

E. G. Gandhi & Co.

ADVOCATES
(Since - 1932)

9th Floor, Sumeru Centre,
Nr. Suvidha Shopping Centre,
Paldi, AHMEDABAD - 380 007.
Phones : **26652082 / 84 • 26650410**
Fax : **079 - 26650810**
Email : cogandhi@yahoo.com

G. C. GANDHI
A. C. GANDHI
K. N. SHAH
A. A. GANDHI
M. G. NAGARSHETH

Ref. No. :

Date :

CERTIFICATE

GC/2022/G-4202/322

24th September, 2022.

The Manager,
Punjab National Bank,
Large Corporate Branch,
Maker Tower-F,
14th Floor, Cuffe Parade,
MUMBAI – 400 005.

Dear Sir,

Reg: Opinion on investigation of title and obtaining of search report in respect of property situate at Sub-Plot No.6, Phase-2, Vraj Textile Park, Bidaj, Taluka Kheda, District Kheda belonging to Chiripal Poly Films Limited

As requested, we have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

We have answered all the queries in the Special Report which is enclosed.

We hereby certify that the registration particulars number, date and page particulars etc. as shown in the original title deed and contents thereof tally with the information as stated in the records of officer of Sub-Registrar/Registrar of Assurances.

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We further certify that the photograph of previous owner and of the intending Borrower affixed/seen in the title deed tally with records of registration office.

Chain of title relating to the property is complete as given in the Annexure "B" hereto.

We have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of Assurances and also from the records of other appropriate authorities:-

We shall be liable/responsible if any loss is caused to the Bank due to negligence on our part in making the search and Bank has the unqualified right to publish our name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed hereto conducted by us for the period from 1st January, 1992 to 22nd September, 2022 in the Office of the Sub-Registrar, Mahemdavad and Kheda.

We have not given/have given opinion earlier on investigation of title relating to the same property as detailed hereunder:-

- (a) Name of lender. : No.
- (b) Date of Opinion and Reference No. (if any). : No.
- (c) Remarks. : No.

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We find following defects/no defects in the title of the person offering mortgage.

We hereby certify that CHIRPAL POLY FILMS LIMITED has a clear and marketable title over the above said property and the Borrower is competent to create the mortgage **except that of charges created in favour of PNB Investment Services Limited.**

The valid mortgage can be created by deposit of Original title deeds described in the Annexure "A" hereto. The said title deeds are Original and genuine and are not fake as observed by us.

Ahmedabad,

Date : 24-09-2022.

For M/S. C. C. GANDHI & CO.,

M. J. Meghwal
PARTNER

- Encl : 1. Special Report.
2. Annexure "A" and "B",
3. Search Report.

P. P. Gandhi & Co.

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Paldi, AHMEDABAD - 380 007.
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Ref. No. :

GC/2022/G-4202/323

Date :

24th September, 2022.

The Manager,
Punjab National Bank,
Large Corporate Branch,
Maker Tower-F,
14th Floor, Cuffe Parade,
MUMBAI - 400 005.
Dear Sir,

SPECIAL REPORT ON TITLE

Reg: Opinion on investigation of title and obtaining of search report in respect of property situate at Sub-Plot No.6, Phase-2, Vraj Textile Park, Bidaj, Taluka Kheda, District Kheda belonging to Chiripal Poly Films Limited

ASPECTS CONSIDERED	TO BE	COUNSEL'S STATEMENT
<u>A. PARTICULARS</u>		
1. Name of the Borrower with address.	CHIRIPAL LIMITED, 109/110, Penninsula Centre, Dr. S. S. Rao Road, Parel, Mumbai, Maharashtra - 400 012	
2. Name of the person offering Mortgage with parentahe/ constitution and address.	Authorized Director of the above-named Borrower	
3. Details of the property to be mortgaged as per title deed.	All that piece or parcel of leasehold land situate lying and being at Phase-2, Vraj	

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	Textile Park, Bidaj, Taluka Kheda, District Kheda bearing Sub-Plot No.6 of Block Nos.772, 773, 799-A and 799 Part B Part 1 of Mouje Bidaj of Kheda Taluka in the Registration District and Sub-District of Kheda admeasuring 12856.79 Sq.Mtrs. or thereabout togetherwith buildings thereon
B. <u>INVESTIGATIONS :</u>	
1. Details of the title deeds/ documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).	As per Annexure A
2. Whether certified copies have been obtained from the Registrar's Office.	Yes
3. Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Yes
4. Whether the registration particulars numbers & date and page particulars are given in the title deed shown to the	Yes

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counsel tally with the particulars as stated in the records of the registrar's Office.	
5. Whether the registration particulars numbers and date page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
6. Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes
7. Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes
8. Whether the property has been mutated in the name of the person offering the mortgage?	No. It stands in the Lessor Vraj Integrated Textile Park Limited
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes
10. Whether any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States,	No

there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes).	
11. Whether there are any restrictions regarding sale of the property to be mortgaged? (in some States, there are restrictions for sale of property to residents outside the State).	No
12. Whether all the approvals, clearance / sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Yes
13. Whether the property is ancestral/or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	No
14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No
15. Whether Urban Land Ceiling Act is applicable in the State where the property is located.	The Act is not applicable to the property situated at Kheda.
16. In case of leasehold property, whether permission / NOC from the lessor is required for creation of mortgage ?	Yes. To be obtained from the Lessor

