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Ref No.

Date : 17.6.23

Annexure-B

Report of Investigation of Title in respect of Immovable Property

01.	a	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, CCG Branch, Ahmedabad
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	As per instruction from Branch
	c	Name of the Borrower	M/s. Elecon Engineering Co. Ltd.
02.	a	Type of Loan	
	b	Type of Property	N.A. Land
03.	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/s. Elecon Engineering Co. Ltd.
	b	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Ltd. Company
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
04	a	Value of Loan (Rs. in Crores)	441.25 Crores
05		Complete or full description of the immovable property (ies) offered as security including the following details.	R.S. No.85 Adm. 3686.00 Sq. Meters, R.S. No. 86, Adm. 4281.00 Sq. Meters, R.S. No. 88- 100 to 110, Total Adm. 81443.00 Sq. Meters, covered by Khata No. 206 of Mouje Village Mogri, Ta. Dist. Anand (R. S. No. 338/1, 338/2, 339/1, 339/2, 340 /1, 340/2,340/3, 341, 342, 343, 346/1, 347/1, 348/1,348/ 2,368, 369/1, 369/2, 369/3, 369/4, 370, 371/1, 371/2 A, 372/1, 372/2, 372/3, 372/4,372 /5), R.S. No. 338 + 339 +372/5/P. Adm. 97023.00 Sq. Meters, R. S. No.



			368/P, Adm. 32780.00 Sq. Meters, covered by Khata No. 2672 of Mouje Village Karamsad, Ta. Dist. Anand
a	Survey No.		R.S. No. 85, 86, 88- 100 to 110 (R. S. No. 338/1, 338/2, 339/1, 339/2, 340 /1, 340/2,340/3, 341, 342, 343, 346/1, 347/1, 348/1,348/ 2,368, 369/1, 369/2, 369/3, 369/4, 370, 371/1, 371/2 A, 372/1, 372/2, 372/3, 372/4,372 /5), R.S. No. 338 + 339 +372/5/P) (R. S. No. 368/P).
b	Door/House no. (in case of house property)		--
c	Extent/ area including plinth/ built up area in case of house property		--
d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.		Mouje Village Mogri, Ta. Dist. Anand East: PBEGL West: EIMCO ELECON NORTH: Anand Sojitra Road South: Anoopam Mission Mouje Village Karamsad, Ta. Dist. Anand East: R.S. No. 349, 367, 366, 368/P 1P West: R.S. No. 337 & 373 North: Anand Cambay Railway Line South: Anand Sojitra Road
06	a	Particulars of the documents scrutinized- serially and chronologically.	As given below
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	As given below
Sr. No.	Name/Nature of the Document		In case of copies, whether the



		certified extract/ photocopy, etc.	original was scrutinized by the Advocate.
1	Copy of Certificate of Incorporation	Photocopy	Yes
2	Sale-Deed executed in favour of Elecon Engineering Co Ltd., Regi. No. 19, Date 07-01-1986 (Survey No. 103/1 and 103/2)	Photocopy	Yes
3	Sale Deed executed in favour of Elecon Engineering Co Ltd. Regi. No. 1848, Date 21-11-1975 (Survey No 105)	Photocopy	Yes
4	Sale-Deed executed in favour of Elecon Engineering Co Ltd., Regi. No.2031, Date 21-11-1975 (Survey No. 102)	Photocopy	Yes
5	Sale-Deed executed in favour of Elecon Engineering Co Ltd., regi.No.2033, Date: 27/11/1975 (Survey No 104)	Photocopy	Yes
6	Sale-Deed executed in favour of Elecon Engineering Co Ltd., regi. No:2034, 27/11/1975 (Survey No 106 part)	Photocopy	Yes
7	Sale-Deed executed in favour of Elecon Engineering Co Ltd., regi No.2035, date 27/11/1975 (Survey No. 106 part)	Photocopy	Yes
8	Sale-Deed executed in favour of Elecon Engineering Co. Ltd., regi No.2515, date 06-12- 1975 (Survey No. 109/2 and 110)	Photocopy	Yes
9	Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., regi.No.2617, date 06-12-1975 (Survey No. 109/1 part)	Photocopy	Yes
10	Original Sale-Deed executed in favour of Elecon Engineering Co. Ltd., regi.No.2619, date 06-12-1975 (Survey No. 109/1 part)	Photocopy	Yes
11	Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., regi.No.66, date 22/04/1976 (Survey No. 107)	Photocopy	Yes
12	Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., regi.No.663, date 22/04/1976 (Survey No. 108)	Photocopy	Yes



