limited, is free from all sorts of encumbrances, burdens, loans, debts securities, mortgages, sale, gifts, wakf, Daan, Rehan, Decree and injunction order and any and all other defects as on date.

For Capex Legal

Msud
27/7/2017
Malini Sud
Advocate

(Enrol. No. 262/1978)



SEARCH REPORT (FOR NON-ENCUMBRANCE CERTIFICATE)

I have inspected the index record as available in the office of Sub-Registrar, Sub Distt. No. III, Delhi relating to property bearing no. 11, Friends Colony, New Delhi Ward no. 193.

The property bearing no.11, Friends Colony West, New Delhi-110065 is bounded as under:-

East:- Society's main Road and Central Grassy Lawn

West:- Society's Service Road 22' wide and railway track

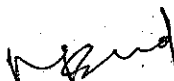
North:- Plot No. 12

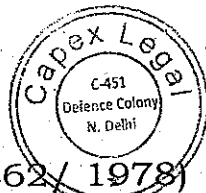
South:- Society's 15' wide service road

It is submitted that the above said property was purchased by M/s Tirath Ram Ahuja Pvt. Ltd. by virtue of regd. Sale Deed dated 28.07.1959, which is duly registered as Document No. 3429, in Additional Book No. I in Volume No. 491, on pages no. 100 to 102, in the office of SR -III, New Delhi-110065

After making necessary search on the basis of the documents furnished and on certain inspection, reached the following conclusion that the above said property till date stands in the name of M/s Tirath Ram Ahuja Private Limited.

It is submitted that M/s Tirath Ram Ahuja Private Limited has not sold, gifted or transferred the same and hence in the records of Sub Registrar the said property stands in the name of M/s Tirath Ram Ahuja Private Limited and hence the said property is free from all sorts of encumbrances such as sale, gift, mortgage etc. and in record M/s Tirath Ram Ahuja Private Limited has a clean, clear and better marketable title of the above said property with all rights, title and interests.


Malini Sud
Advocate
(Enrol. No. 262/1978)



27/7/2017



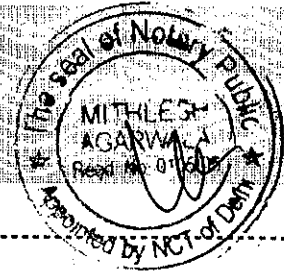
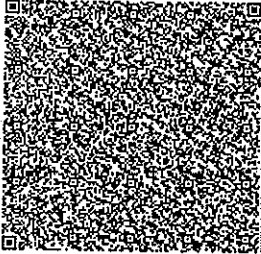
सत्यमेव जयते

INDIA NON JUDICIAL

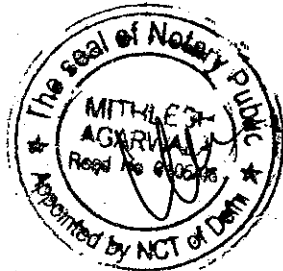
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL07984897758774P
 Certificate Issued Date : 20-Jul-2017 04:08 PM
 Account Reference : IMPACC (IV)/dl701403/DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL70140317087389406603P
 Purchased by : TIRATH RAM AHUJA PVT LTD
 Description of Document : Article 4-Affidavit
 Property Description : NA
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : TIRATH RAM AHUJA PVT LTD
 Second Party : NA
 Stamp Duty Paid By : TIRATH RAM AHUJA PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line



[Handwritten Signature]

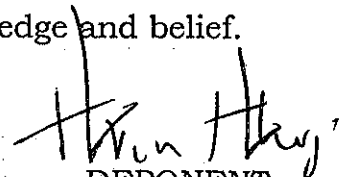
Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

AFFIDAVIT FOR OBTAINING NON-ENCUMBRA MCE CERTIFICATE

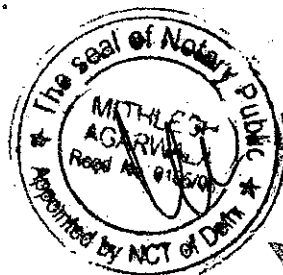
I, Mr. Arun Ahuja, S/o Late Shri N. K. Ahuja, aged about 45 years R/o 11, Friends Colony West, New Delhi-110065, do hereby solemnly affirm and declare as under:

