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Ref. No. IJS/SBI/TSR/11

Date : 19/01/2022.

:: Annexure - B ::

To,
The Branch Manager,
State Bank of India,
Halol, Branch.

:: Report of Investigation of title in respect of immovable Property::

Title Certificate pertaining to Block / Revenue Survey No. 26 Old Block / Revenue Survey No. 15 admeasuring 10609.61725 sq.mt land situated in the village limits of Ujeti, Taluka : Halol, District : Panchmahals, belonging to Varahamurti Flexirub Industries Pvt. Ltd., CIN No. U25199DL2003PTC121855

1.	a) Name of The Branch / Business Unit / Office seeking Opinion	State Bank of IndiaSME Ranipur Sector 5, BHEL Haridwar		
	b) Reference No. And date of the letter under the cover of which the documents tendered for security are forwarded	-		
	Name of The Borrower	Varahamurti Flexirub Industries Pvt. Ltd., CIN No. U25199DL2003PTC121855		
2.	a) Name of the unit / concern / company / person offering the property / (ies) as security	Varahamurti Flexirub Industries Pvt. Ltd., CIN No. U25199DL2003PTC121855		
	b) Constitution of the unit / concern / person / body / authority offering the property for creation of charges	Owner		
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	Borrowers		
3.	Complete or full description of the immovable property / (ies) offered as security including the following details	Block / Revenue Survey No. 26 Old Block / Revenue Survey No. 15 admeasuring 10609.61725 sq.mt land situated in the village limits of Ujeti, Taluka : Halol, District : Panchmahals,		
	a) Survey No	Block / Revenue Survey No. 26 Old Block / Revenue Survey No. 15		
	b) Door / House No. (in case of house property)	Block / Revenue Survey No. 26 Old Block / Revenue Survey No. 15		
	c) Extent / area including plinth / built up/ area in case of house property	Block / Revenue Survey No. 26 Old Block / Revenue Survey No. 15 admeasuring 10609.61725 sq.mt land		
	d) Location like name of the place, village, city, registration, Sub-District Etc.	Situated in the village limits of Ujeti, Tal. Halol, Dist. Panchmahals		
	Boundaries	As Per Sale Deed No. 1980/2020		
	North	Remaining Land of Udesinh		
	East	Common Road		
	West	Farm of Govindbhai Jethabhai		
	South :	Pali Gruh Factory (Gitanjali)		
4.	Particulars of the documents scrutinized serially and chronologically.			
	a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.			
	Note: only original or certified extracts from the registering / land / revenue / other authorities be examined			
	Sr.No.	Date	Name / Nature of the Document	Original / Certified Copy / Certified Extract / Photo copy Etc.
	01	06/08/2020	Registered Sale Deed No. 1980/2020	Original



	02	06/08/2020	Index No. 2 of Registered Sale Deed No. 1980/2020	Copy
	03	06/08/2020	Registration Receipt of Registered Sale Deed No. 1980/2020	Original
	04	05/01/2022	Copy of Revenue Record 7/12,8A and Mutation Entries	Copy
	05	16/11/2021	Order of The Collector Panchmahals 614/17/10/051/2021	Copy
	06	16/12/2021	Copy of Application U/s. 65(b) of Land Revenue code to the Collector Panchmahals	Copy
	07	21/08/2003	Certificate Of Incorporation	Copy
	08	16/07/2020	Certified copy of Board Meeting Dt. 16/07/2020 – Resolution for Authorization for Purchase of Land	Copy
	09	28/09/2021	Company Master Data	Copy
In case of copies, whether the original was scrutinized by the Advocate as Per Sheet Annexed				
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the mortgager? (Please also enclose all such certified copies and relevant fee receipt along with the TRI)			Search Taken From SRO Fees Receipts attached herewith
6.	a) whether the record of the registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?			Revenue Record Shown at ANYROR web.
	b) If such online / computer records are available, whether any verification or cross checking are made and the documents / findings in this regard.			YES
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?			No.
7.	a) Property offered as security falls within the jurisdiction of which Sub-registrar office?			SRO Halol
	b) Whether it is possible to have registration of document 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 office?			Not Applicable
	c) Whether search has been made at all the offices named at (b) above?			SRO Halol
	d) Whether the searches in the offices of registering authorities or any other records level registration of multiple title document in respect of the property in question?			No.
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title / interest to the current title holder. And wherever minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years in mandatory. (Separate sheets may be used)			
	1) Land of Block / Survey No. 15 total acer 5.14 guntha land was held in the name of (1) Amra Rayji (2) Kala Rayji (3) Jetha Rayji (4) Hema Rayji Consolidation Hon. Settlement Commissioner and District Officer Land Record Conso. Panchmahal 116 Dt. 06/05/1955 converted in to Block No. 26 of Village Ulieti Tal. Halol shown mutation entry no. 661 Dt.			

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 b) If such online / computer records are available, whether any verification or cross checking are made and the documents / findings in this regard.
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 c) Whether search has been made at all the offices named at (b) above?
 d) Whether the searches in the offices of registering authorities or any other records level registration of multiple title document in respect of the property in question?
- SRO Halol
 Not Applicable
 SRO Halol
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8. Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title / interest to the current title holder. And wherever minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. **In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years in mandatory. (Separate sheets may be used)**
- 1) Land of Block / Survey No. 15 total acer 5.14 guntha land was held in the name of (1) Amra Rayji (2) Kala Rayji (3) Jetha Rayji (4) Hema Rayji Consolidation Hon. Settlement Commissioner and District Officer Land Record Conso. Panchmahal 116 Dt. 06/05/1955 converted in to Block No. 26 of Village Ujeti Tal. Halol shown mutation entry no. 661 Dt. 15/11/1957
 2) Charges of Society was removed Amra Rayji and others was paid total loan amount to society as per the written by society secretary charges of society was removed shown mutation entry no. 716 Dt. 02/05/1960.

- 3) Co-Owners Kala Rayji taking a loan of Rs. 600 Tagavi Charges Mutated vide Ta. Or. No. Tagavi Dt. 29/09/1960 shown mutation entry no. 733 Dt. 23/11/1960.
- 4) Co-Owner Hema Rayji was expired some were 4 years age name of his striate line heir (1) Ramsinh Hema, (2) Bhupatsinh Hema, (3) Minor Manu Hema through his natural guardian Ramsinh Hema, (4) Bai Dahi Wd/o. Hema Rayji were entered as a co-owner as a striate line heir of late Hema Rayji shown mutation entry no. 1013 Dt. 16/03/1971.
- 5) Co-Owner Kala Rayji was expired on Dt. 18/04/1974 name of his striate line heir (1) Raysingbhai Kalabhai (2) Fatabhai Kalabhai (3) Pratapsinh Kalabhai (4) Shibhaybhai Kalabhai (5) Bai Kasanben D/o. Kala Rayji, (6) Dadam D/o. Kala Rayji (7) Nani D/o. Kala Rayji No. 6 and 7 through their natural guardian Fatabhai Kalabhai were entered as a co-owner as a striate line heir of late Kala Rayji shown mutation entry no. 1089 dt. 09/11/1974.
- 6) Co-Owner (1) Nani D/o. Kala Rayji (2) Kasanben Kala (3) Dadamben Kalabhai removed their rights over the property as per the statement by them, their names are removed from the revenue record shown mutation entry no. 2194 Dt. 30/08/1982
- 7) 1 year age Co-Owner Dahiben Wd/o. Amrabhai Rayjibhai was expired her name was deleted from the revenue record shown mutation entry no. 2195 Dt. 30/08/1982.
- 8) Land of H. 0.16.19 deducted for Baska Ujeti Road use, vide Order No. Jamin/Vashi/2550 Dt. 02/08/1 and DILR Order No. KJPSR land 0.16.19 deducted from total land H.2.65.51 now total land of Land of Block No. 26 is H.2.00.32 shown mutation entry no. 2200 Dt. 26/11/1982.
- 9) Vide Order No. Taluka Panchyat Halol 1663 Dt. 29/06/1983 Tagavi Charges of Rs. 600 was removed from the revenue record shown mutation entry no. 2215 Dt. 29/06/1983.
- 10) Land Owner Jethabhai Rayjibhai and others sold land of Block No. 26, Acre 4.38 Guntha + A.0.6 Guntha = Acre 4.98 Guntha H. 1.94.25 + H. 0.06.07 total H. 2.00.32 land to (1) Hemeshbhai Jayantilal Patel (2) Jayantilal Vallavdas Patel through registered sale deed for Rs. 49,500/- shown copy of index no. 2 registered sale deed and mutation entry no. 2252 Dt. 12/12/1984.
- 11) Land Owners are agriculturist there is no bar of Section 63 of Tenancy Act. Vide Order of Krushipanch & Adhik Mamlatdar Dahod Order No. GDHA.K.63/Ujeti.S.R.Case No. 271/91 Dt. 15/07/1992 shown mutation entry no. 2471 Dt. 15/07/1992.
- 12) Block No. 26 was originally survey no. 15 there is no entry about new tenure land but at the time of consolidation of survey no. 15 in to Block No. 26 by mistake Block No. 26 written as a new tenure mistake was corrected vide collector order no. JMNN.S.Vashi-1601 Godhra Dt. 15/04/1994 and vide Mamlatdar Halol Order No. JMN/Vashi/759 Dt. 19/04/1994 shown mutation entry no. 2586 Dt. 03/05/1994.
- 13) (1) Hemeshbhai Jayantilal Patel (2) Jayantilal Vallavdas Patel sold land of Block / Revenue Survey No. 26 admeasuring 2.00.32 to Udesinh Samatsinh Parmar through registered sale deed no. 1311 Dt. 10/07/2007 for Rs. 2,00,000/- shown mutation entry no. 3064 Dt. 30/07/2007.
- 14) Mutation Entry No. 3091, Dt. 21/07/2008, is for Charges for Rs. 10,000/- of Baroda Gujarat Gramin Bank Panelav Branch.
- 15) Mutation Entry No. 3262, Dt. 06/05/2013, is for Charges for Rs. 70,000/- of Baroda Gujarat Gramin Bank Panelav Branch.
- 16) Mutation Entry No. 3542, Dt. 12/06/2019 is for Charges for Rs. 1,00,000/- of Baroda Gujarat Gramin Bank Panelav Branch.
- 17) Mutation Entry No. 3567, Dt. 10/02/2020 is related to removal of charges of Rs. 10,000/- Rs. 70,000/- and Rs. 1,00,000/- of Gujarat Gramin Bank Panelav Branch.
- 18) Udesinh Samatsinh Parmar sold land of Block / Revenue Survey No. 26 admeasuring 2.00.32 paiki 10609.61725 sq.mt land to Varahmurti Flexirub Industries Pvt. Ltd., through registered sale deed 1980 /20 Dt. 06/08/2020 for Rs. 7911111/- shown mutation entry no. 3607 Dt. 12/11/2020 IS CERTIFIED ON CONDITION TO TAKE PERMISSION U/S. 63AA OF BOMBAY TENANCY AND AGRICULTURAL LAND ACT, 1948