13	Original Indemnity in favour of Elecon Engineering Co Ltd., regi No.664, date 22/04/1976 (Survey Nos. 107 and 108)	Photocopy	Yes	
14	Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., regi. No.793, date 11-05-1976 (Survey No. 100 and 101)	Photocopy	Yes	
15	Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., regi.No. 1017, date 16/06/1976 (Survey No 88)	Photocopy	Yes	
16	Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., regi.No. 1026, date 12-07-1977 (Survey No. 86)	Photocopy	Yes	
17	Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., regi.No.493, date 29-02-1980 (Survey No. 85 paiki)	Photocopy	Yes	
18	Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., regi. No.494, date 29- 02-1980 (Survey No. 85 paiki)	Photocopy	Yes	
19	Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., regi. No. 1258, date 25/05/1981 (Survey No 85 paiki)	Photocopy	Yes	
20	Extracts of village Form No 7/12 and B-A, Dt 29-12-2014 along with mutation entries in Village Form No.6	Photocopy	Yes	
21	Copy of Certificate of Incorporation vide its No. 11566, Dt 11-01-1960 of Elecon Engineering Co Ltd	Photocopy	Yes	
22	Original Sale-Deed executed in favour of Elecon Engineering Co. Ltd., Regi No 816, Dt 03- 05-1962 (Survey Nos, 338/1, 339/1, 340/3, 346/1, 347/1, 348/1, 348/2, 369/1+3, 369/2+4, 370, 371/1, 372/3+4 and 367/1	Photocopy	Yes	
23	Original Sale-Deed executed in favour of Elecon Engineering Co. Ltd., Regi.No.1582, date 21-12-1962 (Survey Nos 342 and 343)	Photocopy	Yes	
24	Original Sale-Deed executed in favour of Elecon Engineering Co. Ltd., Regi No.614, date 03-05-1963 (Survey Nos. 338/2, 339/2, 340/1, and 340/2)	Photocopy	Yes	



25	Original Sale-Deed executed in favour of Elecon Engineering Co., Regi No. 1613, date 19-11-1963 (Survey Nos. 372/1)	Photocopy	Yes
26	Original Sale-Deed executed in favour of Elecon Engineering Co., regi No. 1614, date 29-11-1963 (Survey Nos. 372/2)	Photocopy	Yes
27	Original Sale-Deed executed in favour of Elecon Engineering Co., regi. No.189, date 21-02-1966 (Survey Nos 371/2A)	Photocopy	Yes
28	Original Sale-Deed executed in favour of Elecon Engineering Co., regi No.3104, date 31-03-2008 (Survey Nos. 368)	Photocopy	Yes
29	Memorandum of Association	Photocopy	Yes
30	Resolution pass in meeting of Elecon Engineering Co. Ltd.	Photocopy	Yes
31	Search Receipt issued by SRO, Anand long with EC Reports	Photocopy	Yes
07	a	Whether certified copy of all title documents is 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.) (HL: If the value of Loan $\geq$ Rs. 1 Crore and in case of commercial loans irrespective of the loan component)	Yes
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	Yes
08	a	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?	Yes available Search Report obtained from S.R.O. Anand
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	Verification done with Search Report
	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?	Yes
	d	Whether proper registration of documents completed. Details thereof to be provided.	Yes



