

Government of Rajasthan  
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, ALMER  
SUB REGISTRAR, BHILWARA

Fee Receipt

Appendix - I (Form No. 1, Dated 25.6.1971)

Form Receipt No. 202102000004939  
Serial LM Date  
Admission No. 504/57  
Document No. 504/57  
Factory on Plot of Land, Measuring 10 Bigha 12 Bigha, for industrial purposes from  
Area No. 1143, 1682/153 of village, Barga Khairi, District Bhilwara  
Inspection and Search

18/02/2021 12:02 PM  
202102000004939

Document Type  
Serial Value  
Factory on Plot of Land, Measuring 10 Bigha 12 Bigha, for industrial purposes from  
Area No. 1143, 1682/153 of village, Barga Khairi, District Bhilwara  
Inspection and Search

|                      |     |                               |        |
|----------------------|-----|-------------------------------|--------|
| Out-Registration Fee | ₹ 0 | Fee for Registration          | ₹ 0    |
| Stamp (Memorandum)   | ₹ 0 | Stamp for Copying West Us. 57 | ₹ 0    |
| Stamp                | ₹ 0 | Stamp (Memorandum)            | ₹ 0    |
| Stamp                | ₹ 0 | Stamp Duty                    | ₹ 0    |
| Stamp                | ₹ 0 | Inspection Fee                | ₹ 1500 |
| Stamp                | ₹ 0 | Commission                    | ₹ 0    |
| Stamp                | ₹ 0 | Others                        | ₹ 0    |
| Stamp                | ₹ 0 | Cash Amount Received          | ₹ 0    |
| Stamp                | ₹ 0 | Over Draft Cash               | ₹ 1500 |
| Stamp                | ₹ 0 | Total Amount                  | ₹ 1500 |

From Year 1982 To Year 2021

Mode of Payment (Mata Number & Amount #)

₹ 1500 (Cash) 18/02/2021

Signature of Proprietor or Applicant for  
and of Special Certificate

Signature of Proprietor  
and of Special Certificate

18/02/2021

18/02/2021

18/02/2021

18/02/2021

**SOHAN LAL DHAKER**

Advocate

B-331, Maheshi Marg

Sanjay Colony

Bhilwara - 311001

Phone - 9214550554

dt. 18.02.2021

State Bank of India Commercial Branch-Gurgaon (Haryana)

Name of Borrower:-

M/s BSL Ltd.

Registered Office -26, Industrial Area, Gandhi Nagar, Bhilwara

2. Property which is being mortgaged:-

Plot of Land, Measuring 10 Bigha 12 Biswa for Industrial Purposes from in Araj No. 1148 Rakba 6 Bigha 10 Biswa & Araj No. 1582/1153 Rakba 4 Bigha 02 Biswa, Situated at Village- Biliya Kalan, District Bhilwara in which Factory shed Offices etc. has been constructed.

3. Owner of this property -

M/s BSL Ltd.

Registered Office -26, Industrial Area, Gandhi Nagar, Bhilwara

4. List of documents:-

1. Original Lease deed dt. 15.04.1983 executed by District Industries Centre, Bhilwara & Collector, Bhilwara favouring M/s Bhilwara Synthetics Ltd. Bhilwara regd. on 18.06.1983 in Book No. 1, at S.No. 611 with Sub Registrar, Bhilwara Plot of Land, Measuring 10 Bigha 12 Biswa for Industrial Purposes from in Araj No. 1148 Rakba 6 Bigha 10 Biswa & Araj No. 1582/1153 Rakba 4 Bigha 02 Biswa, Situated at Village- Biliya Kalan, District Bhilwara

Note:-

1. Above property is already in mortgage with this Branch.
2. Copy of the Resolution of Board of Director of M/s BSL Ltd. Registered Office -26, Industrial Area, Gandhi Nagar, Bhilwara for Creating Mortgage with State Bank of India to be taken
3. Copy of Memorandum and Articles of Association of M/s BSL Ltd. Registered Office -26, Industrial Area, Gandhi Nagar, Bhilwara to be taken.

A. Search Receipt No. 202102026004639 dt. 18.02.2021 from Sub-Registrar Bhilwara for the year 1992 to 2011

Place: Bhilwara

Date: 18.02.2021

Signature of the Advocate

**Sohan Lal Dhaker**

Seal

Advocate  
B-331, Maheshi Marg  
Sanjay Colony  
Bhilwara - 311001  
Phone - 9214550554  
Reg. No. R/10542012

**Annexure-A1 Details of the property offered as the security**

(To be prepared by the borrower)

