

E. 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,
Nr. Suvridha Shopping Centre,
Paldi, AHMEDABAD - 380 007.
Phones : 26652082 / 84 • 26650410
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Ref. No. :

Date :

CERTIFICATE

GC/2022/G-4202/334

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.15, 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.

MM

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.

MW

E. C. Gandhi & Co.

ADVOCATES

Cont. Sheet 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. Begisetti
PARTNER

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

E. E. Gandhi & Co.

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Fax : **079 - 26650810**
Email : cogandhi@yahoo.com

Ref. No. :

Date :

GC/2022/G-4202/335

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.15, Vraj Textile Park, Bidaj, Taluka Kheda, District Kheda belonging to Chiripal Poly Films Limited

ASPECTS CONSIDERED	TO	BE	COUNSEL'S STATEMENT
A. PARTICULARS			
1. Name of the Borrower with address.		CHIRIPAL POLY FILMS LIMITED, 109/110, Peninsula 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	

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	<p>Park, Bidaj, Taluka Kheda, District Kheda bearing Sub-Plot No.15 of Block Nos.833, 837 and 849 of Mouje Bidaj of Kheda Taluka in the Registration District and Sub-District of Kheda admeasuring 13058.87 Sq.Yds. i.e. 10918.79 Sq.Mtrs. or thereabout togetherwith buildings thereon</p>
<u>B. 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.

for M

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 is 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.,

Mr. J. Waghare
PARTNER.

E. G. Gandhi & Co.

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Ref. No. :

Date :

SEARCH REPORT

GC/2022/G-4202/336

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.,
M. J. Vagstadalk
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 Badrinath Packwell Private Limited as the Lessee and registered with the Sub-Registrar, Kheda on 05-10-2012 under Serial No.731.	05-10-2012.
2.	Original Surrender of Lease made between Badrinath Packwell Private Limited as the Lessee and Vraj Integrated Textile Park Limited as the Lessor and registered with the Sub-Registrar, Kheda on 09-09-2015 under Serial No.898.	09-09-2015.
3.	Original Lease Deed of for 99 years made between Vraj Integrated Textile Park Limited as the Lessor and Picasso Flexibles Limited as the Lessee and registered with the Sub-Registrar, Kheda on 09-09-2015 under Serial No.899.	09-09-2015.
4.	Original Deed of Sub-Lease for 95 years	

made between Picasso Flexibles Limited as the Sub-Lessor and Chiripal Poly Films Limited as the Sub-Lessee and registered with the Sub-Registrar, Kheda on 03-09-2016 under Serial No.814.	03-09-2016.
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Ahmedabad, Dated this 24th day of September,2022.

For M/S. C. C. C. GANDHI & CO.,
M.A. Nigamshi
PARTNER

ANNEXURE-B
SEARCH NOTES

BLCOK NO.833

Agricultural land bearing Block No.833 of Mouje Bidaj, Taluka Kheda, District Kheda admeasuring 5261.00 Sq.Mtrs. originally belonged to Punjabhai Somabhai. On the death of the said Punjabhai, the said land came to be owned and possessed by (1) Raisangbhai Punjabhai, (2) Manubhai Punjabhai, (3) Dineshbhai Punjabhai, (4) Laxmiben Punjabbai, (5) Menaben Punjabbai, (6) Gulabben Punjabbai, (7) Manjulaben Punjabhai and (8) Revaben widow of Punjabbai Somabhai and their names were entered in the record of rights by a Mutation Entry No.893 dated 9th August,1994. Thereafter the said (1) Laxmiben Punjabbai, (2) Menaben Punjabbai, (3) Gulabben Punjabbai, (4) Manjulaben Punjabbai and (5) Revaben widow of Punjabbai Somabhai have released their share in the said land in favour of (1) Raisangbhai Punjabhai, (2) Manubhai Punjabbai and (3) Dineshbhai Punjabhai and their names were deleted from the record of rights by a Mutation Entry No.894 dated 9th August,1994. Thereafter the said (1) Raisangbhai Punjabbai Baraiya for self and as Karta and Manager of his Hindu Undivided Family, (2) Manubhai