09	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Office Anand
	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?	No
	c	Whether search has been made at all the offices named at (b) above?	N.A.
	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?	No
10	a	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.	As per Chain of Title
	b	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 is mandatory. (Separate Sheets may be used)	Not Involved
	c	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.	N.A.
11	a	Nature of Title of the intended Mortgagor over the Property (Whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Ownership Rights
		If, Ownership Rights	
	a	Details of the Conveyance Documents	As per list of documents at Column No. 6
	b	Whether the document is properly stamped	Yes
	c	Whether the document is properly registered.	Yes
		If, leasehold, whether;	
	a	lease Deed is duly stamped and registered	N.A.
	b	The Lessee is permitted to mortgage the Leasehold right,	N.A.
	c	Duration of the 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 permit for the creation of any superstructure (if applicable)?	N.A.
	f	Right to get renewal of the leasehold rights and nature thereof.	N.A.
		If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	
	a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N.A.
	b	the mortgagor is competent to create charge on such property?	N.A.
	c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N.A.
		If occupancy right, whether;	
	a	Such right is heritable and transferable	N.A.
	b	Mortgage can be created.	N.A.
12.		Has the property been transferred by way of Gift/Settlement Deed	No
	a	The Gift/Settlement Deed is duly stamped and registered	N.A.
	b	The Gift/Settlement Deed has been attested by two witnesses	N.A.
	c	The Gift/Settlement Deed transfers the property to Donee;	N.A.
	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?	N.A.
	e	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N.A.
	f	Whether the Donee is in possession of the gifted property?	N.A.
	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	N.A.
	h	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
13.		Has the property been transferred by way of partition/family settlement deed?	No
	a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N.A.
	b	Whether mutation has been affected?	N.A.
	c	Whether the mortgagor is in possession and enjoyment of his share?	N.A.



	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	N.A.
	e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.
	f	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?	N.A.
14.		Whether the title documents include any testamentary /wills?	No
	a	In case of wills, whether the will is registered will or unregistered will?	N.A.
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	c	Whether the property is mutated on the basis of will?	N.A.
		Whether the original will is available?	N.A.
	d	Whether the original death certificate of the testator is available?	N.A.
	e	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A.
	F	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 explained.	N.A.
15.		Whether the property is subject to any wakf rights?	No
	a	Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	No
	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	No
16.	a	Whether the property is a HUF/joint family property?	No
	b	Whether 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.	No



	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	No
17.	a	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?	N.A.
	c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	N.A.
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	N.A.
		If the property is Agricultural land?	Non-Agriculture
18.	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	N.A.
	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?	Yes
	a	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, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No
20.	b	Additional aspects relevant for investigation of title as per local laws.	N.A.
	a	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?	No Land Acquisition pending
21.	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No Litigation Pending
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	c	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the	N.A.



		property in question? In such case, please comment on such seal/markings?	
22.	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	N.A.
	b	Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	N.A.
23.	a	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes
	b	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm?	No
	c	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	No
24.	d	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	N.A.
	e	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied?	N.A.
		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.
25.	a	Whether any POA is involved in the chain of title?	No
	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.	N.A.
	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.	N.A.



	Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	
	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.	N.A.
	e In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	N.A.
	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?)	N.A.
	g Please comment on the genuineness of POA?	N.A.
	h The unequivocal opinion on the enforceability and validity of the POA.	N.A.
26.	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.	No
27.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	
	a Promoter's/Land owner's title to the land/building	N.A.
	b Development Agreement/Power of Attorney	N.A.
	c Extent of authority of the Developer/builder	N.A.
	d Independent title verification of the Land and/or building in question	N.A.
	e Agreement for sale (duly registered)	N.A.
	f Payment of proper stamp duty	N.A.
	g Requirement of registration of sale agreement, development agreement, POA, etc.	N.A.