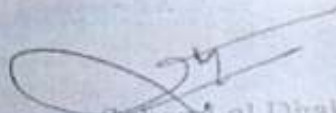
|                                                                                                                                                                                                         |             |                                                                                                                                                                                                                                                                          |                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1. a) Name & Constitution of the Borrower                                                                                                                                                               |             | KES BSL Ltd.<br>Registered Office - 20, Industrial Area, Gurgaon<br>Haryana                                                                                                                                                                                              |                        |
| b) Whether the loan proposed is for Rs. 100/- lakhs and above? (Search for not less than 30 years is mandatory of such cases)                                                                           |             |                                                                                                                                                                                                                                                                          |                        |
| 2. Name and Constitution of the Intended Mortgagor                                                                                                                                                      |             | KES BSL Ltd.<br>Registered Office - 20, Industrial Area, Gurgaon<br>Haryana                                                                                                                                                                                              |                        |
| 3. Relationship between intended mortgagor and borrower (Please specify whether the intended mortgagor and borrower are one and the same or related as guarantor, co-borrower, power of attorney, etc.) |             | Company as Borrower                                                                                                                                                                                                                                                      |                        |
| 4. Description of property/ properties                                                                                                                                                                  |             | Plot of Land, Measuring 10 Bigha 12 Biswa for Industrial Purposes from in Araj No- 1140 Rakba 6 Bigha 10 Biswa & Araj No- 1602/1153 Rakba 4 Bigha 02 Biswa, Situated at Village- Biliya Kalan, District Bhilwara in which Factory shed Offices etc. has been constructed |                        |
| 4.1. Survey / Door No.                                                                                                                                                                                  |             | As Above                                                                                                                                                                                                                                                                 |                        |
| 4.2. Extent                                                                                                                                                                                             |             |                                                                                                                                                                                                                                                                          |                        |
| 4.3. Location                                                                                                                                                                                           |             | Situated at Village- Biliya Kalan, District Bhilwara in which Factory shed Offices etc. has been constructed                                                                                                                                                             |                        |
| 4.4. Boundaries                                                                                                                                                                                         |             |                                                                                                                                                                                                                                                                          |                        |
| East                                                                                                                                                                                                    | West        | North                                                                                                                                                                                                                                                                    | South                  |
| Railway Line                                                                                                                                                                                            | Main Road   | Bhilwara                                                                                                                                                                                                                                                                 | Land of Sh. Bhur Singh |
| Bhilwara                                                                                                                                                                                                | Bhilwara    | Processors Ltd.                                                                                                                                                                                                                                                          | of Biliya Kalan        |
| Chittorgarh                                                                                                                                                                                             | Chittorgarh | Mandpam,<br>Bhilwara                                                                                                                                                                                                                                                     |                        |

|                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Plot of Land, measuring 10 Bigha 12 Bows for Industrial Purposes from in Araj No. 1148 Rakba 6 Bigha 10 Bows &amp; Araj No. 1682/1153 Rakba 4 Bigha 02 Bows, Situated at Village- Biliya Kalan, District Bhilwara</p> |                                                                                                                                                                                                                                                                                  |
| 2. Location Details                                                                                                                                                                                                         | <p>Situated at Village- Biliya Kalan, District Bhilwara in which Factory shed Offices etc. has been constructed</p>                                                                                                                                                              |
| 3.1 Complete postal Address of the property/ properties                                                                                                                                                                     | <p>Plot of Land, Measuring 10 Bigha 12 Bows for Industrial Purposes from in Araj No. 1148 Rakba 6 Bigha 10 Bows &amp; Araj No. 1682/1153 Rakba 4 Bigha 02 Bows, Situated at Village- Biliya Kalan, District Bhilwara in which Factory shed Offices etc. has been constructed</p> |
| 3.2 Prominent landmark                                                                                                                                                                                                      | <p>Plot of Land, Measuring 10 Bigha 12 Bows for Industrial Purposes from in Araj No. 1148 Rakba 6 Bigha 10 Bows &amp; Araj No. 1682/1153 Rakba 4 Bigha 02 Bows, Situated at Village- Biliya Kalan, District Bhilwara in which Factory shed Offices etc. has been constructed</p> |
| 3.3 Bus route                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                  |
| 3.4 Bus stop                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                  |
| 4. Rough location sketch                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                  |
| 4.1 Approach sketch to the location                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                  |
| 4.2 Exact location of construction/ purchase and working plan                                                                                                                                                               |                                                                                                                                                                                                                                                                                  |
| 5. Please mention details about the builder (if applicable)                                                                                                                                                                 |                                                                                                                                                                                                                                                                                  |
| 6.1 Name of the Firm                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                  |

|     |                                                                                                                                              |  |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------|--|
| 6.2 | Address of the Firm                                                                                                                          |  |
| 6.3 | Telephone No.                                                                                                                                |  |
| 6.4 | Contact person                                                                                                                               |  |
| 6.5 | Is the builder/ project in the Bank's latest approved list. Mention the date of approval of the builder and validity of the current approval |  |

Yours faithfully,

|                 |  |
|-----------------|--|
| Signature       |  |
| Name            |  |
| Designation     |  |
| Branch/Unit     |  |
| Contact details |  |

  
**Sohail Lal Dhaker**  
 Advocate  
 B-331, Satguru Colony, Ghiswara  
 Mob: 9214566558  
 Reg. No. R/1024/2012

SOHAN LAL DHAKER

Advocate

B-331, Mahesh Marg  
Sanjay Colony  
Bhilwara - 311001  
Phone - 9214560559

Annexure - B: Report of Investigation of Title in respect of immovable Property.