9.	Nature of the title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy / Possessor Right or Inam Holder or Govt. Grantee / Aliottee etc.	Full Ownership
10.	If leasehold whether;	Not Applicable
	a) Lease Deed is duly stamped and registered.	Not Applicable
	b) Lessee is permitted to mortgage the Leasehold right.	Not Applicable
	c) Duration of the lease / unexpired period of lease,	Not Applicable

	d) If, a sub-lease, check the lease deed in favour of lessee as to whether lease deed permits sub-leasing and mortgage by Sub-lessee also.	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 thereof.	Not Applicable
11.	If Govt. Grant / allotments / lease cum / sale Agreement, whether.	Sale Agreement
	Grant / agreement etc. Provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
	The mortgagor is competent to create charge on such property.	Yes AFTER GETTING PERMISSION TO USE LAND FOR NON-AGRICULTURAL PURPOSE
	Whether any permission from Govt. Or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Yes AFTER GETTING PERMISSION TO USE LAND FOR NON-AGRICULTURAL PURPOSE
12.	If occupancy right, whether;	
	a) Such right heritable and transferable,	Transferable
	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 followed including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable
14.	If the property has been transferred by way of Gift / Settlement Deed, whether.	Not Applicable
	a) The Gift / Settlement Deed is duly stamped and registered;	Not Applicable
	b) The Gift / Settlement Deed has been attested by two witness;	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 an implication or by action;	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.	Not Applicable
	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 declare of court, whether such decree has become final and all other condition / formalities are completed with.	Not Applicable
	e) Whether any of documents in question are executed in counterparts or in more than one set? If so, additional precaution to be taken for avoiding multiple mortgages?	Not Applicable

16.	Whether the title documents include any testamentary documents/wills?	Not Applicable
	a) In case of wills, whether the title is registered will or unregistered documents / wills?	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
	e) Whether the original death certificate of the testator is available?	Not Applicable
	f) What are the circumstances and/or documents to establish the will in the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness / validity of the will, all parties have acted upon the will etc., which are relevant to rely on the will, availability of mother/original title deeds are to be expired.)	Not Applicable
17.	a) Whether the property is subject to any wakf rights?	Not Applicable
	b) Whether the property belongs to church / temple or any religious / other institution having any restriction in creation of charges on such properties?	Not Applicable
	c) Precaution / Permission, if any respect of the above cases for creation of mortgage?	Not Applicable
18.	a) where the property is a HUF/joint family property, mortgage created for family benefit/legal necessity, whether the major coparceners have to objection/join in execution, minor's share if any, rights of female member etc.	Not Applicable
	b) Please also comment on any other aspect which may adversely affect the validity of such cases?	Not Applicable
19.	a) Whether the property belongs to any trust or is subject the rights of any trust?	Not Applicable
	b) Whether the trust is a private or public and whether trust deed specifically authorize the mortgage of the property?	Not Applicable
	c) If so additional precaution / 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 agriculture land, whether the local laws permit mortgage of agricultural land whether there are any restriction for creation / enforcement of mortgage.	There is a permission of U/s. 63AA of Bombay Tenancy and Agricultural Land Act, 1948 But Required Permission U/s. 65 (b) of Bombay Land Revenue Code Present Borrower already applied for vide application Number 31710202101790 Copy of Application enclosed herewith and as mentioned above para no. 4 item no. 6 Yes
	b) In case of agricultural property other relevant record/document as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage.	

	c) In case of conversion of agricultural land for commercial purposes or otherwise, whether requisite procedure followed	Yes under process
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, and 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 proceedings?	Not Applicable
	b) Whether any search / enquiry is made with the Land Acquisition office and the outcome of such search/enquiry.	Not Applicable
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Not Applicable
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	c) Whether the title documents have any court seal / marking which point out any litigation attachment / security to court in respect of the property in question? In such case please comment on such seal / marking.	Not Applicable
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is property registered.	Not Applicable
	b) Property belonging to partner, whether thrown on hotchpots? 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 charge with the company registrar (ROC), Articles of association / provision for common seal etc.	Board Resolution is Required
26.	In case of societies, association, the required authority / power to Borrower and whether the mortgage can be created, and the requisite resolution, bye-laws.	Not Applicable
27.	a) Whether any POA is involved in the chain of title?	Not Applicable
	b) Whether the POA involved in on coupled with interest, i.e. a Development agreement com power of power 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 such is irrevocable as per law.	Not Applicable
	b) In case of the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the builders viz. Companies / firm / individual proprietary concern in favour of their partners / Employees authorized representatives to sign flat allotment letters. NOCs, agreement of sale, sale deed, etc. in favour of flat/units (builder's POA) or (ii) other type of POA (common POA)	Not Applicable

	b) 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
	c) In case of common POA (i.e. POA other Builder's POS) Please clarify the following clauses in respect of POA.	Not Applicable
	d) Whether the POA force and not revoked or had become invalid on the date of execution of the document on question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	e) Please comment on the genuineness of POA?	Not Applicable
	f) The un equivocal opinion on the in forcibility and validity of the POA?	Not Applicable
28.	Whether mortgage is being created by POA holder, check genuineness of the power of attorney and the extant of the powers given therein and whether the same is property executed/stamped/authenticated in terms of the law of the place, where it executed.	Not Applicable
29.	If the property is a flat/apartment or residential / commercial complex, check and comment on the following.	Not Applicable
	a) Promoter's/Land owner's title to the land/building.	Not Applicable
	b) Development Agreement / Power of Attorney.	Not Applicable
	c) Extant of authority of the developer/builder.	Not Applicable
	d) Independent title verification of the land and/or building in question.	Not Applicable
	e) Agreement to Sale (duly registered)	Not Applicable
	f) Payment of proper stamp duty.	Not Applicable
	g) Requirement of registration of sale agreement development agreement POA etc.	Not Applicable
	h) Approval of building plan, permission of appropriate/ local authority etc.	Not Applicable
	i) Conveyance in favour of Society / Condominium concerned.	Not Applicable
	j) Occupancy Certificate / allotment letter of possession.	Not Applicable
	k) Membership details in the society.	Not Applicable
	l) Share certificate	Not Applicable
	m) No objection latter from the society.	Not Applicable
	n) All legal requirements under the local/municipal laws, regarding ownership of flat/ apartment / building regulations Development Control Regulations, co-operative societies laws etc.	Not Applicable
	o) Requirements for noting the bank charges on the record if the housing society if any.	Not Applicable
	p) If the property is vacant land and construction is yet to be made, approval of lay-out and other recantation if any.	Not Applicable
	q) Whether the numbering pattern of the units/flat tally in all document such as approved plan, agreement plan etc.	Not Applicable
30.	Encumbrances, attachment and / or claims whether of Government, central or state of other local authorities or third party claims, Liens etc. And details thereof.	Not Applicable
31.	The period covered under the encumbrances certificate and the name of person in whose favour of the encumbrance is created and if so, satisfaction of charge any.	Not Applicable