Punjabhai Baraiya for self and as Karta and Manager of his Hindu Undivided Family, (3) Dineshbhai Punjabhai Baraiya for self and as Karta and Manager of his Hindu Undivided Family who executed a Sale Deed through their Power of Attorney Holder Mukeshbhai Gordhanbhai Gajjar as the Vendors and Anvarkhan Mahammadkhan Pathan as the Confirming Party in favour of (1) Ranchhodlal Jethalal Ganatra, (2) Kantaben Ranchhodlal Ganatra, (3) Shyamabhai Ranchhodlal Ganatra, (4) Ghanshyambhai Ranchhodlal Ganatra, (5) Amitaben Ranchhodlal Ganatra, (6) Satyambhai Kishorbhai Patel, (7) Shobhaben Satyambhai Patel, (8) Nishitbhai Satyambhai Patel, (9) Chinmaybhai Satyambhai Patel and (10) Shrutiaben Satyambhai Patel on 8th July, 1997 for Rs.3,38,052/-, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.627 and their names were entered in record of rights by a Mutation Entry No.1380 dated 24th July, 2002. Thereafter the said (1) Ranchhodlal Jethalal Ganatra for self and as Power of Attorney Holder of (a) Kantaben Ranchhodlal Ganatra, (b) Shyamabhai Ranchhodlal Ganatra, (c) Ghanshyambhai Ranchhodlal Ganatra and (d) Amitaben Ranchhodlal Ganatra and (2) Satyambhai Kishorbhai Patel for self and as Power of Attorney Holder of

(a) Shobhaben Satyambhai Patel, (b) Nishitbhai Satyambhai Patel, (c) Chinmaybhai Satyambhai Patel and (d) Shrutiaben Satyambhai Patel executed a Sale Deed in favour of (1) Hasanbhai Usmanbhai Sheikh, (2) Jenabbibi Usmanbhai Sheikh, (3) Fatmabibi Usmanbhai Sheikh, (3) Mahmamadhuseen Usmanbhai Shaikh, (4) Sagirahmed Mohmed Hanif, (5) Gulamhastgir Mohmed Hanif, (6) Noorfatma Mohmed Hanif, (7) Jahirunnisha Mohmed Hanif, (8) Amirunnisha Hasanbhai and (9) Abdulgani Hasanbhai on 11th April, 2000 for Rs.4,10,280/-, the document in respect whereof was registered at the Office of the Sub-Registrar, Kheda on the same day under Serial No.103 and their names were entered in the record of rights by a Mutation Entry No.1711 dated 31st January, 2006. Thereafter on the death of the said (1) Jenabbibi Usmanbhai Sheikh (unmarried) and (2) Mahmamadhuseen Usmanbhai Shaikh (unmarried) have released their shares for the said land and the said land came to be owned and possessed by (1) Hasanbhai Usmanbhai Sheikh and (2) Fatmabibi Usmanbhai Sheikh. Thereafter on the death of the said Fatmabibi Usmanbhai, her share in the said land came to be owned and possessed by (1) Kureshiyabanu Fakirmohmed and (2) Saminaanjuma Fakirmohmed. Thereafter the said (1)

the said Hasanbhai Usmanbhai Sheikh, (2) Heirs of deceased Fatmabibi Usmanbhai (a) Kureshiyabanu Fakirmohmed and (b) Saminaanjuna Fakirmohmed, (3) Sagirahmed Mohamed Hanif, (4) Gulam Destgir Mohamed Hanif, (5) Noorfatma Mohamed Hanif, (6) Jahirunnisha Mohamed Hanif, (7) Amirunnisha Hasanbhai and (8) Abdulgani Hasanbhai and No.8 for self and as Power of Attorney Holder Nos.1 to 7 as the Vendors and Dishman Pharmaceuticals and Chemicals Limited as the Confirming Party in favour of Vraj Integrated Textile Park Limited on 3rd June,2006 for Rs.28,46,000/-, the document in respect whereof was registered at the Office of the Sub-Registrar, Kheda on the same day under Serial No.260 and name of the said Company was entered in the record of rights by a Mutation Entry No.1764 dated 10th June,2006.

BLOCK NO.837

Agricultural land bearing Block No.837 of Mouje Bidaj, Taluka Kheda, District Kheda admeasuring 3845.00 Sq.Mtrs. originally belonged to (1) Rameshbhai Mujibhai, (2) Somabhai Mujibhai and (3) Keshabhai Mujibhai who executed a Sale Deed in favour of (1) Mahendrabhai Ramchandra Prajapati, (2) Natvarbhai Ramchandra

Prajapati and (3) Ramanlal Ramchandra Prajapati on 28th October, 1994, the document in respect whereof was registered in the Office of the Sub-Registrar, Mahendavad and their names were entered in record of rights by a Mutation Entry No.946 dated 13th May, 1995. Thereafter the said (1) Mahendrabhai Ramchandra Prajapati, (2) Natvarbhai Ramchandra Prajapati and (3) Ramanlal Ramchandra Prajapati executed a Sale Deed in favour of Ishwarbhai Khanchand Varma on 27th June, 1995 for Rs.35,576/-, the document in respect whereof was registered in the Office of the Sub-Registrar, Mahendavad and their name was entered in record of rights by a Mutation Entry No.977 dated 13th August, 1995. Thereafter names of (1) Rajkumariben wife of Ishwarbhai Khanchand Varma, (2) Kishorbhai Ishwarbhai Varma, (3) Rakeshkumar Ishwarbhai Varma and (4) Manojkumar Ishwarbhai Varma were entered in the said land as co-owners by a Mutation Entry No.1108 dated 15th February, 1997. Thereafter the said (1) Ishwarbhai Khanchand Varma, (2) Rajkumariben wife of Ishwarbhai Khanchand Varma, (3) Kishorbhai Ishwarbhai Varma, (4) Rakeshkumar Ishwarbhai Varma and (5) Manojkumar Ishwarbhai Varma through their Power of Attorney Holder Mukeshbhai Gordhanbhai Gajjar executed a