(All columns/items are to be completed/commented by the panel advocate)

|   |                                                                                                                       |                                                                                                                                                                                                                                                                          |
|---|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | a) Name of the Branch/ Business Unit/Office seeking opinion.                                                          | State Bank of India Commercial Branch- Gurgaon (Haryana)                                                                                                                                                                                                                 |
|   | b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.   |                                                                                                                                                                                                                                                                          |
|   | c) Name of the Borrower.                                                                                              | M/s BSL Ltd.<br>Registered Office-26, Industrial Area, Gandhi Nagar, Bhilwara                                                                                                                                                                                            |
| 2 | a) Name of the unit/concern/ company/person offering the property/ (ies) as security                                  | M/s BSL Ltd.<br>Registered Office-26, Industrial Area, Gandhi Nagar, Bhilwara                                                                                                                                                                                            |
|   | b) Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge.            | M/s BSL Ltd.<br>Registered Office-26, Industrial Area, Gandhi Nagar, Bhilwara                                                                                                                                                                                            |
|   | c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.) | Company as Borrower                                                                                                                                                                                                                                                      |
| 3 | Complete or full description of the immovable property/ (ies) offered as security including the following details.    | Plot of Land, Measuring 10 Bigha 12 Biswa for Industrial Purposes from in Araj No. 1148 Rakba 6 Bigha 10 Biswa & Araj No. 1682/1153 Rakba 4 Bigha 02 Biswa, Situated at Village- Biliya Kalan, District Bhilwara in which Factory shed Offices etc. has been constructed |
|   | (a) Survey No.                                                                                                        | Araj No. 1148 & 1682/1153                                                                                                                                                                                                                                                |
|   | (b) Door/House no. ( in case of house property)                                                                       | As Above                                                                                                                                                                                                                                                                 |
|   | (c) Extent/ area including plinth/ built up area in case of house property                                            | Measuring 10 Bigha 12 Biswa                                                                                                                                                                                                                                              |
|   | (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.                      | Situated at Village- Biliya Kalan, District Bhilwara in which Factory shed Offices etc. has been constructed                                                                                                                                                             |

| Boundaries                                                                                                                                                                                                                                                                                                                                                                                            |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| East                                                                                                                                                                                                                                                                                                                                                                                                  | West                                  | North                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | South                                     |
| Railway Line<br>Bhilwara-<br>Chittorgarh                                                                                                                                                                                                                                                                                                                                                              | Main Road<br>Bhilwara-<br>Chittorgarh | Bhilwara Processors<br>Ltd. Mandpam,<br>Bhilwara                                                                                                                                                                                                                                                                                                                                                                                                                          | Land of Sh. Bhur<br>Singh of Biliya Kalan |
| <p>4. a) Particulars of the documents scrutinized serially and chronologically.</p> <p>b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified</p> <p>Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.</p>                                                      |                                       | <p>1. Original Lease deed dt. 15.04.1983 executed by District Industries Centre, Bhilwara &amp; Collector, Bhilwara favouring M/s Bhilwara Synthetics Ltd. Bhilwara regd. on 16.06.1983 in Book No. 1, at S.No. 611 with Sub Registrar, Bhilwara Plot of Land, Measuring 10 Bigha 12 Biswa for Industrial Purposes from in Araj No. 1148 Rakha 6 Bigha 10 Biswa &amp; Araj No. 1682/1153 Rakha 4 Bigha 02 Biswa, Situated at Village- Biliya Kalan, District Bhilwara</p> |                                           |
| <p>5. a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)</p>                                                                                                                |                                       | <p>Certified copy of Lease deed dt. 15.04.1983 is obtained from the relevant sub-registrar office</p>                                                                                                                                                                                                                                                                                                                                                                     |                                           |
| <p>b) i) 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?</p>                                                                                                                                                                                              |                                       | <p>NOT APPLICABLE</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                           |
| <p>b) ii) Whether 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 with the original produced<br/>(In case originals title deeds is not produced for comparing with the certified or ordinary copies should be handled more diligently &amp; cautiously).</p> |                                       | <p>NOT APPLICABLE</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                           |
| <p>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?</p>                                                                                                                                                                                                         |                                       | <p>No</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                           |
| <p>b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.</p>                                                                                                                                                                                                                                               |                                       | <p>NOT APPLICABLE</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                           |
| <p>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?</p>                                                                                                                                                                                                                                              |                                       | <p>NOT APPLICABLE</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                           |