32.	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and of not, paid what remedy?	required to be obtain tax paid receipts and revenue paid receipts
33.	a) Urban land ceiling clearance, whether required and if so, details thereon.	Not Applicable
	b) Whether no objection Certificate under the income tax Act is required/obtained.	Not Applicable
34.	Details of the RTC extracts/mutation extracts Katha extracts pertaining to the property in question.	Not Applicable
35.	Whether the name of mortgagor is reflected as owner in the revenue / municipal /village record?	YES
36.	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?	Yes
37.	Whether the properties can be identified from the following documents and discrepancy / doubtful circumstance, if any revealed on such scrutiny?	There is no doubt to identified property
	a) Document in relation to electricity connection.	--
	b) Document is relation to water connection.	--
	c) Document in relation to sales tax registration, if any applicable.	--
	d) Other utility bills, if any.	--
38.	In respect of the boundaries of the property, whether there is a difference / discrepancy in any title document or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate / comment on the same.	Not Applicable
39.	If the valuation report and / or approved / sanctioned plans are made available, please comment on the same including the comments 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)	Not Applicable
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 Bar
41.	Whether the bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42.	In case absence of original title deeds, details of legal and other requirements for creation of a proper, valid enforceable mortgage by deposit of certified extracts duly certificate etc. As also any precaution to be taken by the bank in this regard.	Not Applicable
43.	Whether the governing law / constitutional documents of the mortgagor (other than natural person) permits creation of mortgage and additional precaution, if any to be taken in such cases.	Required Permission U/s. 65 (b) of Bombay Land Revenue Code Present Borrower already applied for vide application Number 31710202101790 Copy of Application enclosed herewith and as mentioned above para no. 4 item no. 6
44.	Addition aspects relevant for investigation of title as per local laws.	

Date : 19/01/2022.

45.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	No.
46.	The specific persons who are required to create Mortgage.	Applicant Borrower or As per Board Resolution
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	N
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	N.A.
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.

"Annexure - C"

1. I have gone through the original title deeds intending to be deposited relating the property and offer as a security by way of creating equitable mortgage and that the documents of the title referred to above are perfect evidence of title and that the said documents are to be deposited and creating charge. I further certify that :
2. I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land / Revenue Records. I also confirm having verified and checked the records of the relevant government offices/sub registrar(s) offices(s), revenue records, Municipal / Panchayat office, Land Acquisition office, registrar of companies office, wakf board (wherever applicable). I do not find anything adverse which would prevent the title holders from creating a valid mortgage. I AM LIABLE / RESPONSIBLE, IF ANY LOSS IS CAUSED TO THE Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land records/revenue records, relative title deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrances certificate (EC), I hereby certify the genuineness of the title deeds, suspicious / doubt, if any has been clarified by making necessary enquiries.
5. There are no prior mortgage / charges / encumbrances whatsoever, as could be seen from the encumbrance certificate for the period from 2007 to 2022 pertaining to the Immovable property(ies) covered by above said title deeds. The property is free from all encumbrances.
6. In case of second/subsequent charge in favour of the bank, there are no other mortgage / charge other than already stated in the loan documents and agreed to by the mortgager and bank (Delete, whichever inapplicable)
7. Minor(s) and his/her interest in the property (ies) is to the extent of _____ (specify the share of the minor with name) (strike out if not applicable).
8. The mortgage if created, will be available to the bank for the intending borrower, Varahamurti Flexirub industries Pvt. Ltd.,
- 9.
10. I Certify that the Varahamurti Flexirub Industries Pvt. Ltd., has / have an absolute, clear and marketable title over the schedule property (ies) further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.

01	06/08/2020	Registered Sale Deed No. 1980/2020	Original
02	06/08/2020	Index No. 2 of Registered Sale Deed No. 1980/2020	Copy
03	06/08/2020	Registration Receipt of Registered Sale Deed No. 1980/2020	Original
	05/01/2022	Copy of Revenue Record 7/12, 8A and Mutation Entries	Copy
	16/11/2021	Order of The Collector Panchmahals No. 614/17/10/051/2021	Copy

45.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	No.
46.	The specific persons who are required to create Mortgage.	Applicant Borrower or As per Board Resolution
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	N
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	N.A.
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.

"Annexure - C"

- I have gone through the original title deeds intending to be deposited relating the property and offer as a security by way of creating equitable mortgage and that the documents of the title referred to above are perfect evidence of title and that the said documents are to be deposited and creating charge. I further certify that :
- I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant factors.
- I confirm having made a search in the Land / Revenue Records. I also confirm having verified and checked the records of the relevant government offices/sub registrar(s) offices(s), revenue records, Municipal / Panchayat office, Land Acquisition office, registrar of companies office, wakf board (wherever applicable). I do not find anything adverse which would prevent the title holders from creating a valid mortgage.
- Following scrutiny of Land records/revenue records, relative title deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrances certificate (EC), I hereby certify the genuineness of the title deeds, suspicious / doubt, if any has been clarified by making necessary enquiries.
- There are no prior mortgage / charges / encumbrances whatsoever, as could be seen from the encumbrance certificate for the period from 2007 to 2022 pertaining to the immovable property(ies) covered by above said title deeds. The property is free from all encumbrances.
- ~~In case of second/subsequent charge in favour of the bank, there are no other mortgage / charge other than already stated in the loan documents and agreed to by the mortgager and bank (Delete, whichever inapplicable)~~
- Minor(s) and his/their interest in the property (ies) is to the extent of _____ (specify the share of the minor with name) (strike out if not applicable).
- The mortgage if created, will be available to the bank for the intending borrower, Varahamurti Flexirub industries Pvt. Ltd.,
- I Certify that the Varahamurti Flexirub Industries Pvt. Ltd., has / have an absolute, clear and marketable title over the schedule property (ies) further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.

01	06/08/2020	Registered Sale Deed No. 1980/2020	Original
02	06/08/2020	Index No. 2 of Registered Sale Deed No. 1980/2020	Copy
03	06/08/2020	Registration Receipt of Registered Sale Deed No. 1980/2020	Original
04	05/01/2022	Copy of Revenue Record 7/12,8A and Mutation Entries	Copy
05	16/11/2021	Order of The Collector Panchmahals No. 614/17/10/051/2021	Copy

Date : 19/01/2022.

Ref. No. IJS/SBI/TSR/09

06	16/12/2021	Copy of Application U/s. 65(b) of Land Revenue code to the Collector Panchmahals	Copy
07	21/08/2003	Certificate Of Incorporation	Copy
08	16/07/2020	Certified copy of Board Meeting Dt. 16/07/2020 – Resolution for Authorization for Purchase of Land	Copy
09	28/09/2021	Company Master Data	Copy

SCHEDULE OF THE PROPERTY (IES)

All That Piece and Parcel of land of Block / Revenue Survey No. 26/1 admeasuring 10609.61725 sq.Mt. land situated in the village limits of Ujeti, Taluka : Halol, Dist. Panchmahals belonging to VARAHMURTI FLEXIRUB INDUSTRIES PVT. LTD.,

19/01/2022
Halol





I.J. Shah
Advocate

IPALKUMAR J. SHAH
Advocate
1-2, Gauri Chamber,
Godhra Road, Halol - 389350.
E-mail.: ipalkumarshah@gmail.com
M. 7779037778

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઇન્સપેક્ટર જનરલ આર.જી.સી.
મિલકત પરના બોજા અંગેનું પત્રક

Search in : ઇપલકુમાર જે શાહ (એડ) અરજી નંબર : 132 ગામ નું નામ : UJETI..
મિલકતનું વર્ણન : જુનો રે.સ.નં.15 બ્લોક નં.26

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) HALOL

ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા

નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

મા -12 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખાન/વિચારૂ			Old R.S.No.15 Block No.26 Total admeasuring Hq.Are.2-00-32 Sq.Mtrs.Paiki 10609-61725 Sq.Mtrs. Akar Rs.7-87 Paisa Old Tenure Agricultural Land	Parmar Udesinh Samatsinh	Varahamurti Flexirub Industries (Pvt) Ltd.	06-08-2020	1980	
રૂ.7911111.00						06-08-2020		



Sub-Registrar Office(SRO) HALOL

RECEIPT

8022022142903

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Printed On 17/01/2022
22:09:52

Superintendent of Stamps And
Inspector General Of Registration

Payer Details

TAX ID (If Any)

Full Name

Ipalkumar J. Shah (Advocate)

Address

1-2, Gauri Chamber, Godhra Road, Halol -
389350

Registration Name S.R.O - KAALOL

Location PANCHMAHAL

Year 2021-2022 One time

Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank-Branch
20220117291937857	Registration Fee (0030-03-104-00)	150.00	155.00	57000013551003017012245368	17/01/2022	SBIEPAY
	Stamp Duty (0030-02-102-01)	5.00				
Total Amount :-			155.00			
Total Amount In Words :-			Rupees One Hundred Fifty Five Only			
Remarks (If Any)						

Jayantibhai S. Patel,

Advocate

G194/1976.