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whether permission of the lessor / NOC is obtained ?	
17. What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	Not Applicable
18. Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Yes
19. Whether terms and conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Yes
20. Whether any permission of Income-tax Authorities/ Assessing Officer is required under the provisions of Income-tax Act for creation of mortgage or any Certificate is to be submitted to the Bank to show that no dues are outstanding to the Income-tax Department?	No permission is required
21. In respect of agricultural land, whether land is declared surplus or under consolidation of holdings?	No
22. Whether Certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the	Yes, Village Form No.7, 12 and 8-A of revenue record are submitted herewith.

mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)	
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Yours faithfully,
For C. C. GANDHI & CO.,

M. J. *Nagaseck*
PARTNER.

E. G. Gandhi & Co.

ADVOCATES
(Since - 1932)

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Ref. No. :

Date :

SEARCH REPORT

GC/2022/G-4202/324

24th September, 2022.

The Manager,
Punjab National Bank,
Large Corporate Branch,
Maker Tower-F,
14th Floor, Cuffe Parade,
MUMBAI - 400 005.
Dear Sir,

Reg : A/C. CHIRIPAL POLY FILMS LIMITED

Search Report relates to searches made in:

- a) Sub-Registrar Office.
- b) Registrar of Companies.
- c) Courts.
- d) Others Offices:
- a) Office of the Co-Operative Society. Not Applicable
- b) — Development Authority (DDA/HUDA/ and like)
- c) Any other documents

i) Receipt of payment of Municipal Taxes etc.

1. Sub-Registrar/Registrar of Assurance Office

The encumbrances certificate was obtained from the Sub-Registrar, -- for the period from -- to -- and the same disclosed following encumbrances (Certificate enclosed) :

Not issued by concern authority.

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(If there is no system of issue of encumbrances certificate in the office of Sub-Registrar, it be stated accordingly)

2. Besides obtaining encumbrances certificate from the Sub-Registrar, personal search was carried out by my representative for the purpose. Inspection was made on 23rd September, 2022 for the period from 1992 to 2022 at the Sub-Registrar Office, Mahemdavad and Kheda.

The search report disclosed the following encumbrances:-
Not Applicable.

3. The Ownership of the property being of a Company, search was contained in the following offices of the registrar of Companies.

The search made out in the Office of the Registrar of Companies disclosed:-

ROC	INFORMATION
	To be submitted by Chartered Accountant.

4. Inspection of Court records disclosed:-

(This may detail Suit pending, Decrees, Attachment before Judgement Injunction, Appointment of Receiver, Appointment of Liquidator)

No suit is pending in Court in respect of the said property.

Name of Court	Date of Order	Nature of Order
	Not Applicable	

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5. Searches made/Inspections carried out in the following offices disclosed:

Office	Date of search/inspection	Information
Sub-Registrar, Mahemdavad	1992 to 1998.	
Sub-Registrar, Kheda	1998 to 2022.	

6. A study of the following documents disclosed:

Details of documents perused	Information
	As per Annexure "A"

Defects noticed are indicated in the Certificate given by me.

For M/S. C. C. GANDHI & CO.,
H. J. Waghmare
PARTNER

ANNEXURE-A
(List of Title Deeds)

Sr. No.	Description of Documents	Date
1.	Original Lease Deed of for 99 years made between Vraj Integrated Textile Park Limited as the Lessor and Vraj Warehousing and Infra Projects Private Limited as the Lessee and registered with the Sub-Registrar, Kheda on 06-10-2012 under Serial No.745.	06-10-2012.
2.	Original Surrender of Lease made between Vraj Warehousing and Infra Projects Private Limited as the Lessee and Vraj Integrated Textile Park Limited as the Lessor and registered with the Sub-Registrar, Kheda on 23-09-2015 under Serial No.939.	23-09-2015.
3.	Original Lease Deed of for 99 years made between Vraj Integrated Textile Park Limited as the Lessor and Chiripal Poly Films Limited as the Lessee and registered with the Sub-Registrar, Kheda on 23-09-2015 under Serial No.940.	23-09-2015.

Ahmedabad, Dated this 24th day of September, 2022.