|    |                                                                                                                                                                                                                         |                                                                                                                           |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 7  | a) Property offered as security falls within the jurisdiction of which sub-registrar office?                                                                                                                            | Sub Registrar, Bhilwara                                                                                                   |
|    | 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 places listed at (a) 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?                                          | NOT APPLICABLE                                                                                                            |
| 8  |                                                                                                                                                                                                                         |                                                                                                                           |
| 9  | Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)                               | Leasehold Rights                                                                                                          |
| 10 | If leasehold, whether,                                                                                                                                                                                                  | Yes                                                                                                                       |
|    | a) lease Deed is duly stamped and registered                                                                                                                                                                            | Lease Deed is duly stamped and registered                                                                                 |
|    | b) lessee is permitted to mortgage the Leasehold right.                                                                                                                                                                 | Yes                                                                                                                       |
|    | c) duration of the Lease/unexpired period of lease.                                                                                                                                                                     | 99 Years lease from 1983 so now lease remains for 61 Years                                                                |
|    | 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 permits for the creation of any superstructure (if applicable)?                                                                                                                         | NOT APPLICABLE                                                                                                            |
|    | f) Right to get renewal of the leasehold rights and nature here of.                                                                                                                                                     | NOT APPLICABLE                                                                                                            |
| 11 | If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether,                                                                                                                                                            | Lease deed issued by District Industries Centre, Bhilwara                                                                 |
|    | grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions.                                                                                                                        | Yes                                                                                                                       |
|    | the mortgagor is competent to create charge on such property.                                                                                                                                                           | Yes                                                                                                                       |
|    | whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.                                                                     | NO; but only Lessee Shall inform the Leassor within a period of three months from the date of Such mortgage or assignment |
| 12 | If occupancy right, whether;                                                                                                                                                                                            | Yes                                                                                                                       |
|    | a) Such right is heritable and transferable,                                                                                                                                                                            | Yes                                                                                                                       |
|    | b) Mortgage can be created                                                                                                                                                                                              | Yes                                                                                                                       |
| 13 | Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be                                                                                            | NO Minor's interest,                                                                                                      |

*[Handwritten Signature]*

|                                                                                                                                                                                                    |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| followed, including court permission to be obtained and the reasons for coming to such conclusion.                                                                                                 |                |
| 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 APPLICABLE |
| b) The Gift/Settlement Deed has been attested by two witnesses.                                                                                                                                    | NOT APPLICABLE |
| c) The Gift/Settlement Deed transfers the property to Donee.                                                                                                                                       | NOT APPLICABLE |
| d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions.                                                          | NOT APPLICABLE |
| e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question.                                                                                                | 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 |
| 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 APPLICABLE |
| (c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.                                                                                        | NOT APPLICABLE |
| (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 APPLICABLE |
| (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 APPLICABLE |
| 16. Whether the title documents include any testamentary documents /wills? -                                                                                                                       | No             |
| (a) In case of wills, whether the will is registered will or unregistered will?                                                                                                                    | NOT APPLICABLE |
| (b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?                                                                              | NOT APPLICABLE |
| (c) Whether the property is mutated on the basis of will?                                                                                                                                          | NOT APPLICABLE |
| (d) Whether the original will is available?                                                                                                                                                        | NOT APPLICABLE |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                |                |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
|    | (a) Whether the original death certificate of the testator is available?                                                                                                                                                                                                                                                                                                                                                       | NOT APPLICABLE |
|    | (b) 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 for an Over-the-horizon about the genuineness/validity of the will, all relevant rules about the will, etc. which are relevant to rely on the will, genuineness of the will, Original title deeds are to be explained.) | NOT APPLICABLE |
|    | (c) Whether the property is subject to any encumbrances?                                                                                                                                                                                                                                                                                                                                                                       | NO             |
|    | (d) Whether the property belongs to church, temple or any religious/other institutions having any restriction in creation of charges on such properties?                                                                                                                                                                                                                                                                       | NOT APPLICABLE |
|    | (e) Precautions/permissions, if any in respect of the above cases for creation of mortgage?                                                                                                                                                                                                                                                                                                                                    | NOT APPLICABLE |
| 18 | (a) Where the property is a HUF/joint 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 APPLICABLE |
| 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 APPLICABLE |
|    | (c) If so 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 |
| 20 | (a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for reaction/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?                                                                                                                                                                                                                                     | NOT APPLICABLE |
|    | (c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.                                                                                                                                                                                                                                                                             | NOT APPLICABLE |