"Chanchal"

63/A, Housing Society,
Near Radha-Gopi Hospital,
Kalol - 389 330,
Dist - Panchmahals.
9825624878

ANNEXURE-B

Report of Investigation of Title In Respect of Immovable Property

1a	Name of the Branch Seeking Opinion	State Bank of India SME Ranipur Sector 5, BHEL Haridwar		
b	Reference No. and date of the letter under the cover of which the documents tenders for scrutiny are forwarded	Nil		
c	Name of the Borrower	Varahamurti Flexirub Industries (Pvt) Ltd.		
2a	Name of the Unit/Concern/ Company/ Person offering the Property as security.	Varahamurti Flexirub Industries (Pvt) Ltd.		
b	Constitution of the Unit/ Concern/Person/Body/ Authority offering the property for creation of charge.	Sole Ownership		
c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Applicant Borrower		
3	Complete of full description of the immovable property offered as security for creation on mortgage whether equitable/ registered mortgage:			
a	Survey No.	R. S. No. 26/1 of mouje Ujeti Ta. Halol.		
b	Door/House No. (In case of house property)	--		
c	Extent/area including plinth/built up area in case of house property:-	Total Plot area 10609 Sq. Mtrs		
d	Location like name of the place, village, city, registration, Sub-district etc. Boundation.	R. S. No. 26/1 of mouje Ujeti Ta. Halol East :- Common Road. West :- Farm of Govinbhai Jethbhai. North :- Remainin land of Udesinh. South :- Pali Gruuh Factory(Gitanjali)		
4	a Particulars of the documents scrutinized serially and chronologically			
Sr.No	Date	Name/Nature of the documents	Original/ Certified copy/ Certified extract/ Photocopy,etc	in case of copies, whether the original was scrutinized by the Advocate
1.	06.08.2020	Registered sale deed No. 1980 of R. S.	Original	Yes

		No. 26 of Ujetil, Ta. Halol.		
2.	06.08.2020	Copy of Index II of sale deed No. 1980	Copy ✓	Yes
3	05.01.2022	Copy of Revenue record 7/12,8A and Mutation Entries	Copy ✓	Yes
4.	16.11.2021	Copy of order of the Collector Panchmahal No. 614/17/10/051/2021 about the Purchase Certificate.	Copy ✓	Yes
5	16.12.2021	Copy of Application U/S 65(b) of land Revenue Code to the Collector Panchmahal.	Copy ✓	Yes

5	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).	Yes
6a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	No
b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	No
c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
7a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Halol Sub. Registrar.
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?	N.A
c	Whether search has been made at all the offices named at (b) above?	Halol Sub. Regi.
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?	NA ✓
8	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/ interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title.	

The New tenure Agricultural land bearing R. S. No. 26 admeasuring 2.00.32 was in the name of Jethabhai Raijibhai, Ramsing Hemabhai, Manubhau Hemabhai, Bhupatsinh Hemabhai, Bai Dahiben Hemabhai, Raising Kala, Fata Kala, Prabhat Kala, Lallu Amara, Dalu Amara, Dabhai Amara, Madiben Shibhai, Dhuliben Shibhai, Taraben Shibhai, Maniben Shibhai, and Maniben Shibhai in the 1978-79.

In the revenue record the said land was mention as a New Tenured Land but by the order og Collector Panchmahal No. jman/N.S/vasi/1601 Godhra dated 15.04.1994 the word mention on Form No. 7/12 New Tenure was removed and for that M. E. No. 03.05.1994 was posted.

There after the land admeasuring A. 4.32 Guntha was sold by Jethabhai Raijibhai and others by registered sale deed to Jayantibhai Vallavbjhai Patel and Hemeshbhai Jayantibhai Patel and for that M. E. No. 2252 dated 12.12.84 was posted in the revenue record and from 1984-85 they were the co owners of the said land.

There after the land admeasuring 2.00.32 was sold by Jayantibhai Vallavbjhai Patel



and Hemeshbhai Jayantibhai Patel by registered sale deed No. 1311 dated 10.07.07 to Parmar Udesinh Samatbhai and for that M. E. No. 3064 dated 30.07.2007 was posted in the revenue record.

There after the Agricultural land admeasuring 10609.61725 Sq. Mtrs. Land out of the land admeasuring 2.00.32 Paiki was sold by Parmar Udesinh Samatbhai by registered sale deed No. 1980 dated 06.08.2020 for Bonafide Industrial purpose of the land to Varahamurti Flexirub Industries (Pvt) Ltd. and for that M. E. No. 3607 dated 12.11.2020 was posted in the revenue record.

And after the said sale an application was made by the Varahamurti Flexirub Industries (Pvt) Ltd. to the collector Panchmahal The permission was granted U/S/ 63 AA by the collector Pamchamahal and for that M. E. No. 3676 dated 16.11.2021 was posted.

There after application was made by the Varahamurti Flexirub Industries (Pvt) Ltd. to the collector Panchmahal for the use of the said land for non agricultural land for Industrial purpose and the said application is pending before the Collector Panchamahal.

9	Nature of Title of the intended Mortgagor over the Property (Whether full Sole Ownership rights, Leasehold Rights, Occupancy/ Possessor Rights or Inam Holder or Govt. Grantee/ Allotted etc.)	Full Sole Ownership Rights
10	If leasehold, whether	No
a	Lease Deed is duly stamped and registered	N.A
b	Lessee is permitted to mortgage the Leasehold right	N.A
c	duration of Lease/ unexpired period of lease	N.A
d	If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed, permits sub-leasing and mortgage by Sub-Lessee also.	N.A
e	Whether the leasehold rights permits for the creation of any superstructure(if applicable) ?	NA
f	Right to get renewal of the leasehold rights and nature thereof.	NA
11	If Govt. grant/ allotment/ Lease-cum/sale-Agreement, whether	No
	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions	N.A
	the mortgagor is competent to create charge on such property	N.A
	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
12	If occupancy right, whether	Yes
a	Such right is heritable and transferable	No
b	Mortgage can be created	Yes
13	Nature of Minor's interest, if and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	NA
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	NA
b	The Gift/ Settlement Deed has been attested by two witnesses;	NA
c	The Gift/ Settlement Deed transfers the property to Donee	NA
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 ;	NA
e	Whether there is any restriction on the Donor in executing the gift/ settlement deed in question ;	NA

f	Whether the Donee is in possession of the gifted property ;	NA
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	NA
h	Any other aspect affecting the validity of the title passed through the gift/ settlement deed.	NA
15a	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.	NA
b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	NA
c	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon	NA
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	NA
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?	No
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 ?	NA
b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court	NA
c	Whether the property is mutated on the basis of will ?	NA
d	Whether the original will is available	NA
e	Whether the original death certificate of the testator is available	NA
f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testor? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc. which are relevant to reply on the will, availability of Mother/ Original title deeds are to be explained).	NA
17a	Whether the property is subject o any wakf rights ?	No
b	Whether the property belongs to church/ temple or any religious/ other institutions having any restriction in creation of charges on such properties?	No
c	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Registered Sale deed
18a	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.	Ownership
b	Please also comment on any other aspect which may adversely affect the validity of security in such cases ?	NA
19a	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 ?	NA
c	If so addition, precaution/s permissions to be obtained for creation of valid mortgage ?	NA
d	Requirements, if any for creation of mortgage as per the central/ state laws applicable to the trust in the matter	NA
20a	If the property is Agricultural land, Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/ enforcement of mortgage .	Industrial Use
b	In case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage ?	N.A



c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained	Industrial Use
21	Whether the property is affected by any local laws regulations having a bearing on the creation security(viz. Agricultural Laws, weaker Sections, minorities, Land Laws SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	No
22a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
b	Whether any search/ enquiry is made with the land Acquisition office and the outcome of such search/ enquiry	NA
23a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	NA
c	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of the property in question ? If such case please comment on such seal/ marking.	No
24a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	NA
b	Property belonging to partners, whether thrown on hotchpots? Whether formalities of the same have been completed as per applicable laws ?	NA
c	Whether the person(s) creating mortgage has/ have authority to create mortgage for and on behalf of the firm .	NA
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.	NA
26	In case of Societies, Association, the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	NA
27a	Whether any POA is involved in the chain of title ?	Yes
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.	NA
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, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder' s POA) or (ii) other type of POA (Common POA)	NA
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.	NA
e	In case of Common POA(i.e. POA other than Builder's POA), Please clarify the following clauses in respect of POA	NA
i	Whether the Original POA is verified and the title investigation is done on the basis of original POA ?	NA
ii	Whether the POA is a registered one?	No
iii	Whether the POA is a special or general one ?	NA
iv	Whether the POA contains a specific authority for execution of title document in question?	NA
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 ?)	NA

