

B. C. Gandhi & Co.

ADVOCATES
(Since - 1932)

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

9th Floor, Sumeru Centre,
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Phones : **26652082 / 84 • 26650410**
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Ref. No. :

Date :

CERTIFICATE

GC/2022/G-4202/325

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.12, 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 CHIRIPAL 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. Negandhi

PARTNER

Encl : 1. Special Report.

2. Annexure "A" and "B",

3. Search Report.

E. C. Gandhi & Co.

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Ref. No. :

Date :

GC/2022/G-4202/326

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.12, 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 POLY FILMS LIMITED, 109/110, Penunsula Centre, Dr. S. S. Rao Road, Parel, Mumbai, Maharashtra – 400 012	Authorized Director of the above-named Borrower
2. Name of the person offering Mortgage with parentahe/ constitution and address.			
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 Vraj Textile

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	Park, Bidaj, Taluka Kheda, District Kheda bearing Sub-Plot No.12 of Block Nos.858, 859, 860 and 861 of Mouje Bidaj of Kheda Taluka in the Registration District and Sub-District of Kheda admeasuring 27364.78 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 counsel tally with the	Yes.

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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, there are legal restrictions on	No

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 ? whether permission of the	Yes. To be obtained from the Lessor

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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 mortgagor? (Copies of revenue	Yes, Village Form No.7, 12 and 8-A of revenue record is submitted herewith.

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. Nagarseth
PARTNER.

E. E. Gandhi & Co.

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(Since - 1932)

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A. C. GANDHI
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Ref. No. :

Date :

SEARCH REPORT

GC/2022/G-4202/327

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, Mahendavad 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.,
M. J. Negarstek
PARTNER

ANNEXURE-A
(List of Title Deeds)

Sr. No.	Description of Documents	Date
1.	Original Lease Deed for 99 years made between Vraj Integrated Textile Park Limited as the Lessor and Vrindavan Furnishing Private Limited as the Lessee and registered with the Sub-Registrar, Kheda on 05-10-2012 under Serial No.739.	05-10-2012.
2.	Original Surrender of Lease made between Vrindavan Furnishing Private Limited as Lessee and Vraj Integrated Textile Park Limited as the Lessor and registered with the Sub-Registrar, Kheda on 11-06-2014 under Serial No.489.	11-06-2014.
3.	Original Lease Deed for 99 years made between Vraj Integrated Textile Park Limited as the Lessor and Chripal Poly Films Limited as the Lessee and registered with the Sub-Registrar, Kheda on 11-06-2014 under Serial No.490.	11-06-2014.

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

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

M. J. Negandale
PARTNER

ANNEXURE-B
SEARCH NOTES

Agricultural land bearing Block No.858, 859, 860 and 861 of Mouje Bidaj, Taluka Kheda, District Kheda admeasuring 15176.00 Sq.Mtrs., 4654.00 Sq.Mtrs., 4654.00 Sq.Mtrs. and 14113.00 Sq.Mtrs. respectively i.e. collectively 38597.00 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.12 Vraj Textile Park admeasuring 27364.78 Sq.Mtrs. was allotted to Vrindavan Furnishing Private Limited. Thereafter a Lease Deed for 99 years was made between Vraj Integrated Textile Park Limited as the Lessor and Vrindavan Furnishing Private Limited as the Lessee at the annual rent of Rs.68,410/- on 5th

October,2012, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.739. Thereafter a Surrender of Lease was made between Vrindavan Furnishing Private Limited as the Lessee and Vraj Integrated Textile Park Limited as the Lessor on 11th June,2014, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.489. 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.68,614/- on 11th June,2014, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.490. Thereafter the said Chiripal Poly Films Limited executed a Third Supplemental Memorandum of Deposit of Title Deeds in favour of PNB Investment Services Limited 22nd May,2015 for Rs.125,00,00,000/-, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.565. Thereafter the said Chiripal Poly Films Limited executed a Fourth Supplemental Memorandum of Deposit of Title Deeds in favour of PNB Investment Services Limited 29th March, 2015 for

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Rs.111,55,00,000/-, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.268. Thereafter the said Chiripal Poly Films Limited executed a Mortgage Deed on 17th November,2017 in favour of PNB Investment Services Limited in its capacity as the Security Agent and acting on behalf of PNB, OBC, ALH, CB, SBI, BOI, UBI, Saraswat Co-operative Bank Limited, DB, and BOB for their various facilities aggregating to Rs.880,16,30,000/-, 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 Investment Services Limited in its capacity as the Security Aged and acting on behalf of PNB, OBC, ALH, CB, SBI, BOI, UBI, Saraswat Co-operative Bank Limited, DB and BOB for their various facilities aggregating to Rs.923,31,30,000/-, 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 Investment Services Limited in its capacity as the Security Aged and

acting on behalf of PNB, OBC, ALH, CB, SBI, BOI, 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.187,50,00,000/-, 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.

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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. Waghare
PARTNER

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

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

Search in : મહેમદાવા / MAHEMDAVAD

પહોંચ નંબર	20221360000840	અરજી નંબર	1859	અરજી વર્ષ	2022
તારીખ	23	માહે	સાહેબવાર	સને	2022

રજુ કરનારનું નામ CC GANDHI & COMPANY
 નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા



રજીસ્ટ્રાર ફી.....
 નકલ કરવા ની ફી સાઈડ / જોતીઓ.....

જોતીની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાલીઓ (કલમ 58 થી 59).....

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

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ઈંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી જોતીઓ.....


ઇન્ડેક્સ-૨ ફી.....

અન્ય ફી

કુલ ચેકકર રૂ.

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અંકે રૂપીયા એણી પૂરા


 Jigish Popatlal Meshri
 સંબંધ રજીસ્ટ્રાર
 મહેમદાવા

અંકે રૂ. : 80.00
20220922377855156
સંબંધ રજીસ્ટ્રાર, મહેમદાવા