1. That I am Director of the company M/s Tirath Ram Ahuja Private Limited and is competent and duly authorized vide board resolution dated 04.07.2017 to depose this affidavit on behalf of the Company.
2. That the company is the absolute owner of the property bearing no. 11 situated in Friends Colony West, New Delhi-110065 (said property) by virtue of registered Sale Deed dated 28.07.1959 registered before Sub Registrar as Document No. 3429, Additional Book No. I, Volume No. 491 on pages 100 to 102 on 29.07.1959.
3. That the above mentioned property is free from all sorts of encumbrances, burdens, loans, debts securities, mortgages, sale, gifts, wakf, Daan, Rehan, Decree and injunction order and any and all other defects.
4. That the Non Encumbrances Certificate is required for submission in the office of Real Estate Regulatory Authority, Delhi
5. That it is my true statement to the best of my knowledge and belief.


DEPONENT

VERIFICATION:

Verified at New Delhi, this 27th July, 2017, that the contents of this affidavit are true & correct to the best of my knowledge and belief and nothing has been concealed therein.



27 JUL 2017

ATTESTED

NOTARY PUBLIC
DELHI (INDIA)


DEPONENT

Due Diligence Report

Date: 27.07.2017

To:
M/s Tirath Ram Ahuja Private Limited ("Client")
11, Friends Colony, New Delhi
Through its Manager Accounts & Finance
Mr. Hiranmay Choudhary

Details of the Property:

Residential Property measuring 4300 square yards (approx.) bearing no. 11 situated in Nathuram Friends Colony, New Delhi (Now known as 11, Friends Colony West, New Delhi) (hereinafter referred to as the "Said Property").

Nature of the Transaction:

To ascertain the title and to ascertain whether the Said Property is free from any encumbrance or not.

Client's Mandate:

The Client has instructed/ mandated us to peruse the documents provided by the Client and to ascertain title and encumbrance on the Said Property.

Capex Legal has undertaken the aforesaid assignment subject to the scope of work covered, assumptions, disclaimer & liability stated herein.

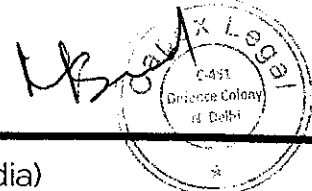
Reader's Note:

Contents of the opinion are confidential and subject to legal professional privilege. Neither this opinion nor of its contents be disclosed to any person other than Client and their professional advisors nor it be referred to, quoted, or filed with anybody without written consent of Capex Legal.

Assumptions:

For the purposes of this report, we have assumed that:

- (i) The photocopies of the documents provided/ shown to us are true, genuine, complete and accurate copies of the original of such documents. The documents are correct and authentic and no alteration has taken place.
- (ii) With reference to documents examined in the process of the conduct of the mandated exercise, all parties to the documents or signatories mentioned in such



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www.capexlegal.com

documents are within their legal and valid capacity and power to execute and deliver such documents and such executions are binding on the parties thereon.

(iii) That there are no facts or circumstances in existence and no events have occurred which render such documents/ letters void or voidable, or repudiated or revoked or frustrated, or capable of rescission for any reason and in particular without limitation by reason of the lack of authority, consideration, influence, coercion, duress, default, fraud or misrepresentation.

Exclusions:

We express no opinion on the possible outcome of any disputes/ litigations, if any, not discovered during the course of our search and not referred to in this report. In this regard, it may be noted that the power of an Indian Court to grant equitable remedies are discretionary and we express no opinion whether they would be available.

We express no opinion on the possible disputes/ litigations, if any in respect of the Said Property.

The observations mentioned in this report may be subject to change based upon obtaining any additional information gathered from the authorities concerned mentioned below as well the information/ disclosures provided by the Client.