Please comment on the genuineness of POA ?		
g	The unequivocal opinion on the enforceability and validity of the POA ?	NA
h		NA
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	NA
29	If the property is a flat/ apartment or residential / Commercial complex, check and comment on the following.	Industrial Use
a	Promoter's/ Land owner's title to the land/building	No
b	Development Agreement/ Power of Attorney	No
c	Extent of authority of the Developer/ builder	NA
d	Independent title verification of the land and/or building in question	NA
e	Agreement for sale (duly registered)	Registered
f	Payment of property stamp duty	Yes
g	Requirement of registration of sale agreement, development agreement, POA etc.	NA
h	Approval of building plan, permission of appropriate/ local authority etc.	Yes
i	Conveyance in favor of Society/ Condominium concerned	NA
j	Occupancy Certificate/ allotment letter/ letter of possession	NA
k	Membership details in the Society etc.	NA
l	Share Certificate	NA
m	No Objection letter from the Society	NA
n	All legal requirements under the local/ Municipal laws, regarding Sole Ownership of flats/ Apartments/ Building Regulations, Development Control Regulation, Co-Operative Societies Laws etc.	Local Laws
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any	No
p	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions if any	No
q	Whether the numbering pattern of the units/ flats tally in all documents such as approved plan, agreement plan, etc.	Yes
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third party claims, Liens etc. and details thereof	NA
31	The period of covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any	NA
32	Details regarding property tax or land revenue or other statutory dues paid/ payable a on date and if not paid, What remedy ?	NA
33a	Urban land ceiling clearance, whether required and if so, details thereon	NO
b	Whether No objection certificate under the Income Tax Act is required/ obtained	Not required
34	Details of RTC extracts/ mutation extracts/ Katha extracts pertaining to the property in question	No
35	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/ Village records ?	Yes
36a	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 ?	Yes
37	Whether the property can be identified from the following documents, and discrepancy/ doubtful circumstances, if any revealed on such Scrutiny ?	
a	Document in relation to electricity connection	Verify
b	Document in relation to water connection	"

	Document in relation to Sales Tax Registration, if any applicable	NA
	Other utility bills, if any	NA
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 same including the comments on the description and boundaries of the property on the said document and that in 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)	NA
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- No restriction
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security ?	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.	As per Column No.4
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.	Registered Sale deed & index - ii Assessment Copy
44	Additional aspects relevant for investigation of title as per local laws	Equitable mortgaged required ✓
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Equitable Mortgage
46	The specific person who are required to created mortgage/ to deposit documents creating mortgage	Applicant Borrower
47	Whether the real estate project comes real estate (Regulation and development) Act 2016?	NA
	Whether the project is registered with the real estate regulatory Authority? If so the details of such registration are to be furnish	
	Whether the registered agreement for sale as per prescribe in above act? A rule there under is executed?	
	Whether the details of the apartment / Plot in question are verified with the list of number and type of apartments or plots book as uploaded by the promoted in the web site of real estate regulatory authority?	

Place: Kalol

Date: 08.01.2022.



J.S. Patel
8/1/2022

(J. S. Patel)

Panel Advocate
State Bank of India

ANNEXURE-C

CERTIFICATE OF TITLE

I have gone through the original title deeds intending to be deposited relating the property and offer as a security by way of creating Equitable mortgage and that the documents of the title referred to above are perfect evidence of title and that the said documents are to be deposited and creating charge.

Loan Facility against Property

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having and checked the records of the relevant Sub Registrar office, Revenue Records, I do not find anything adverse which would prevent the Title Holders from creating a valid Equitable Mortgage.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance Certificate (EC), I here by certify the genuineness of the Title Deeds, Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ Encumbrances whatsoever, as could be seen from the Encumbrance Certificate pertaining to the Immovable property covered by above said Title Deeds. The property is free from all Encumbrances.

6. In case of second/ subsequent charge in favour of the Bank, there are no other mortgages/ charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.

Not Applicable No any charge

7. Minor/(s) and his/their interest in the property is to the extent of

Not Applicable

8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower, Varahamurti Flexirub Industries (Pvt) Ltd.

9. I Certify that the Varahamurti Flexirub Industries (Pvt) Ltd. Has/ have an absolute, clear and Marketable title over the Schedule property.. I further certify that the above title deeds are genuine and a valid equitable mortgage can be created.

10. In case of creation of Mortgage by Deposit of title deeds, I certify that the deposit of following title deeds/ documents would create a valid and enforceable equitable mortgage.



	06.08.2020	Registered sale deed No. 1980 of R. S. No. 26 of Ujetii, Ta. Halol.	Original
	06.08.2020	Copy of Index II of sale deed No. 1980	Copy
	05.01.2022	Copy of Revenue record 7/12,8A and Mutation Entries	Copy
4.	16.11.2021	Copy of order of the Collector Panchmahal No. 614/17/10/051/2021 about the Purchase Certificate.	Copy
5	16.12.2021	Copy of Application U/S 65(b) of land Revenue Code to the Collector Panchmahal.	Copy

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.

Yes.

Schedule of The Property

R. S. . 26/1 admeasuring 10609.61725 Sq, Mtrs of Mouje Ujeti, Ta. Halol.

Place: Kalol
Date: 08.01.2022



(Signature)
(J.S. Patel)
Panel Advocate
State Bank of India

પહોંચ
રજીસ્ટ્રાર નું વર્ણન : રે.સ.નં.26/1

કોન્ટેનર નં : ઉજેતી /UJETI

પહોંચ નંબર : ૨૦૨૨૦૫૪૦૦૦૦૭૬

અરજી નંબર

૪૪

અરજી વર્ષ

૨૦૨૨

તારીખ : ૭

માહે

જાન્યુઆરી

સને

૨૦૨૨

રજી કરનારનું નામ જ.એસ.પટેલ

નીચે પ્રમાણે ફી પહોંચી

૩. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1992 2010

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૨૦૦.૦૦

કુલ એકદરે રૂ.

૨૦૦.૦૦

અંકે રૂપિયા બે સો શૂન્ય પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

PARGI SANJAYKUMAR ARJUNBHAI

સબ રજીસ્ટ્રાર

કાલોલ

અંકે રૂ. : 200.00

20220107126709605

સબ રજીસ્ટ્રાર, કાલોલ

ઇન્સપેક્ટર જનરલ આફ રજીસ્ટ્રેશન (મહસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : jayantibhai S. Patel અરજી નંબર : 8022022138875 ગામ નું નામ : UJETI., મિલકતનો પ્રકાર: Non-Agriculture

Search Year : 2011 - 2022

મિલકતનું વર્ણન , Survey No : 26/1

દસ્તાવેજની આ શોધ S.R.O - HALOL

તા 07-01-2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

મા 12 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ શોધમા

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના ઇસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી બેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								
રે.								

ઈ-પેમેન્ટ ટ્રાન્ઝેક્શન ID No.20220107589913770 તા 07-01-2022 થી મળેલ છે.

શોધ ફી 130.00

EC. ફી 100

Search by : સબ-રજીસ્ટ્રાર Tulsidas P Marakna



Self attested/સ્વ-પ્રમાણિત :

નોંધ: આ બોજાપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી. તેમજ નુકશાની માટેના કોઈપણ હકદાવા માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજાપત્રક (Encumbrance Certificate) હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/ચોડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો છે. આ અંગે કોઈ વિસંગતતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

HLL

2020

Certificate No.

IN-GJ20302047229856S

Certificate Issued Date

04-Aug-2020 06:17 PM

Account Reference

IMPACC (FI)/ gjelimp10/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJELIMP1079086420442457S

Purchased by

KEDAR MANOJBHAI KAREKAR

Description of Document

Article 20(a) Conveyance - Immovable Property

Property Description

MOUJE UJETI OLD R.S.NO 15,BLOCK NO.26 PAIKI
114200.9696 SQ.FTS TA.HALOL DIST.PANCHMAHAL

Consideration Price (Rs.)

79,11,111

(Seventy Nine Lakh Eleven Thousand One Hundred And Eleven only)

First Party

VARAHAMURTI FLEXIRUB INDUSTRIES PVT LTD

Second Party

PARMAR UDESINH SAMATSINH

Stamp Duty Paid By

VARAHAMURTI FLEXIRUB INDUSTRIES PVT LTD

Stamp Duty Amount(Rs.)

3,88,000

(Three Lakh Eighty Eight Thousand only)



LB 0001268607

Statutory Alert:

This Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as

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For Varahamurti Flexirub Industries Pvt. Ltd.

Ajay Mamgain
AJAY MAMGAIN
General Manager 06/08/2020



DEED OF CONVEYANCE

THIS INDENTURE made at Halol on 6th day of August, 2020

BETWEEN *Ajay Mamgain* 06/08/2020 06/08/2020

EXECUTEE - THE PARTY OF THE FIRST PART :
(PURCHASER)

Varahamurti Flexirub Industries (Pvt) Ltd. (PAN : AABCV7214K)
Reg. Office: 6715/10, 1st Floor, Pyarelal Road, Karol Bagh, New Delhi-110005 through its General Manager Marketing Mr. Ajay Mamgain
Age: 49 years, Occupation : Service, PAN : ANYPM1512E, Aadhar Card no.3794 4800 0335 Residing at: 53, Shubh Sampada Colony, Nipaniya, Jhalaria, Indore, Madhya Pradesh-452016

(hereinafter referred to as "PURCHASER", which expression shall unless it is repugnant to the context or meaning thereof, deemed to include the executant to the Deed of Conveyance, the party of the first part Company and it's present and future directors himself and their legal heirs, administrators, executors, successors, power of attorney and assignees etc.)