	h	Approval of building plan, permission of appropriate/local authority, etc.	N.A.
	i	Conveyance in favour of Society/Condominium concerned;	N.A.
	j	Occupancy Certificate/allotment letter/letter of possession	N.A.
	k	Membership details in the Society etc.	N.A.
	l	Share Certificates	N.A.
	m	No Objection Letter from the Society	N.A.
	n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	N.A.
	o	Requirements, for noting the Bank charges on the records of the Housing Society, if any	N.A.
	p	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any	N.A.
	q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	N.A.
28.	II.A	Whether the Real Estate Project comes under the Real Estate (Regulation & Development) Act, 2016?	N.A.
	II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished	N.A.
	II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	II.D	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.
		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third-Party claims, Liens etc. and details thereof	No Encumbrance except of S.B.I.
29.		The period 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	13 Years
30.		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	No dues pending related to property tax or land revenue



31	a	Urban land ceiling clearance, whether required and if so, details thereon.	Not Required
	b	Whether No Objection Certificate under the Income Tax Act is required/ obtained?	Not Required. However, declaration from Borrower to be obtained
32.	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Village Form No. 7 & 12 and Search Report from S.R.O. Verified
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
33.	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? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34.	a	Whether the property can be identified from the following documents a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any	Yes
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No
		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/ approved sanction plan, etc.) or the actual current boundary? If so please elaborate/ comment on the same. If the valuation report/approved plan not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same.	No difference/Discrepancy
36.	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b	Property is SARFAESI compliant (Y/N)?	Yes
37.	a	Whether the original deeds are available for creation of equitable mortgage?	Yes
	b	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	Not Required



		also any precaution to be taken by the Bank in this regard.	
38.		Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	As per Govt. of Gujarat ACT NO. XVI OF 1908 in July 2008 an intimation regarding registration of equitable mortgage to the Registrar has been made compulsory
39.		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s. Elecon Engineering Co. Ltd.

Date: 16.06.2023

Place: Ahmedabad



 Signature of the Advocate

Annexure - C

Certificate of title

- I have examined the Original Title Deeds already deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and 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 for last 30 years. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) Office(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 encumbrance 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 prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from to pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances except of State Bank of India.
 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.
 7. ~~Minor/(s) and his/ their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name).~~
 8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **M/s. Elecon Engineering Co. Ltd.**
 9. I certify that **M/s. Elecon Engineering Co. Ltd.** has an absolute, clear and Marketable title over the Schedule property/(ies). I further certify that the above title deeds are genuine and a valid 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 mortgage:



1. Latest Search Report from S.R.O. Anand
2. Copy of Certificate of Incorporation
3. Sale-Deed executed in favour of Elecon Engineering Co Ltd., Regi. No. 19, Date 07-01-1986 (Survey No. 103/1 and 103/2)
4. Sale Deed executed in favour of Elecon Engineering Co Ltd. Regi. No. 1848, Date 21-11-1975 (Survey No 105)
5. Sale-Deed executed in favour of Elecon Engineering Co Ltd., Regi. No.2031, Date 21-11-1975 (Survey No. 102)
6. Sale-Deed executed in favour of Elecon Engineering Co Ltd., reg.No.2033, Date: 27/11/1975 (Survey No 104)
7. Sale-Deed executed in favour of Elecon Engineering Co Ltd., reg. No:2034, 27/11/1975 (Survey No 106 part)
8. Sale-Deed executed in favour of Elecon Engineering Co Ltd., reg No.2035, date 27/11/1975 (Survey No. 106 part)
9. Sale-Deed executed in favour of Elecon Engineering Co. Ltd., reg No.2515, date 06-12- 1975 (Survey No. 109/2 and 110)
10. Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., reg.No.2617, date 06-12-1975 (Survey No. 109/1 part)
11. Original Sale-Deed executed in favour of Elecon Engineering Co. Ltd., reg.No.2619, date 06-12-1975 (Survey No. 109/1 part)
12. Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., reg.No.66, date 22/04/1976 (Survey No. 107)
13. Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., reg.No.663, date 22/04/1976 (Survey No. 108)
14. Original Idndemnity in favour of Elecon Engineering Co Ltd., reg No.664, date 22/04/1976 (Survey Nos. 107 and 108)
15. Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., reg. No.793, date 11-05-1976 (Survey No. 100 and 101)
16. Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., reg.No. 1017, date 16/06/1976 (Survey No 88)
17. Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., reg.No. 1026, date 12-07-1977 (Survey No. 86)
18. Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., reg.No.493, date 29-02-1980 (Survey No. 85 paiki)
19. Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., reg. No.494, date 29- 02-1980 (Survey No. 85 paiki)
20. Original Sale-Deed executed in favour of Elecon Engineering Co Ltd., reg. No. 1258, date 25/05/1981 (Survey No 85 paiki)
21. Extracts of village Form No 7/12 and B-A, Dt 29-12-2014 along with mutation entries in Village Form No.6
22. Copy of Certificate of Incorporation vide its No. 11566, Dt 11-01-1960 of Elecon Engineering Co Ltd
23. Original Sale-Deed executed in favour of Elecon Engineering Co. Ltd., Regi No 816, Dt 03- 05-1962 (Survey Nos, 338/1, 339/1, 340/3, 346/1, 347/1, 348/1, 348/2, 369/1+3, 369/2+4, 370, 371/1, 372/3+4 and 367/1