Sale Deed in favour of (1) Ranchhodlal Jethalal Ganatra, (2) Kantaben Ranchhodlal Ganatra, (3) Shyambhai Ranchhodlal Ganatra, (4) Ghanshyambhai Ranchhodlal Ganatra, (5) Amitaben Ranchhodlal Ganatra, (6) Satyambhai Kishorbai Patel, (7) Shobhaben Satyambhai Patel, (8) Nishitbai Satyambhai Patel, (9) Chinmaybai Satyambhai Patel and (10) Shrutiben Satyambhai Patel for Rs.4,35,396/-, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda and their names were entered in the record of rights by a Mutation Entry No.1381 dated 24th July,2002. Thereafter the said (1) Ranchhodlal Jethalal Ganatra for self and as Power of Attorney Holder of (a) Kantaben Ranchhodlal Ganatra, (b) Shyambhai Ranchhodlal Ganatra, (c) Ghanshyambhai Ranchhodlal Ganatra and (d) Amitaben Ranchhodlal Ganatra and (2) Satyambhai Kishorbai Patel for self and as Power of Attorney Holder of (a) Shobhaben Satyambhai Patel, (b) Nishitbai Satyambhai Patel, (c) Chinmaybai Satyambhai Patel and (d) Shrutiben Satyambhai Patel executed a Sale Deed in favour of (1) Hasانبhai Usmanbhai Sheikh, (2) Jenabbibi Usmanbhai Sheikh, (3) Fatmabibi Usmanbhai Sheikh, (3) Mahammadhusen Usmanbhai Shaikh, (4) Sagirahmed Mohmed Hanif, (5) Gulamhastgir Mohmed Hanif, (6)

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Noorfatma Mohamed Hanif, (7) Jahirunnisha Mohamed Hanif, (8) Amirunnisha Hasanbhai and (9) Abdulgani Hasanbhai on 11th April, 2000 for Rs.4,49,860/-, the document in respect whereof was registered at the Office of the Sub-Registrar, Kheda on the same day under Serial No.104 and their names were entered in the record of rights by a Mutation Entry No.1710 dated 31st January, 2006. Thereafter the said (1) the said Hasanbhai Usmanbhai Sheikh, (2) Heirs of deceased Fatmabibi Usmanbhai (a) Kureshiyabanu Fakirmohmed and (b) Saminaanjuma Fakirmohmed, (3) Sagirahmed Mohamed Hanif, (4) Gulam Destgir Mohamed Hanif, (5) Noorfatma Mohamed Hanif, (6) Jahirunnisha Mohamed Hanif, (7) Amirunnisha Hasanbhai and (8) Abdulgani Hasanbhai and No.8 for self and as Power of Attorney Holder Nos.1 to 7 as the Vendors and Dishman Pharmaceuticals and Chemicals Limited as the Confirming Party in favour of Vraj Integrated Textile Park Limited on 3rd June, 2006 for Rs.39,82,500/-, the document in respect whereof was registered at the Office of the Sub-Registrar, Kheda on the same day under Serial No.261 and name of the said Company was entered in the record of rights by a Mutation Entry No.1758 dated 10th June, 2006.

BLCOK NO.849

Agricultural land bearing Survey No.789 and Block No.849 of Mouje Bidaj, Taluka Kheda, District Kheda admeasuring 9409.00 Sq.Mtrs. originally belonged to (1) Thiba Sava, (2) Abha Sava, (3) Lala Sava, (4) Bijal Sava and (5) Mula Sava. Thereafter on the death of the said Thiba Sava, his share in the share in the said land came to be owned and possessed by Valiben Thiba Sava and her name was entered in record of rights by a Mutation Entry No.2409 dated 8th November,1965. Thereafter on the death of the said (1) Bijal Sava and (2) Valiben widow of Thibabhai Sava and their names were deleted from the record of rights. Thereafter on the death of the said (1) Abhabhai Savabhai, (2) Mulabhai Savabhai and (3) Lalabhai Savabhai, name of their legal heirs (1) Purshottambhai Punjabhai Abhabhai, (2) Somabhai Punjabhai Abhabhai, (3) Kantaben daughter of Punjabhai Abhabhai, (4) Sumitaben widow of Govindbhai Punjabhai, (5) Avinashbhai Govindbhai Punjabhai, (6) Rakeshbhai Govindbhai Punjabhai, (7) Ramilaben daughter of Punjabhai Abhabhai, (8) Dashratbhai Punjabhai Abhabhai, (9) Kalidas Punjabhai Abhabhai, (10) Manubhai Punjabhai Abhabhai, (11) Rameshbhai Mulabhai Savabhai,