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

PURCHASER:- <i>Ajay Mamgain</i> Varahamurti Flexirub Industries Pvt Ltd	SELLER:- <i>Varahamurti Flexirub Industries Pvt Ltd</i>
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EXECUTANT - THE PARTY OF THE SECOND PART :
(SELLER)

Parmar Udesinh Samatsinh Aged: 61, Occupation :Farmar,
 PAN : BOYPP7131N, Aadhar Card no.9653 5591 5334
 Residing at : Panelav, Ta. Halol, Dist: Panchmahal.

(hereinafter referred to as "SELLER", which expression shall unless it is repugnant to the context or meaning thereof, deemed to include the executants to the Deed of Conveyance, the party of the second part himself and his legal heirs, administrators, executors, successors, power of attorney and assignees etc.)

Do hereby execute this Deed of Conveyance that, I the party of the Second Part (SELLER) is the owner of the below mentioned scheduled property, have decided to sell the said property to the Party of the FIRST PART (PURCHASER), by taking consideration from the PURCHASER:

- A. **WHERE AS THE SELLER:** is absolutely seized and possessed of and otherwise well and sufficiently legally entitled to the immovable Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paia Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, in the Registration District Panchmahal and Sub-District of Halol, which is described more particularly in the Schedule here under written and hereinafter referred to as **"The Said Property"**.

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paia Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

PURCHASER:-
Varahamurti Flexirub Industries Pvt. Ltd.

Varahamurti Flexirub Industries (Pvt) Ltd.
 through its General Manager Marketing

SELLER:-

BEFORE 20/08/2020
 06/08/2020

Parmar Udesinh Samatsinh

Varahamurti Flexirub Industries Pvt. Ltd.

AY MAMGAIN
 eral Manager

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B. Chain of Property:

1. That the land bearing R.S.no.15 of mouje: Ujeti, originally owned by (1) Amra Rayji, (2) Kala Rayji, (3) Jetha Rayji, (4) Hema Rayji.
2. That the land bearing Old R.S. no.15 of mouje : Ujeti was converted & consolidated into Collectively Block no.26 as per consolidation scheme and the said land entered in the name of (1) Amra Rayji, (2) Kala Rayji, (3) Jetha Rayji, (4) Hema Rayjialong with the charge of Rs.292.85 dtd.14/10/41& Rs.407.23 dtd.06/12/41 of Co. Op. Society. Effect to that entry no.661/5 was posted and certified accordingly.
3. That the owner of the land bearing Block no.26 of mouje: Ujeti, i.e. Amra Rayji & others have paid up loan to society, so charge was released as per society certificate. Effect to that entry no.716 was posted on 02/05/1960. Which was certified accordingly.
4. That the co-owner of the land bearing Block no.26 of mouje: Ujeti, i.e. Hema Rayji died before 4 years, so after his death name of his legal heirs i.e. (1) Ramsinh Hema, (2) Bhupatsinh Hema, (3) Minor Manu Hema through his natural guardian Ramsinh Hema, (4) Bai Dahi wd/o Hema Rayji were jointly entered in the revenue record by heirship. Effect to that entry no.1013 was posted on 15/01/1971. Which was certified on 16/03/1971.
5. That the co-owner of the land bearing Block no.26 of mouje: Ujeti, i.e. Kala Rayji died on 18/04/1974, so after his death name of his legal heirs i.e. (1) Raysingbhai Kalabhai, (2) Fatabhai Kalabhai, (3) Pratapsinh Kalabhai, (4) Shibhaybhai Kalabhai, (5) Bai Kasanben d/o Kala Rayji, (6) Dadam d/o Kala Rayji, (7) Nani d/o Kala Rayji no.6 & 7 through their

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

PURCHASER:-

Por Varahamurti Flexirub Industries Pvt. Ltd.

AJAY MAMUN
General Manager
its General Manager Marketing

SELLER:-

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01/08/2020

Parmar Udesinh Samatsinh

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natural guardian Fatabhai Kalabhai were jointly entered in the revenue record by heirship. Effect to that entry no.1089 was posted on 09/11/1974. Which was certified on 21/07/1975.

6. That the co-owner of the land bearing Block no.26 of mouje: Ujeti, i.e. Amrabhai Rayjibhai died on 14/04/1975, so after his death name of his legal heirs i.e. (1) Lallubhai Amrabhai, (2) Dalubhai Amrabhai, (3) Dabhaybhai Amrabhai, (4) Valiben Amrabhai, (5) Bai Dahi wd/o Amarsing Rayji were jointly entered in the revenue record by heirship. Effect to that entry no.2035 was posted on 14/11/1975. Which was certified on 07/01/1976.
7. That the co-owner of the land bearing Block no.26 of mouje: Ujeti, i.e. Bai Valiben d/o Amra Rayji had relinquishment her right from said land, so her name was deleted as per consent reply given by him. Effect to that entry no.2036 was posted on 14/11/1975. Which was certified on 07/01/1976.
8. That asper order of DILR Officer Devgad bariya vide no.10/75/76 dtd.24/07/1978, the land bearing Block no.26paiki Hq.Are.0-16-19 Sq. Mtrs of mouje: Ujeti was acquired for Baska-Ujeti Road. Effect to that entry no.2100 was posted on 14/08/1978, which was certified on 18/08/1978.
9. That the co-owner of the land bearing Block no.26 of mouje: Ujeti, i.e. Shibhay Kalabhai died on 29/01/77, so after his death name of his legal heirs i.e. (1) Minor Madhiben Shibhaybhai, (2) Minor Dhuliben Shibhaybhai, (3) Minor Taraben Shibhaybhai, (4) Maniben wd/o Shibhay Kalabhai were jointly entered in the revenue record by heirship. Effect to that entry

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

PURCHASER:-

SELLER:-

Varahamurti Flexirub Industries (Pvt) Ltd.
through its General Manager Marketing
Mr. Ajay Mangain

Parmar Udesinh Samatsinh

For Varahamurti Flexirub Industries Pvt. Ltd.

AJAY MANGAIN
General Manager

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no.2138 was posted on 30/08/1980. Which was certified on 18/02/1981.

10. That the co-owner of the land bearing Block no.26 of mouje: Ujeti, i.e. (1) Naniben Kalabhai, (2) Kasanben Kalabhai, (3) Dadamben Kalabhai have relinquishment their right from said land, so their name were deleted as per consent reply given by them. Effect to that entry no.2194 was posted on 30/08/1982. Which was certified accordingly.
11. That the co-owner of the land bearing Block no.26 of mouje: Ujeti, i.e. Dahiben wd/o Amrabhai Rayji died before 1 year, so her name was deleted. Effect to that entry no.2195 was posted on 30/08/1982. Which was certified accordingly.
12. That as per order of Prant Officer vide no.Jamin/Vashi/2550 dtd.02/08/1974 & DILR order no.KJPSR 128081 with Correction Sheet no.8, stating that, Block no.26 of mouje: Ujeti, total land admeasuring Hq.Are.2-16-51 Sq. Mtrs. paiki Hq.Are.0-16-19 Sq. Mtrs. land deducted in Baska-Ujeti Road, so in the revenue record, measurement corrected as Hq.Are.2-00-32 Sq.Mtrs. Effect to that entry no.2200 was posted on 13/10/1982. Which was certified on 26/11/1982.
13. That the owners of the land bearing Block no.26, Acer 4-38 Guntha of mouje: Ujeti, i.e. Jethabhai Rayjibhai, Rayjibhai Hemabhai, Raysing Kalabhai & Others Lallubhai Amrabhai & Others, Dhaniben Shibhay, Maniben Shibhay have executed Reg. Sale Deed in favour of (1) Jayantibhai Vallavbhai Patel (2) Hemeshbhai Jayantibhai Patel. Effect to that entry no.2252 was posted on 12/12/1984. Which was certified on 21/01/1985.

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

PURCHASER:-

SELLER:-

Varahamurti Flexirub Industries Pvt. Ltd.