24. Original Sale-Deed executed in favour of Elecon Engineering Co. Ltd., Regi.No.1582, date 21-12-1962 (Survey Nos 342 and 343)
25. Original Sale-Deed executed in favour of Elecon Engineering Co. Ltd., Regi No.614, date 03-05-1963 (Survey Nos. 338/2, 339/2, 340/1, and 340/2)
26. Original Sale-Deed executed in favour of Elecon Engineering Co., Regi No. 1613, date 19-11-1963 (Survey Nos. 372/1)
27. Original Sale-Deed executed in favour of Elecon Engineering Co., regi No. 1614, date 29-11-1963 (Survey Nos. 372/2)
28. Original Sale-Deed executed in favour of Elecon Engineering Co., regi. No.189, date 21-02-1966 (Survey Nos 371/2A)
29. Original Sale-Deed executed in favour of Elecon Engineering Co., regi No.3104, date 31-03-2008 (Survey Nos. 368)
30. Memorandum of Association

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.

Place: Ahmedabad



Signature of the Advocate

CHAIN OF TITLE

That from the search obtained from the available records, I have investigated title of the mentioned property for the period of last 13 years with Government, Semi Government and Sub Registrar's records and I certify as under:

The land bearing Re. Su No 85 admeasuring area 3686 Sq Mtrs. having aakar 4-44 Re Su No.86 admeasuring area 4281 Sq. Mtrs having aakar 4-75, and Re Su No. 88-100 to 110 admeasuring area 81443 Sq Mtrs having aakar 108.42 covered by Khata No. 206 is situated at Near to Hyundai Show Room, Opp Elecon Head Quarter, Anand Sojitra Road Village Karamsad. Ta & DiAnand has been purchased by Elecon Engineering Company Ltd from its respective land owners by different Sale-deeds mentioned herein below:

Sr. No.	Survey No.	Reg. No. & Dt.	Purchaser
1	103	19 of 1966	Elecon Engineering Co. Ltd.
2	105	1848 of 1975	Elecon Engineering Co. Ltd.
3	102	2031 of 1975	Elecon Engineering Co. Ltd.
4	104	2033 of 1975	Elecon Engineering Co. Ltd.
5	106 Paiki	2034 of 1975	Elecon Engineering Co. Ltd.
6	109/2 & 110	2615 of 1975	Elecon Engineering Co. Ltd.
7	109/1	2616 of 1975	Elecon Engineering Co. Ltd.
8	109/1 Paiki	2617 of 1975	Elecon Engineering Co. Ltd.
9	109/1 Paiki	2618 of 1975	Elecon Engineering Co. Ltd.
10	109/1 Paiki	2619 of 1975	Elecon Engineering Co. Ltd.
11	107	662 of 1976	Elecon Engineering Co. Ltd.
12	108	663 of 1976	Elecon Engineering Co. Ltd.
13	107	664 of 1976	Elecon Engineering Co. Ltd.
14	100 & 101	793 of 1976	Elecon Engineering Co. Ltd.
15	88	1017 of 1976	Elecon Engineering Co. Ltd.
16	86 Paiki	1026 of 1980	Elecon Engineering Co. Ltd.
17	85 Paiki	1258 of 1980	Elecon Engineering Co. Ltd.
18	85 Paiki	493 of 1980	Elecon Engineering Co. Ltd.
19	85 Paiki	494 of 1980	Elecon Engineering Co. Ltd.