(12) Keshabha Mulabhai Savabhai, (13) Somabhai Mulabhai Savabhai, (14) Kashiben Mulabhai Savabhai, (15) Babuben daughter of Mulabhai Savabhai, (16) Madhuben daughter of Mulabhai Savabhai, (17) Mohanbhai Lalabhai Savabhai, (18) Chhganbhai Lalabhai Savabhai, (19) Karshanbhai Lalabhai Savabhai, (20) Maniben daughter of Lalabhai Savabhai, (21) Shakriben daughter of Lalabhai Savabhai and (22) Savitaben daughter of Lalabhai Savabhai and their names were entered in the record of rights by a Mutation Entry No.1734 dated 6th May,2006. Thereafter the said Rameshbhai Mujibhai for self and as Power of Attorney Holder of (1) Purshottambhai Punjabhai Abhabhai, (2) Somabhai Punjabhai Abhabhai, (3) Kantaben daughter of Punjabhai Abhabhai, (4) Sumitraben widow of Govindbhai Punjabhai, (5) Avinashbhai Govindbhai Punjabhai, (6) Rakeshbhai Govindbhai Punjabhai, (7) Ramnilaben daughter of Punjabhai Abhabhai, (8) Dashratbhai Punjabhai Abhabhai, (9) Kalidas Punjabhai Abhabhai, (10) Manubhai Punjabhai Abhabhai, (11) Keshabha Mulabhai Savabhai, (12) Somabhai Mulabhai Savabhai, (13) Kashiben Mulabhai Savabhai, (14) Babuben daughter of Mulabhai Savabhai, (15) Madhuben daughter of Mulabhai Savabhai, (16) Mohanbhai Lalabhai Savabhai, (17) Chhganbhai Lalabhai

Savabhai, (18) Karshanbhai Lalabhai Savabhai, (19) Maniben daughter of Lalabhai Savabhai, (20) Shakriben daughter of Lalabhai Savabhai and (21) Savitaben daughter of Lalabhai Savabhai as the Vendors and Dishman Pharmaceuticals and Chemicals Limited as the Confirming Party executed in favour of Vraj Integrated Textile Park Limited on 3rd June,2006 for Rs.33,32,000/-, the document in respect whereof was registered at the Office of the Sub-Registrar, Kheda on the same day under Serial No.256 and name of the said Company was entered in the record of rights by a Mutation Entry No.1770 dated 14th 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 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 by Ahmedabad Urban Development Authority on 26th February,2010. Thereafter,

land bearing Sub-Plot No.15 in Vraj Textile Park admeasuring 10918.79 Sq.Mtrs. was allotted to Badrinath Packwell Private Limited. Thereafter a Lease Deed for 99 years was made between Vraj Integrated Textile Park Limited as the Lessor and Badrinath Packwell Private Limited as the Lessee at the annual rent of Rs.27,295/- 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.731. Thereafter a Surrender of Lease was made between Badrinath Packwell Private Limited as the Lessee and Vraj Integrated Textile Park Limited as the Lessor on 9th September,2015, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.898. Thereafter a Lease Deed for 99 years was made between Vraj Integrated Textile Park Limited as the Lessor and Picasso Flexibles Limited as the Lessee at the annual rent of Rs.27,295/- on 9th September,2015, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.899. Thereafter a Deed of Sub-Lease for 95 years was made between the said Picasso Flexibles Limited as the Lessor and Chiripal Polyfilms Limited as the Lessee at the annual rent of Rs.16,377/- on

3rd September,2016, the document in respect whereof was registered in the Office of the Sub-Registrar, Kheda on the same day under Serial No.814. 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 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.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

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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.

Asst

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. Nagarkar

PARTNER

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

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

Search in : મહેમદાવાદ /MAHEMDAVAD

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

રજુ કરનારનું નામ CC GANDHI & COMPANY
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રાર ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....




નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી..... વર્ષ : 1992 થી 1998

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દેડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીઓ.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી

કુલ એકંદરે રૂ.	૮૦.૦૦
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અંકે રૂપીયા એંશી પુરા


Jignish Popatlal Meshri
સહ રજીસ્ટ્રાર
મહેમદાવાદ

અંકે રૂ. : 80.00 20220922377855156 સહ રજીસ્ટ્રાર, મહેમદાવાદ