જેઠાભાઈ રાયજીભાઈ હેમાભાઈ રાયસિંગ કાલાભાઈ & અન્યો
06/08/2020

Varahamurti Flexirub Industries (Pvt) Ltd.
through its General Manager Marketing

Parmar Udesinh Samatsinh

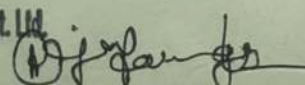
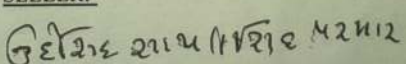
Y MAMGAIN
General Manager

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14. That the Krushipanch & Adhik Mamlatdar, Dahod have given order vide no.Tenancy Act Section-63/Ujeti S.R. Case no.271/1991 dtd.15/07/1992, stating that, the transaction between farmer and farmer so there is no breach of Section-63 of Tenancy Act, so he had closed the inquiry. Effect to that entry no.2471 was posted on 15/07/1992. Which was certified on 28/08/1992.
15. That the Collector of Panch.Godhra have given order vide no.JMN.N.S.Vashi-1601 Godhra dtd.15/04/1994 & Mamlatdar Halol have given order vide no. JMN/Vashi/759 dtd.19/04/1994, stating that, the land bearing Old R.S.no.15 was not New Tenure Land but in the consolidation sheet by mistake wrongly written as New Tenure Land, so from the revenue record New Tenure word was deleted. Effect to that entry no.2586 was posted on 03/05/1994. Which was certified on 01/10/1994.
16. That the owner of the land bearing Block no.26, admeasuring Hq.Are.2-00-32 Sq. Mtrs. of mouje: Ujeti, i.e. (1) Patel Jayantilal Vallavdas, (2) Patel Hemeshbhai Jayantilal have executed Reg. Sale Deed no.1311 dtd.10/07/2007 in favour of Parmar Udesinh Samatsinh. Effect to that entry no.3064 was posted on 30/07/2007. Which was certified on 12/10/2007.

- C. Whereas **the purchaser** have purchase the said property for the bonafied industrial purpose as per the provision u/sec. 63AA of the Bombay Tenancy And Agricultural Lands Act.
- D. WHEREAS THE PURCHASER is a Company Reg. under the Companies Act 1956, and they have to purchase the said

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

PURCHASER:-  Varahamurti Flexirub Industries Pvt. Ltd. through its General Manager Marketing	SELLER:-  06/08/2020 Parmar Udesinh Samatsinh
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For Varahamurti Flexirub Industries Pvt. Ltd.

RAJAY MANGAIK
General Manager

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property for the bonafied industrial purpose and I have sold the said property to the purchaser u/sec. 63AA of the Bombay Tenancy And Agricultural Lands Act for the bonafied industrial purpose and before purchasing the said property, the purchaser has obtain Title Clearance Certificate dtd.10/01/2020 from Advocate Snehal K. Shah, and carried out a complete search of the property and has also published a public notice dtd.02/01/20209 in the Gujarat Samachar & Divya Bhaskar News Paper prior to issuing the Title Clearance Certificate which has been examine by the purchaser and the contents thereof are to entire satisfaction of the purchaser. Pursuant the said Title Clearance Certificate and the readiness of the purchaser in making payment of the consideration amount, the Vendor is hereby having over all the original documents of title in respect of the property to be sold, conveyed, transferred and assigned unto the Purchaser and the Vendor has assured and represented to the Purchaser that there is no lien, encumbrances, charge, mortgage, or any other hindrance in the sale, transfer and assignment of the said properties to the Purchaser.

NOW BY THIS INDENTURE WITNESS, THE PARTIES HAVE AGREED ON THE FOLLOWING:

- (1) The Seller has hereby irrevocably sold, conveyed, assigned, transferred all its rights, title and interest in the said property, or there about more particularly set out and described in the schedule, written hereunder to the Purchaser and the Purchaser has acquired, purchased, taken quite, vacant, and peaceful possession of the said property more particularly set out and described in the Schedule written hereunder from the Seller for the total consideration of Rs.79,11,111/- i.e. (Rupees Seventy Nine Lakh Eleven Thousand One Hundred Eleven only).

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

PURCHASER:-

SELLER:-

Varahamurti Flexirub Industries Pvt. Ltd.

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- (2) The Seller have agreed to receive the sale consideration as aforesaid and in consideration of the amount paid, the Seller hereby grant, convey, sell, transfer, assign to the Purchaser the said property described in detail in the Schedule.
- (3) The Seller do hereby acknowledge and to from the said property and every part thereof doth forever, acquit, release and discharge to The Purchaser the said property, which is specifically described in the schedule hereunder written together with the assuages, appurtenances, privileges, easements, advantages, rights etc. whatsoever to the said property or any part thereof belonging or in any manner appertaining to or with the same, any part thereof now or at any time hereto for usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or appurtenant and whatsoever at law and in the equity of The Seller, into out of or upon the said property is hereby granted, released, conveyed and assured and intended or expressed to be with all the rights and appurtenances unto and to the use and benefit of The Purchaser forever.
- (4) The Seller DO HEREBY COVENANT with the Purchaser that notwithstanding any acts, deeds, matters or things by the Seller done, executed, omitted or knowingly suffered to the contrary, the Seller now have good right, full power and absolute authority to sell, transfer, convey and absolutely assign the said property unto and to the use of the Purchaser in the manner aforesaid AND THAT the said property and every part thereof shall remain and be quietly entered into upon held and enjoyed and profits received thereon by the Purchaser without any interruption or disturbance by the Seller or any other person or persons claiming through or under it and without any lawful disturbance or interruption by any other person whatsoever.

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

PURCHASER:-

SELLER:-

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Details of payment of consideration made by THE PURCHASER TO THE SELLER

Sr. no.	Amount	Particulars	Date
1	Rs.1,11,111/-	Cheque no.282119 SBI Bank	13/12/2019
2	Rs.50,00,000/-	RTGS from SBI to Baroda Gujarat Gramin Bank Panelav Branch in A/c no.31010100000839	16/01/2020
3	Rs.28,00,000/-	RTGS From SBI B.H.E.L Ranipur Hardwar SBINR12020080600060088/5lac. " " 089/5lac. " " 069/5lac. " " 070/5lac. " " 092/3lac. " " 093/5lac.	dated 06/08/2020
Total	Rs.79,11,111/-	Rupees Seventy Nine Lakh Eleven Thousand One Hundred Eleven only	

- (5) The aforesaid amount is being paid by the purchaser to the seller through RTGS and Cheques as stated above. So THE Seller have sold the said property more particularly described in schedule hereunder written and THE PURCHASER has been given possession of the said property conveyed hereunder as absolute owner and THE PURCHASER acknowledges having received peaceful vacant possession of the property conveyed hereunder on the aforesaid date and THE PURCHASER shall hold, possess, occupy and enjoy the said property and receive the issues and profits thereof and for its own use and benefit without any suit

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paissa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

PURCHASER:-

SELLER:-

For Varahamurti Flexirub Industries Pvt. Ltd.

06/08/2020

General Manager

Varahamurti Flexirub Industries (Pvt) Ltd.
through its General Manager Marketing
Mr. Ajay Mangain

Parmar Udesinh Samatsinh

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eviction, interruption, hindrance, denial, claim or demand whatsoever by or from THE SELLER or any other person.

AND THIS DEED FURTHER WITNESS AS FOLLOWS:

The Seller hereby declares and undertake to the Purchaser as under:

- 1) The Seller is the full and absolute owner of the said property having acquired the same and no other person will have any right, whatsoever for this property. This has been understood explicitly by Seller and The Seller hereby gives his consent without any reservation for this sale transaction as per the terms and conditions given in this conveyance deed.
- 2) That the Seller have valid and subsisting title to the Schedule Property and that the Schedule property is clear and marketable and free from all reasonable doubts and the Seller have not created any third party interest therein, whether by way of charge, lien, right of maintenance, occupancy or any other form of interest or any other encumbrance thereon, in favour of any other person or persons or any institute and the Seller alone is fully entitled to occupy, possess, transfer by way of sale or otherwise alienate the said property without any obstruction, impediment, restriction or otherwise from any third party.
- 3) That the Seller have not obtained loan/financial assistance/facilities/subsidy against the said property from any bank (nationalized or otherwise and scheduled, non-scheduled or private) or any other financial institutions. The Seller further declares that the said property is free from all encumbrances, claims, litigation/s or demands of any kind or nature whatsoever. It is hereby declared that no adverse doing of any kind exists against the said property. The Seller hereby declare that the title deeds, documents, writings in respect of the said property is not deposited, mortgaged or surrendered with any bank or financial

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

PURCHASER:-

SELLER:-

For Varahamurti Flexirub Industries Pvt. Ltd.

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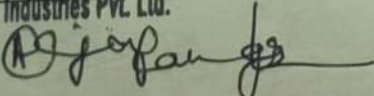
institutions for equitable mortgage or for any other purpose whatsoever.

- 4) That the Seller have not received any notice for acquisition or acquiring the said property or any part or portion thereof.
- 5) That the Seller have made full and true disclosure of the nature for their rights to the said property and declared that the said property is free from all encumbrances, claims, litigation/s demands etc. and if someone claims and right, lien or claims and demand in any form, the Seller will settle it at their expenses and if they fail to settle, the Purchaser will settle it through the court of law and all the cost for the same will be borne by the Seller.
- 6) That the Seller has not entered into any agreement with anyone or has not given power of attorney to any one with regard to the said property. The Seller have handed over to the Purchaser all the documents of Title to the Said property in its possession.
- 7) That the Seller have delivered to the Purchaser, peaceful and vacant possession, shall at all-time hereafter peacefully and quietly enter upon, occupy, possess and enjoy the said property and benefits thereof to and for its own use and benefit without any interruption, claim or demand whatsoever from or by the Seller or any person or persons lawfully or equitably claiming or to claim by from, under through or in trust for them.
- 8) The Seller by executing this conveyance deed has given consent to transfer the water connection, light (Electricity/Power) connection etc. in the name of the Purchaser and if required, shall execute the necessary documents in this behalf without any extra cost. Also now on the basis of this present Deed, the Purchaser have become the owner of the said property and the Seller hereby undertake to execute the necessary documents for effectually transferring the said property in the name of Purchaser at all places including records of Panchayat, Corporation, City Survey Office and other local Govt. and revenue officers etc.