*[Handwritten Signature]*

|    |                                                                                                                                                                                                                                                                                      |                                                                                                                  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|    | Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Municipal Laws, weaker Sections, Municipal Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance etc.)                               | NOT APPLICABLE                                                                                                   |
| 22 | (a) Whether the property is subject to any pending or proposed land acquisition?                                                                                                                                                                                                     | There is no procedure & system in department to verify Affidavit of depositor (Borrower) taken for this purpose. |
|    | (b) Whether any search/inquiry is made with the Land Acquisition Office and the outcome of such search/inquiry.                                                                                                                                                                      | NOT APPLICABLE                                                                                                   |
| 23 | (a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?                                                                                                                                                                           | There is no procedure & system in department to verify Affidavit of depositor (Borrower) taken for this purpose. |
|    | (b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its legal enforcement?                                                                                                                                         | NOT APPLICABLE                                                                                                   |
|    | (c) Whether the title documents have any court seal/marketing which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marketing.                                                              | NOT APPLICABLE                                                                                                   |
| 24 | (a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.                                                                                                                                                                       | NO                                                                                                               |
|    | (b) Property belonging to partners, whether thrown on hotchpotch? Whether formalities for the same have been completed as per applicable laws?                                                                                                                                       | NOT APPLICABLE                                                                                                   |
|    | (c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.                                                                                                                                                                     | NOT APPLICABLE                                                                                                   |
| 25 | Whether the property belongs to a Limited Company check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc. | Yes                                                                                                              |
|    | b) i) 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                                                                                                   |
|    | ii) 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                                                                                                   |
|    | iii) Whether the above search of charges reveals any prior charges/ encumbrances, on the property/ (proposed to be mortgaged) created by the vendor company (seller)? Yes/No.                                                                                                        | NOT APPLICABLE                                                                                                   |

*[Handwritten signature]*

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 27 | If the search reveals encumbrances/charges whether such have been detected? Yes/No                                                                                                                                                                                                                                                                                                                                                       | NOT APPLICABLE |
| 28 | Are there any resolutions, bye-laws of the Association, the mortgage can be created, and the requisite resolutions, bye-laws                                                                                                                                                                                                                                                                                                             | No             |
|    | (a) Whether any POA is involved in the chain of title?                                                                                                                                                                                                                                                                                                                                                                                   | NO             |
|    | (b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law                                                                                                                                             | NOT APPLICABLE |
|    | (c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA) | NOT APPLICABLE |
|    | (d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified /compared with the original POA.                                                                                                                                                                                                                                                                                               | NOT APPLICABLE |
|    | (e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.                                                                                                                                                                                                                                                                                                                   | NOT APPLICABLE |
|    | i. Whether the original POA is verified and the title investigation is done on the basis of original POA?                                                                                                                                                                                                                                                                                                                                | NOT APPLICABLE |
|    | ii. Whether the POA is a registered one?                                                                                                                                                                                                                                                                                                                                                                                                 |                |
|    | iii. Whether the POA is a special or general one?                                                                                                                                                                                                                                                                                                                                                                                        |                |
|    | iv. Whether the POA contains a specific authority for execution of title document in question?                                                                                                                                                                                                                                                                                                                                           |                |
|    | (f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)                                                                                                                                                                                                               | NOT APPLICABLE |
|    | (g) Please comment on the genuineness of POA?                                                                                                                                                                                                                                                                                                                                                                                            | NOT APPLICABLE |
|    | (h) The unequivocal opinion on the enforceability and validity of the POA?                                                                                                                                                                                                                                                                                                                                                               |                |
| 28 | Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the 17 powers given therein and whether the same is properly executed/ stamped/                                                                                                                                                                                                                                          | NOT APPLICABLE |



|                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Whether land ceiling clearance, whether obtained and if so details thereon.                                                                                                                                                                                                                                                                                                                       | NOT APPLICABLE                                                                                              |
| Whether No Objection Certificate under the Income Tax Act is required/obtained.                                                                                                                                                                                                                                                                                                                   | Not Required, however, branch may take Separate undertaking from borrower for Section 281 of income tax act |
| Details of RTC, extracts/mutation extracts/ Khasra extracts pertaining to the property in question.                                                                                                                                                                                                                                                                                               | NOT APPLICABLE                                                                                              |
| Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?                                                                                                                                                                                                                                                                                                     | Yes                                                                                                         |
| (a) Whether the property offered as security is clearly demarcated?                                                                                                                                                                                                                                                                                                                               | Yes                                                                                                         |
| (b) Whether the demarcation/ partition of the property is legally valid?                                                                                                                                                                                                                                                                                                                          | Yes                                                                                                         |
| (c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories/houses, as the case may be).                                                                                                                                                                                                       | Yes                                                                                                         |
| 37 Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?                                                                                                                                                                                                                                                 | Yes                                                                                                         |
| (a) Document in relation to electricity connection;                                                                                                                                                                                                                                                                                                                                               | Electricity bill is to be taken                                                                             |
| (b) Document in relation to water connection;                                                                                                                                                                                                                                                                                                                                                     | No Water Connection                                                                                         |
| (c) Document in relation to Sales Tax Registration, if any applicable;                                                                                                                                                                                                                                                                                                                            | Sales Tax Registration Certificate to be taken                                                              |
| (d) Other utility bills, if any.                                                                                                                                                                                                                                                                                                                                                                  | Telephone Bill to be taken                                                                                  |
| 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/ sanctioned plans are made available, please comment on the description and boundaries of the property on the said document 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.) | As per Valuer 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                                                                                                          |

