

*E. G. Gandhi & Co.*

**ADVOCATES**  
(Since - 1932)

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

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

**Ref. No. :**

**Date :**

GC/2022/G-4202/329

24<sup>th</sup> September, 2022.

The Manager,  
Punjab National Bank,  
Large Corporate Branch,  
Maker Tower-F,  
14<sup>th</sup> 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.13, Vraj Textile Park, Bidaj, Taluka Kheda, District Kheda belonging to Chiripal Poly Films Limited

ASPECTS CONSIDERED	TO	BE	COUNSEL'S STATEMENT
<b>A. PARTICULARS</b>			
1. Name of the Borrower with address.			CHIRIPAL POLY FILMS LIMITED, 109/110, Pennunsula 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 Vraj Textile

13/11

	Park, Bidaj, Taluka Kheda, District Kheda bearing Sub-Plot No.13 of Block Nos.862 and 864 of Mouje Bidaj of Kheda Taluka in the Registration District and Sub-District of Kheda admeasuring 7100.40 Sq.Mtrs. or thereabout togetherwith buildings thereon
<b>B. <u>INVESTIGATIONS :</u></b>	
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 ascestral/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.

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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. D. Nagesh*  
PARTNER.



*E. C. Gandhi & Co.*

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(Since - 1932)

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Fax : **079 - 26650810**  
Email : [ecgandhi@yahoo.com](mailto:ecgandhi@yahoo.com)

**Ref. No. :**

**Date :**

**CERTIFICATE**

GC/2022/G-4202/328

24<sup>th</sup> September, 2022.

The Manager,  
Punjab National Bank,  
Large Corporate Branch,  
Maker Tower-F,  
14<sup>th</sup> 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.13, 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.

*WGH*

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 1<sup>st</sup> January, 1992 to 22<sup>nd</sup> 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. G. Gandhi & Co.*

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**Ref. No. :**

**Date :**

**SEARCH REPORT**

GC/2022/G-4202/330

24<sup>th</sup> September, 2022.

The Manager,  
Punjab National Bank,  
Large Corporate Branch,  
Maker Tower-F,  
14<sup>th</sup> 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 23<sup>rd</sup> 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.,  
*M. J. Nagarsheth*  
PARTNER





ANNEXURE-A  
(List of Title Deeds)

Sr. No.	Description of Documents	Date
1.	Original Lease Deed 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 13-04-2011 under Serial No.338.	13-04-2011.
2.	Original Lease Deed 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 11-09-2012 under Serial No.644.	09-09-2015.
3.	Original Surrender of Lease made between Chiripal Poly Films Limited as Lessor and Vraj Integrated Textile Park Limited as the Lessee and registered with the Sub-Registrar, Kheda on 07-11-2012 under Serial No.830.	07-11-2012.

Ahmedabad, Dated this 24<sup>th</sup> day of September,2022.

For M/S. C. C. GANDHI & CO.,  
*M. J. Meghastha*  
PARTNER



ANNEXURE-B  
SEARCH NOTES

**BLCOK NO.862**

Agricultural land bearing Block No.862 of Mouje Bidaj, Taluka Kheda, District Kheda admeasuring 4755.00 Sq.Mtrs. originally belonged to (1) Jiviben widow of Ambalal, (2) Sitaben widow of Ambalal, (3) Babuben Ambalal, (4) Babuben Ambalal, (5) Udnaben Ambalal, (6) Premilaben Ambalal and (7) Ishwarbhai Ambalal who thereafter as the Vendors and Dishman Pharmaceuticals & Chemicals Limited as the Confirming Party executed a Sale Deed in favour of Vraj Integrated Textile Park Limited on 30<sup>th</sup> May,2006 for Rs.36,66,000/- in respect of the said land alongwith land of Block No.860, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.246 and name of the said Company was entered in the revenue records by a Mutation Entry No.1757 dated 10<sup>th</sup> June,2006.

**BLCOK NO.864**

Agricultural land bearing Block No.864 of Mouje Bidaj, Taluka Kheda, District Kheda admeasuring 7588.00 Sq.Mtrs. originally belonged to (1) Hasanbhai Usmanbhai Shaikh, (2) legal heirs of deceased Fatimabibi Usmanbhai

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i.e. (a) Kureshiyabannu Fakirmahammad, (2) Saminaanjum Fakirmahammad, (3) Minor Ahmed Mahammad Hanif, (4) Gulam Dastagir Mahammad Hanif, (5) Nurfatma Mahammad Hanif, (6) Jahirunishha Mahammad Hanif, (7) Amirunishha Hasanbhai and (8) Abdulgani Hasanbhai who as the Vendors and Dishman Pharmaceuticals & Chemicals Limited as the Confirming Part executed a Sale Deed in favour of Vraj Integrated Textile Park Limited on 3<sup>rd</sup> June, 2006 for Rs.38,46,000/- in respect of the said land alongwith Block No.865, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.263 and name of the said Company was entered in the revenue records by a Mutation Entry No.1766 dated 19<sup>th</sup> June, 2006.