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal:

PURCHASER:-

For Varahamurti Flexirub Industries Pvt. Ltd.



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- 9) The Seller agree to bear, pay and discharge and has paid and discharged all bills, taxes and its proportionate share of all maintenance charges, repairs, contribution and/or any other outgoings payable to any authorities concerned in respect of the said property till today and undertakes to keep the purchaser indemnified against non-payment thereof.

THE SELLERS HEREBY FURTHER DECLARE TO, AND COVENANT WITH, THE PURCHASER AS FOLLOWS, namely

:

- (I) That the Seller have delivered to the Purchaser, peaceful and peaceful possession on the schedule property shall at all time hereafter peacefully and quietly enter upon, occupy, possess and enjoy the said property and benefits thereof to and for its own use and benefit without any interruption, claim or demand whatsoever from or by the Seller or any one or more of them or any person or persons lawfully or equitably claiming or to claim by from, under through or in trust for them.
- (II) The Seller doth hereby declare, confirm and state that all taxes, cess and fees in respect of the said property, have been duly paid by them and that if any liability subsequently arises in respect of any past dues, till the date of execution of this Deed, the same shall be solely and absolutely borne and paid by the Seller and the Seller shall indemnify the Purchaser of any such payment or liabilities that may arise after execution of this Deed.

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

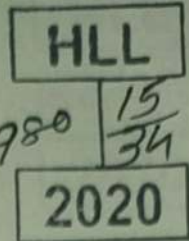
PURCHASER:-

For Varahamurti Flexinub Industries Pvt. Ltd.

[Signature]

SELLER:-

[Signature]
06/08/2020



(III) That the Seller shall indemnify and keep indemnified the Purchaser against all adverse claims in respect of the said property, which may be made by reason of any defect in the title of the Seller of the said property.

(IV) That the Seller has sold the said property to the Purchaser as a Karta of Hindu Undivided Family (HUF) property and he has not sold the said property as a land looser. Also the Seller and his family shall not claim any employment rights in the purchaser's Industrial establishment.

THE PURCHASER HEREBY COVENANTS WITH THE OWNERS...

- i. That the purchaser has paid entire consideration amount as mentioned in **Para-(4)** on page no.9 to the Seller, but in any case if any cheque dishonoured by whatsoever reason by the bank then the purchaser will pay 18% interest for the delayed payment.
- ii. That all the expenses for this Conveyance Deed, including stamp and registration charges, etc., shall be borne by the Purchaser.
- iii. That is clearly understood by the both the parties that the property is an agricultural land and the party of the first part has purchase the said property for the bonafied industrial purpose and the party of the second part i.e. **the seller** shall facilitate in

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

PURCHASER:-

SELLER:-

For Varahamurti Flexirub Industries Pvt. Ltd.

[Signature]

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getting the necessary permission from the competent authority for bonafied industrial purpose and non-agricultural use including zone conversion for Industrial/Commercial use by the party of the first part, as earliest possible.

SCHEDULE

Description of the said Property

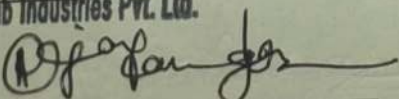
Immovable Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, in the Registration District Panchmahal and Sub-District of Halol. Which is bounded as under :

On or towards the East by	-	Common Road
On or towards the West by	-	Farm of Govindbhai Jethabhai
On or towards the North by	-	Remaining land of Udesinh
On or towards the South by	-	Pali Gruh Factory (Gitanjali)

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

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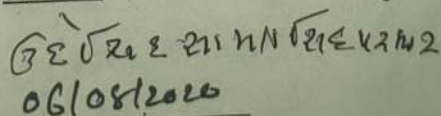
For Varahamurti Flexirub Industries Pvt. Ltd.



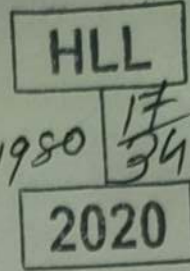
JAY MANGAI

Flexirub Industries (Pvt) Ltd.

SELLER:-



Parmar Udesinh Samatsinh



THIS DEED OF SALE is executed by and between the parties at Halol on this 6st day of August, 2020 and the same shall be binding to the parties and their heirs, administrators, executors etc.

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED
THE SELLER

પરમાર ઉદેશિન સમતસિન
Parmar Udesinh Samatsinh

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED
THE PURCHASER

For Varahamurti Flexirub Industries Pvt. Ltd.

AJAY MAMGAIN
General Manager

Varahamurti Flexirub Industries (Pvt) Ltd
through its General Manager Marketing
Mr. Ajay Mamgain

Witnesses:

1 [Signature]

2 ગણેશ દેવેશ્વર અમી

Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paiza Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

PURCHASER:-

SELLER:-

Photographs of the scheduled property



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Property bearing Old R.S.no.15, Block no.26, total admeasuring Hq.Are.2-00-32 Sq.Mtrs. paiki 10609.61725 Sq. Mtrs (114200.9696 Sq. Fts.), Akar Rs.7.87 Paisa Old Tenure Agricultural Land of mouje: Ujeti, Taluka Halol, District Panchmahal.

For Varahamurti

PURCHASER:
Flexirub Industries Pvt. Ltd.

[Signature]

AJAY MAMGAIN
General Manager

Varahamurti Flexirub Industries (Pvt) Ltd.
General Manager Marketing

SELLER:-

[Signature]
06/08/2020

Parmar Udesinh Samatsinh

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Schedule U/Sec. 32 (A) of the Registration Act 1908

(PURCHASER)

For Varahamurti Flexirub Industries Pvt. Ltd.

AJAY MANGAIN
General Manager

06/08/2020

Varahamurti Flexirub Industries (Pvt) Ltd.
through its General Manager Marketing
Mr. Ajay Mangain(SELLER)Parmar Udesinh Samatsinh
06/08/2020

Parmar Udesinh Samatsinh

નોંધણી અધિનિયમ-૧૯૦૮ ની કલમ-૩૪ ની પેટા કલમ-૩ મુજબનું ચેકલીસ્ટ
 1980/1020/11
 6 AUG 2020

અ.નું.	લખી આપનાર, સંમતિ આપનાર કે તેઓના કુ.મુ.ને પુછવાના પ્રશ્નો:	જવાબ
૧.	લેખમાં દર્શાવ્યા મુજબ વસ્તુસ્થાન: UJesi, T. H. V. / DIT - Panch Mahal, Dist. P. M. 25, Block No. 26, Taluk. Ad. No. 10603.6172559. (સર્વે/બ્લોક નં./ટિ.પી.નં./એડી.નં./વિગેરેની ખેતી/બિનખેતીની 10603.6172559. (સર્વે/બ્લોક નં./ટિ.પી.નં./એડી.નં./વિગેરેની ખેતી/બિનખેતીની મિલકતનો વેચાણ દસ્તાવેજ (લેખનો પ્રકાર) લેખ કરી આપેલ છે.?)	અ
૨.	લેખમાં દર્શાવ્યા મુજબ R. M. 15, Block No. 26 H. No. 200-32, Panch Mahal, Taluk. (ચો.મી./હે.અ.મ.ચો.મી./એ.ગું./ 10603.6172559. (ચો.મી./હે.અ.મ.ચો.મી./એ.ગું./ વીધા.વિ.ખેતી/બિનખેતી ની મિલકત માટે લેખ કરી આપેલ છે.?)	અ
૩.	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે?	અ
૪.	લેખમાં દર્શાવ્યા મુજબની વિગતો વાંચી, વંચાવીને સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે તે તમે કબૂલ રાખો છો ?	અ
૫.	પાવર ઓફ એર્ટનીના આપનાર દસ્તાવેજની તારીખે હયાત છે?	અ
૬.	પાવર ઓફ એર્ટની લેખમાં પાવર ઓફ એર્ટની આપનાર વ્યક્તિ/ઓએ સહી/અંગુઠાનું નિશાન કરેલ છે?	અ
૭.	ઓફ એર્ટનીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે?	અ
૮.	ઓળખાણ આપવા સારૂ તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છો?	અ
ઓળખાણ આપનાર ને પુછવાના પ્રશ્નો :		
૧.	દસ્તાવેજ લખી આપનાર વ્યક્તિ/ઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો?	અ
૨.	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિ/ઓ એક જ છે?	અ
૩.	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો?	અ

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