Description of the Said Property

Residential Property measuring 4300 square yard bearing no. 11 situated in Nathu Ram Friend's Colony, Mathura Road, New Delhi (Now known as 11, Friends Colony West, New Delhi) bounded as under:

East: Society's main Road and Central Grassy Lawn

West: Society's Service Road 22' wide and railway track

North: Plot No. 12

South: Society's 15' wide service road

Owner of the Said Property:

M/s Tirath Ram Ahuja Private Limited (CIN No. U74899DL1950PTC001750), a company incorporated under the Companies Act, 1913, having its registered office at B-II/49, Mohan Cooperative Industrial Estate Badarpur New Delhi - 110044.



Limited and is being paid by it, thus the Said Property is duly mutated in the name of M/s Tirath Ram Ahuja Private Limited before the concerned Municipal Authorities.

5. As per letter dated 24.07.2017 issued by Canara Bank, it shows that the Said Property was mortgaged to the Bank against various loan, however all loans are repaid by M/s Tirath Ram Ahuja Private Limited and the original documents of the Said Property are released to M/s Tirath Ram Ahuja Private Limited.
6. M/s Tirath Ram Ahuja Private Limited is the absolute owner since July, 1959.

Inspection at the office of Sub-Registrar-III, New Delhi:


We conducted inspection of the records available with the Sub-Registrar-III, New Delhi. We found that the sale deed dated 28.07.1959 bearing Document No. 3429, in Additional Book No. I, Volume No. 491, on pages 100 to 102 executed by M/s Nathuram Friends Colony Co-operative House Building Society Ltd. in favour of Tirath Ram Ahuja Co. Ltd. had been registered with the Sub-Registrar and now the record is transferred to Sub Registrar -III, New Delhi. (Receipts pertaining to the inspections at the Sub-registrar offices are annexed herewith as Annexure-I) and we found that the Said Property is duly registered and no mortgage is registered against the Said Property.

Search/ inspection on Ministry of Corporate Affairs web portal regarding charge on the Said Property:

We conducted search/inspection in the web portal of Ministry of Corporate Affairs and we found that, the Said Property bearing no. 11, Friend's Colony was mortgaged with Canara Bank, Maharani Bagh, Ashram Chowk, New Delhi vide charge ID 80057968 and 80057969 as per records of Registrar of Companies, Delhi. However the Said Property, now stands released vide letter dated 24.07.2017 issued by Canara Bank, Maharani Bagh, Ashram Chowk, New Delhi. (Receipts pertaining to the inspections at the web portal of Ministry of Corporate Affairs is annexed herewith as Annexure-II)

OBSERVATIONS:

- (i) We have not seen the Original Documents of Said Property but have examined the photocopies of the documents provided to us by the Client and inspected the same before the Sub Registrar-III and the same is duly registered in the name of M/s Tirath Ram Ahuja Private Limited.
- (ii) Copy of title deed provided to us is the photocopy of certified copy of the sale deed dated 28.07.1959.

M. B. Singh


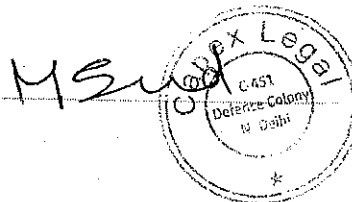
List of documents perused, as provided by the Client.

We perused the following documents provided to us by the Client.

1. Copy of Agreement to Sell dated 20.10.1954 executed by Nathuram Friends Colony Co-operative Society Ltd. in favour of M/s Tirath Ram Ahuja Ltd.
2. Copy of Sale Deed dated 28.07.1959 duly registered with the Sub Registrar as Document No. 3429, Additional Book No. I, Volume No. 491 on pages 100 to 102 on 29.07.1959.
3. Copy of PAN Card of the Company M/s Tirath Ram Ahuja Private Limited.
4. Copy of Memorandum and Articles of Association of M/s Tirath Ram Ahuja Private Limited.
5. Copy of Property tax challan dated 26.05.2016 issued by South Delhi Municipal Corporation to M/s Tirath Ram Ahuja Private Limited.
6. Copy of letter dated 24.07.2017 issued by Canara Bank to M/s Tirath Ram Ahuja Private Limited.
7. Copy of Electricity Bill dated 21.07.2017 issued by BSES Rajdhani Power Limited to M/s Tirath Ram Ahuja Private Limited.