age 1  
 Plot of Land  
 No. 331 Rakhs-3  
 Bawa, Aray No.  
 Bawa & Aray  
 Gunwardi, D  
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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?                                                                                                                                                         | Certified that in case of default in repayment of Bank's dues the Bank can take action / Possession on the above said property under Securitization and Reconstruction of Financial assets and enforcement of security interest act 2002 and the rules made there under. |
| Property is SARFAESI compliant (Y/N)                                                                                                                                                                                                                                 | Yes                                                                                                                                                                                                                                                                      |
| 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. | No                                                                                                                                                                                                                                                                       |
| 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.                                                                       | No                                                                                                                                                                                                                                                                       |
| 44 Additional aspects relevant for investigation of title as per local laws.                                                                                                                                                                                         | NOT APPLICABLE                                                                                                                                                                                                                                                           |
| 45 Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security                                                                                                                                                             | NOT APPLICABLE                                                                                                                                                                                                                                                           |
| 46 The specific persons who are required to create mortgage/to deposit documents creating mortgage.                                                                                                                                                                  | M/s BSL Ltd.<br>Registered Office-26, Industrial Area, Gandhi Nagar, Bhilwara                                                                                                                                                                                            |
| 47 Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.                                                                                                                                                              | No.                                                                                                                                                                                                                                                                      |
| Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.                                                                                                                            | NOT APPLICABLE                                                                                                                                                                                                                                                           |
| Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?                                                                                                                                                              | NOT APPLICABLE                                                                                                                                                                                                                                                           |
| Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?                                                   | NOT APPLICABLE                                                                                                                                                                                                                                                           |

Note : In case separate sheets are required, the same may be used, signed and annexed.

Note:- Above Properties are already mortgaged with this Branch.

Place: Bhilwara

Date: 18.02.2021

Signature of the Advocate

Sohan Lal Dhakar  
Advocate  
B-331, Sanjay Colony, Bhilwara  
Mob. 9214580599  
Reg. No. RU/1084/2007

Page No. 3  
Plot of Land, Meas-  
No. 331 Rasta 3 Bgh  
Bilwa, Araj No. 333  
Bilwa & Araj No  
Gunwardi Distr

1. Above prop  
2. Copy of  
Registered  
3. Copy  
Register  
taken

B.T. Mahapatra  
 Faculty  
 Bhubaneswar - 751005  
 Phone - 9868550000

[illegible]

I confirm having made a search in the Land Register records, and other relevant records and checked the records of the relevant Government Offices (Sub-Registry Office, Revenue Records, Municipal Financial Office, Land Acquisition Office, Register of Companies Office, Ward Board (wherever applicable). I do not find anything adverse which would prevent the Title holder from creating a valid Mortgage. I am liable / responsible if any due is owed to the Bank due to negligence on my part or on my agent's making search.

There are no prior Mortgage-Related encumbrances whatsoever, as would be seen from the Encumbrance Certificate for the period 30 Year from 1992 to 2021, pertaining to the immovable Property(ies) covered by above said Title Deeds. The property is free from all Encumbrances. Except mortgage with the Branch.

(Specify the state of the Minor with Name) (Strike out if not applicable)

The Mortgage if created will be available to the Bank for the Lending of the  
Intending Borrower M/s. BBL Ltd. Registered Office -28, Industrial Area,  
Gandhi Nagar, Bhiikara.

I certify that M/s BSL Ltd. Registered Office - 25, Industrial Area, Candoli Nagar, Bhillwara, has / have an absolute, clear and Marketable title over the Schedule property/ies. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

27

On the date 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.

Original Lease deed dt. 15.04.1983 executed by District Industries Centre, Bhilwara & Collector, Bhilwara favouring M/s Bhilwara Synthetics Ltd. Bhilwara regd. on 16.06.1983 in Book No. 1, at S.No. 611 with Sub Registrar, Bhilwara Plot of Land, Measuring 10 Bigha 12 Biswa for Industrial Purposes from in Arai No. 1148 Rakba 6 Bigha 10 Biswa & Arai No. 1652/1153 Rakba 4 Bigha 02 Biswa, Situated at Village- Biliya Kalan, District Bhilwara.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI Compliant.

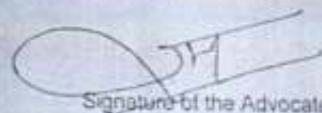
**SCHEDULE OF THE PROPERTY (IES)**

Plot of Land, Measuring 10 Bigha 12 Biswa for Industrial Purposes from in Arai No. 1148 Rakba 6 Bigha 10 Biswa & Arai No. 1682/1153 Rakba 4 Bigha 02 Biswa, Situated at Village- Biliya Kalan, District Bhilwara in which Factory shed Offices etc. has been constructed Bounded as under :-

- East :- Railway Line Bhilwara-Chittorgarh
- West :- Main Road Bhilwara-Chittorgarh
- North :- Bhilwara Processors Ltd. Mandpam, Bhilwara
- South :- Land of Sh. Bhur Singh of Biliya Kalan