### **GENERAL**

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 6<sup>th</sup> April, 2009 and the same was entered in the record of rights by a Mutation Entry No.1273 dated 8<sup>th</sup> 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 by Ahmedabad Urban Development Authority on 26<sup>th</sup> February, 2010. Thereafter, land bearing Sub-Plot No.13 in Vraj Textile Park admeasuring 920.00 Sq.Mtrs. was allotted to Chiripal Poly Films Limited. 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.55,200/- on 13<sup>th</sup> April, 2011, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.338. Thereafter another Lease Deed in respect of 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.17,750/- on 11<sup>th</sup> September, 2012, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.644. Thereafter a Surrender of Lease in respect of the lease deed bearing Serial No.338 was made between Chiripal Poly Films Limited as the Lessee and Vraj Integrated Textile Park Limited as the Lessor on 7<sup>th</sup> November, 2012, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.830. Thereafter the said Chiripal Poly Films Limited

executed a Memorandum of Deposit of Title Deeds in favour of PNB Investment Services Limited 12<sup>th</sup> February,2013 for Rs.48,16,30,000/-, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.91. Thereafter the said Chiripal Poly Films Limited executed a Supplemental Memorandum of Deposit of Title Deeds in favour of PNB Investment Services Limited 6<sup>th</sup> September,2013 for Rs.22,50,00,000/-, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.616. Thereafter the said Chiripal Poly Films Limited executed a Second Supplemental Memorandum of Deposit of Title Deeds in favour of PNB Investment Services Limited 19<sup>th</sup> April,2014 for Rs.17,50,00,000/-, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on 21<sup>st</sup> April,2014 under Serial No.344. Thereafter the said Chiripal Poly Films Limited executed a Third Supplemental Memorandum of Deposit of Title Deeds in favour of PNB Investment Services Limited 15<sup>th</sup> October,2014 for Rs.210,55,00,000/-, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.879. Thereafter the said Chiripal Poly Films Limited executed a

Third Supplemental Memorandum of Deposit of Title Deeds in favour of PNB Investment Services Limited 22<sup>nd</sup> 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 29<sup>th</sup> March, 2015 for 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 17<sup>th</sup> 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 15<sup>th</sup> February, 2019 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.923,31,30,000/-, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on 18<sup>th</sup> February,2019 under Serial No.193. Thereafter the said Chiripal Poly Films Limited executed a Deed of Further Charge on 23<sup>rd</sup> 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 27<sup>th</sup> January,2020 under Serial No.171. Thereafter the said Chiripal Poly Films Limited executed a Deed of Further Charge on 16<sup>th</sup> 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 Chitripal Poly Films Limited executed a Deed of Further Charge on 20<sup>th</sup> 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 24<sup>th</sup> day of September,2022.

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

*M. D. Nigamshah*  
PARTNER





PNLS

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

મિકેત નું વર્ણન : Mouje Bidaj, Sub-Plot No.6 of Block Nos.772 and others  
Search in : મહેમદાવા /MAHEMDAVAD

પહોંચ નંબર ૨૦૨૨૧૩૯૦૦૦૦૪૯૫૦ અરજી નંબર ૧૪૬૭ અરજી વર્ષ ૨૦૨૨  
તારીખ ૨૩ માહે સપ્ટેમ્બર ૨૦૨૨ સને

રજુ કરનારનું નામ CC GANDHI & COMPANY ૩. પૈસા  
નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રાર ફી.....  
નકલ કરવા ની ફી સાઈડ / જોદીયો.....  
જોરેલી નકલ કરવા માટે ફી.....  
ટપાલ ખર્ચ.....




નકલો અથવા યાદીયો (કલમ ૬૪ થી ૬૭)..... ૮૦.૦૦  
ગ્રામ અગર તપાસણી..... વર્ષ : ૧૯૯૨ થી ૧૯૯૮

દેડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૫૭).....  
નકલ ફી જોદીયો.....  
ઇન્ડેક્સ-૨ ફી.....  
અન્ય ફી .....

કુલ એકદર રૂ.	૮૦.૦૦
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અંકે રૂપીયા ચંચેલી મુરા

  
Jigishu Popatlal Meshri  
સહ રજીસ્ટ્રાર  
મહેમદાવા

અંકે રૂ. : 80.00 20220922377855156 સહ રજીસ્ટ્રાર, મહેમદાવા
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