For M/S. C. C. GANDHI & CO.,

M. J. Nagarkar
PARTNER

ANNEXURE-B
SEARCH NOTES

Land bearing Survey Nos.772, 773, 799-A and 799 Part B Part 1 of Mouje Bidaj, Taluka Kheda, District Kheda admeasuring 10927.00 Sq.Mtrs., 6829.00 Sq.Mtrs., 14134.00 Sq.Mtrs. and 19200.00 Sq.Mtrs. were purchased by Vraj Integrated Textile Park Limited from different persons by registered sale deeds and the said lands were transferred in its name. A permission for bonafide industrial use of the said lands were issued by the Collector, Kheda, Nadiad vide his order No.Jaman-2/General N.A./S.R.16/08-09/Vashi 1245-50 dated 6th April,2009 and the same was entered in the record of rights by a Mutation Entry No.1273 dated 8th April,2009. Thereafter the said Vraj Textile Park Limited put-up a Textile Park on the said lands after providing roads, common plots and other facilities and got layout plan in respect thereof was approved from the Competent authority. Thereafter land bearing Sub-Plot No.6 in Phase No.2 in Vraj Textile Park admeasuring 15376.72 Sq.Yds. i.e. 12856.79 Sq.Mtrs. was allotted to Vraj Warehousing and Infra Projects Private Limited. Thereafter a Lease Deed for 99 years was made between Vraj Integrated Textile Park Limited as the Lessor and Vraj Warehousing

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and Infra Projects Private Limited as the Lessee at the annual rent of Rs.32,140/- on 6th October,2012, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.745. Thereafter a Surrender of Lease was made between Vraj Warehousing And Infra Projects Private Limited as the Lessee and Vraj Integrated Textile Park Limited as the Lessor on 3rd September,2015, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.939. Thereafter a Lease Deed for 99 years was made between Vraj Integrated Textile Park Limited as the Lessor and Chiripal Poly Films Limited as the Lessee at the annual rent of Rs.32,140/- on 23rd September,2015, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.940. Thereafter the said Chiripal Poly Films Limited executed a Mortgage Deed on 1st April,2016 for Rs.100,00,00,000- in favour of UBI Consortium comprising of United Bank of India and State Bank of Patiala, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.288. Thereafter the said Chiripal Poly Films Limited executed a Mortgage Deed on 17th

November, 2017 in favour of PNB Consortium for Term Loans comprising PNB, OCB, SCB, BOB, SBI and UBI, total limits of Rs.345.163 Crores and also for Working Capital comprising of PNB, OBC, BOB, SBI, UBI, ALH, DB and CB total limits of Rs.535.00 Cores, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.1108. Thereafter the said Chiripal Poly Films Limited executed a Deed of Further Charge on 15th February, 2019 in favour of PNB Consortium for Term Loans comprising PNB, OCB, SCB, BOB, SBI and UBI, total limits of Rs.388.313 Crores and also for Working Capital comprising of PNB, OBC, BOB, SBI, UBI, ALH, DB and CB total limits of Rs.535.00 Cores, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on 18th February, 2019 under Serial No.193. Thereafter the said Chiripal Poly Films Limited executed a Deed of Further Charge on 23rd January, 2020 in favour of PNB Consortium for Term Loans comprising PNB, OCB, SCB, BOB, SBI and UBI, total limits of Rs.388.313 Crores and also for Working Capital comprising of PNB, OBC, BOB, SBI, UBI, ALH, DB and CB total limits of Rs.665.00 Cores, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on 27th

January,2020 under Serial No.171. Thereafter the said Chiripal Poly Films Limited executed a Deed of Further Charge on 16th December,2020 in favour of PNB Investment Services Limited in its capacity as the Security Aged and acting on behalf of PNB, UBI, BOI, UCO, ALH, CB, SBI, UBI, Saraswat Co-operative Bank Limited, BOB, The South Indian Bank Limited, Bandhan Bank Limited and Bank of Maharashtra for their various facilities aggregating to Rs.198,00,00,000/-, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.1480. Thereafter the said Chiripal Poly Films Limited executed a Deed of Further Charge on 20th September,2022 for Rs.305,50,00,000/- in favour of PNB Investment Services Limited, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.2090.

There are no charge or encumbrances over the aforesaid property except above mentioned charges created in favour of PNB Investment Services Limited.

Ahmedabad, Dated this 24th day of September,2022.

For M/S. C. C. GANDHI & CO.,

M. J. Negandhi
PARTNER

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

પ્રિલેક ત નું વર્ણન : Mouje Bidaj, Sub-Plot No.6 of Block Nos.772 and others

Search in : મહેમદાવાદ /MAHEMDAVAD

પહોંચ નંબર	૨૦૨૨૧૩૮૦૦૦૦૪૮૫૧૦	અરજી નંબર	૧૪૬૭	અરજી વર્ષ	૨૦૨૨
તારીખ	૨૩	માહે	સાપેટાવાર	સને	૨૦૨૨

રજુ કરનારનું નામ CC GANDHI & COMPANY

નીચે પ્રમાણે શ્રી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / શેલિયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા થાઈપો (કલમ ૬૪ થી ૬૭).....

શીખ અગાર તપાસણી..... વર્ષ : 1992 થી 1998

દેડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી શેલિયો.....

ઈન્ડેક્સ-રે ફી.....

અન્ય ફી.....

રૂ. પૈસા



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કુલ એકદરે રૂ.	૮૦.૦૦
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અંકે રૂપીયા એંશી પુરા


Jigishu Popatlal Meshri
સાબ રજીસ્ટ્રાર
મહેમદાવાદ

અંકે રૂ. : 80.00
20220922377855156
સાબ રજીસ્ટ્રાર, મહેમદાવાદ

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