**Note :- Above property is already in mortgage with this Branch**

Place: Bhilwara  
Date: 18.02.2021

  
Signature of the Advocate  
**Sohan Lal Dhaker**  
Advocate  
5-331, Sahay Colony, Bhilwara  
Mob. 9214660559  
Reg. No. RJ1054/2002

SHRI SOHAN LAL DHAKAD  
Advocate  
B-331, MAHESH MARG, SANJAY COLONY,  
Ghulwara (Raj.) 311001  
9214560555 (M)  
No. ADV/2020-21/

Annexure-I

Madam/ Dear Sir,

Date

1. You are requested to make an investigation of title to the properties more fully described in the Schedule A-1 below, to enable us to obtain a valid and enforceable mortgage of the said property(ies).
2. Please know that the responsibility of making search of the records required for the purpose at various Govt./ registering authority/ revenue offices/ Company Registrar etc. is entirely on you and you shall be liable for any loss caused to the bank due to negligent search on your part or on the part of the agent/authorised representative engaged by you for this purpose.
3. Please note that you have to make an actual and personal inspection of relevant books and indexes maintained/kept in the office(s) of sub-registrar, office of registrar and other relevant offices wherever applicable. The search should cover all the sub registrar/registrar offices wherein the title documents are registered as well as such offices where such registration is legally possible.
4. Please also note to obtain certificates of encumbrance (EC) from the relevant offices (wherever such facility is available) to ensure that there are no subsisting charges/encumbrance on the property offered as security.
5. Please do not hesitate to demand any document/record/material required by you for the purpose of making proper investigation into the title to the property of the mortgagor.
6. In respect of all cases where the loan amount is less than Rs.1.00 crore, you have to make search of the title of the property for not less than 13 years if it establishes clear and marketable title.

However, if the flow of title is not clear or in the event of any ambiguity about the title after search for 13 years, you may make search for not less than 30 years.

In respect of all cases where the loan amount is Rs 1.00 crore and above, you have to make search of the title of the property for not less than 30 years irrespective of the fact that clear and marketable title is established by a shorter search of 13 years.

In case of Builder Tie Ups (in case of Home Loans), for approval of the project search of the title for not less than 30 years is mandatory.

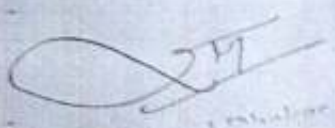
7. Please note that you are required to verify the original title deeds only, particularly, title deeds which are the subject matter of the mortgage. If the original title deeds/documents are not available and certified extracts are produced, kindly examine whether that should be sufficient for creation of a valid and enforceable mortgage and state what precautions are to be taken for the purpose.

Page No. 8  
Plot of Land, Measure  
No. 331 Rada 3  
Bawa, Area No.  
Bawa & Area  
Gurwara, D  
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Register  
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- you are also required to obtain the certified copies of all the relevant title documents directly from the office of the concerned sub-registrar/ registrar and compare the same with the documents submitted by the customer. Please also attach all such certified copies along with your Report along with the receipt for fees paid for obtaining certified copies.
- In case of agricultural lands offered as security, please specify as to whether there are any restrictions under the local laws for creation and enforceability of the mortgage of agricultural lands.
10. In case of Lending by Consortium members/Multiple Lenders and/or extension of mortgages, priority of charges existing in favour of other charge holders, intervening charges created if any will have to be verified in detail, and please advise the Bank as to the restrictions/ limitations/ impediments, and remedial measures if any.
  11. Please advise about all legal formalities/procedures required under laws to be complied with for valid creation of mortgage in favour of the Bank. If there are any legal impediments/restrictions, kindly advise as to whether such impediments can be cured and if so, what procedure is to be followed.
  12. Please note that at no circumstances, you should submit a title investigation report (TIR) certifying clear and marketable title of the property with conditions or stipulations to be complied.
  13. Please sign the duplicate of this letter acknowledging the receipt of the documents detailed in the Schedule A-1 and acceptance of the aforesaid stipulations under which you will be providing the required search report and certificate. The format of the TIR and Certificate on Title to be given as per Bank's standard format, i.e. Annexure-B and Annexure-C.
  14. The TIR along with all the original documents and certified copies of documents are to be submitted directly to the Branch concerned and in no circumstances the same to be handed over to the borrower / guarantor or his / their agent/representative.
  15. Please acknowledge receipt.