Brief Background of Ownership of the Said Property:

1. That the Said Property is a Residential Property, purchased by the present owner i.e. M/s Tirath Ram Ahuja Private Limited (earlier known as Tirath Ram Ahuja Co. Ltd. converted into Private Limited in the year 2001) from one Nathuram Friends Colony Co-operative House Building Society Ltd. vide Sale Deed dated 28.07.1959 registered as document no. 3429, in Additional Book No. I, Volume No. 491, on pages 100 to 102.
2. Since the purchase of the property from M/s Nathuram Friends Colony Co-operative House Building Society Ltd. in the year 1959, the Said Property has never been sold to any person and is in the ownership and in possession of M/s Tirath Ram Ahuja Private Limited.
3. The electricity connection is in the name of M/s Tirath Ram Ahuja Private Limited and is being paid by it.
4. The Property Tax bills are coming in the name of M/s Tirath Ram Ahuja Private



Limited and is being paid by it, thus the Said Property is duly mutated in the name of M/s Tirath Ram Ahuja Private Limited before the concerned Municipal Authorities.

5. As per letter dated 24.07.2017 issued by Canara Bank, it shows that the Said Property was mortgaged to the Bank against various loan, however all loans are repaid by M/s Tirath Ram Ahuja Private Limited and the original documents of the Said Property are released to M/s Tirath Ram Ahuja Private Limited.
6. M/s Tirath Ram Ahuja Private Limited is the absolute owner since July, 1959.

Inspection at the office of Sub-Registrar-III, New Delhi:

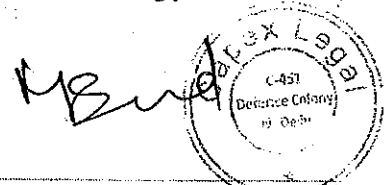
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OBSERVATIONS:

- (i) We have not seen the Original Documents of Said Property but have examined the photocopies of the documents provided to us by the Client and inspected the same before the Sub Registrar-III and the same is duly registered in the name of M/s Tirath Ram Ahuja Private Limited.
- (ii) Copy of title deed provided to us is the photocopy of certified copy of the sale deed dated 28.07.1959.



- (iii) In the Agreement to Sell dated 20.10.1954 the name of the Seller is Friends Colony Co-operative Society Ltd. in place of Nathu Ram Friends Colony Co-operative House Building Society Ltd. (as is provided in the Sale Deed) and that of the Purchaser is Tiath Ram Ahuja Ltd. in place of Tirath Ram Ahuja Co. Ltd. (as is provided in the Sale Deed).
- (iv) There is no encumbrance as on date against the Said Property as clarified from the ROC record of M/s Tirath Ram Ahuja Private Limited and letter dated 24.07.2017 issued by Canara Bank.
- (v) In the property tax challan dated 26.05.2016 issued by South Delhi Municipal Corporation, it is mentioned that M/s Tirath Ram Ahuja Pvt. Ltd is the owner of the Said Property.
- (vi) The electricity bill dated 21.07.2017 issued by BSES Rajdhani Power Limited to Tirath Ram Ahuja Pvt. Ltd. establishes that M/s Tirath Ram Ahuja Private Limited is still in possession of the Said Property.
- (vii) The company M/s Tirath Ram Ahuja Private Limited was incorporated under the provisions of Companies Act, 1913 as a limited company. Later on the company was converted into the private limited company due to amendment in under section 43(2A) of the Companies (Amendment) Act, 2000 with effect from 11.12.2001.

CONCLUSION:

On the basis of perusal of documents provided to us our conclusion on the Ownership of the Said Property is as under:

1. The Said Property is a residential Property.
2. M/s Tirath Ram Ahuja Pvt. Ltd. is the owner in possession of the Said Property.
3. There is no encumbrance existing against the Said Property as on date.

We opine accordingly.

Thanking you,
For CAPEX LEGAL

M. Bud
MALINI SUDH
Advocate
(Enrol. No. 262 of 1978)
Encl: as above