Yours faithfully,

|                 |  |
|-----------------|--|
| Signature       |  |
| Name            |  |
| Designation     |  |
| Branch/Unit     |  |
| Contact details |  |

  
**Sohan**  
 Adv.  
 B-331, Sarvy Col  
 Mob: 921458065  
 Reg. No. R/1004/2002

Page No. 6 of 510 9  
 Plot of Land, Measure  
 No. 331 Baria 3 P  
 House, Area No. 2  
 House & Area  
 Guaranteed, De

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**AFFIDAVIT OF OWNERSHIP OF IMMOVABLE PROPERTY**

Before the AGM- State Bank of India Commercial Branch-Gurgaon (Haryana)

Affidavit of

Director of M/s BSL Ltd. Registered

Office -26, Industrial Area, Gandhi Nagar, Bhiwara, do here by swear on oath as here under:-

1. That the name of the deponent is

Director of M/s BSL Ltd. Registered Office -26, Industrial Area, Gandhi Nagar, Bhiwara the latest photograph of the deponent is affixed here to on the top

2. That the Company is owner of the Plot of Land, Measuring 10 Bigha 12 Biswa for Industrial Purposes from in Araj No. 1148 Rakba 6 Bigha 10 Biswa & Araj No. 1682/1153 Rakba 4 Bigha 02 Biswa, Situated at Village-Biliya Kalan, District Bhiwara in which Factory shed Offices etc, has been constructed and the details with boundaries of which are given below:-

East - Railway Line Bhiwara-Chittorgarh

West- Main Road Bhiwara-Chittorgarh

North - Bhiwara Processors Ltd. Mandpam, Bhiwara

South- Land of Sh. Bhur Singh of Biliya Kalan

3. That the property Para No.2 has been purchased by the deponent from District Collector, Bhiwara for a consideration of (amount) Rs..... through registered Lease deed in Company's favour in the office of Sub Registrar Bhiwara at Book No. 1, dated 16.06.1983 at S.No. 611.

4. That the property mentioned above is in the Physical possession of the deponents (s).

5. That the property aforesaid is free from all encumbrances, lien or an agreement to transfer or any other encumbrance **Except mortgage with this Branch.**

6. That no award, suit or appeal is pending before any arbitrator of court, tribunal in respect of the aforesaid property or/and is not under any attachment or revenue recovery.

7. That there are no dues or over dues against the deponent(s) of co-operative societies, Municipal Board/Zilla Development office, Tax Authorities or any Bank or any other agency.

8. That the aforesaid property has not been acquired by the Govt. or any other agency or is not under process of acquisition and nor it comes under any present ceiling laws.

9. That the title deed(s) of the deponent(s) to the aforesaid property is original and not duplicate or fake one.

Deponent \_\_\_\_\_

That the contents of this affidavit from Para No. 1 to 9 are true to the personal knowledge of the deponent(s).

Verified at Bhiwara

Deponent \_\_\_\_\_

**AFFIDAVIT OF OWNERSHIP OF IMMOVABLE PROPERTY**

Before the AGM- State Bank of India Commercial Branch-Gurgaon (Harayana)  
Affidavit of  
Office -28, Industrial Area, Gandhi Nagar, Bhiwara, do here by swear on oath as  
here under:-

Director of M/s BSL Ltd, Registered

1. That the name of the deponent is -

Industrial Area, Gandhi Nagar, Bhiwara the latest photograph of the deponent  
is affixed here to on the top.

2. That the Company is owner of the Plot of Land, Measuring 12 Bigha for  
Industrial Purposes from in Arai No. 331 Rakba 3 Bigha 13 Biswa, Arai  
No. 332 Rakba 4 Bigha 08 Biswa, Arai No. 333 Rakba 1 Bigha 07 Biswa,  
Arai No. 335 Rakba 13 Biswa & Arai No. 336 Rakba 1 Bigha 15 Biswa,  
Situated at Village- Gunwardi, District Bhiwara in which Factory shed  
Offices etc. has been constructed. and the details with boundaries of which  
are given below:-

East:- Railway Line Bhiwara-Chittorgarh

West:- Main Road-Bhiwara-Chittorgarh

North:- Agriculture land of M/s Bhiwara Synthetics Ltd.

South:- Existing Plant of M/s Bhiwara Synthetics Ltd.

3. That the property Para No.2 has been purchased by the deponent from District  
Collector, Bhiwara for a consideration of (amount) Rs...../- through  
registered Lease deed in Company's favour in the office of Sub Registrar  
Hamirgarh, Distt.-Bhiwara at Book No. 1, dated 11.02.1988 at S.No. 8.
4. That the property mentioned above is in the Physical possession of the  
deponents (s).
5. That the property aforesaid is free from all encumbrances, lien or an agreement to  
transfer or any other encumbrance **Except mortgage with this Branch.**
6. That no award, suit or appeal is pending before any arbitrator or court, tribunal in  
respect of the aforesaid property or/and is not under any attachment or revenue  
recovery.
7. That there are no dues or over dues against the deponent(s) of co-operative  
societies, Municipal Board/Zilla Development office, Tax Authorities or any Bank  
or any other agency.
8. That the aforesaid property has not been acquired by the Govt. or any other  
agency or is not under process of acquisition and nor it comes under any present  
ceiling laws.
9. That the title deed(s) of the deponent(s) to the aforesaid property is original and  
not duplicate or fake one.

Deponent \_\_\_\_\_

That the contents of this affidavit from Para No. 1 to 9 are true to the personal  
knowledge of the deponent(s).

Verified at Bhiwara

Deponent \_\_\_\_\_