That, the charge created by Elecon Engineering Co Ltd has been released.

That, charge created in favour of Unit trust of India Investment Advisory Services Ltd, has been released.

That the aforesaid property has been mortgaged to SBI CAP TRUSTEES CO.LTD by Co No. 5800 of 2013.

That by virtue of order passed by the Industrial and Mines Department, Sachivalay, Gandhinagar vide its order No GHU 97 (14)- GID- 1094- 2075- GA1, Date 02-02-1997 and as per Gazette of Gujarat Government Date 05-08-1997, the said land has been converted into Industrial zone from old tenure and notified under Industrial Area respectively.



The Revenue Survey No.85 paikki. Re. Su. No.88 Re Su No. 100, Re Su.No.101.Re Su No. 107 Re Su. No 108 Re. Su No 107 Re Su No.10 9/1 paikki, Re Su.No. 109/1, Re Su No. 109/2, Re Su. No. 110 Re Su No. 106 paikki, Re Su.No. 102, Re.Su.No.103, Re Su No 104 and Re.Su. No. 105 has been consolidated as Re.Su.No. 88-100 to 110 admeasuring area 81443 Sq.Mtrs having aakar 108.42 covered by Khata No 206 is situated at Near to Hyundai Show Room, Opp Elecon Head Quarter, Anand Sojitra Road Village Karamsad, Ta & Di Anand by Mutation Entry No. 3646.

All the land bearing survey No. 87/P situated at Anand-Sojitra Road, Vill. Mogri, Dist. Anand admeasuring 0 acre and 36 Gunthas or 3,642.12 Sq. Mtrs. has been released.

SHORT HISTORY OF PROPERTY SITUATED AT KARAMSAD

That, the land bearing Revenue Survey No. 338/2, 339/2, 340/1, 340/2,340/3 & 341 of Mouje: Karamsad, Ta. Dist. Anand was originally belonging to Charutar Vidhya Mandal prior to 1962.

The owner of the property i.e. Charutar Vidhya Mandal and Charotar Gramodhar Sahkari Mandal Ltd. has transferred the said lands to Elecon Engineering Company Ltd., by different Sale Deeds.

Sr. No.	Survey No.	Reg. No. & Dt.	From	To
1	338/1, 339/1, 340/3, 346/1, 347/1, 348/1+2, 369/1, 369/1, 369/4, 370, 371/1, 372/3+4, 372/5	616 03.05.1962	Charotar Gramodhar Sahkari Mandal Ltd.	Elecon Engineering Co. Ltd.
2	342 & 343	1582 21.12.1962	Charotar Gramodhar Sahkari Mandal Ltd.	Elecon Engineering Co Ltd
3	338/2, 339/2, 341, 340/1, 340/2	614 03.05.1962	Charotar Gramodhar Sahkari Mandal Ltd.	Elecon Engineering Co Ltd

The property bearing Revenue Survey No 372/1 and 372/2 of Mouje: Karamsad Ta. Di. Anand was belonging to Ambalal Motibhai, Babubhai Motibhai and Tribhovandas Motibhai. The owner of the property has transferred the said property to Elecon Engineering Co. Ltd., by two different Sale-deeds, Dated 29-11-1963, registered with Sub- Registrar Anand under its respective Regi No. 1613 and 1614.

That, the land bearing Survey No 371/2A of Mouje: Karamsad, Ta. Di. Anand was originally belonging to Desaibhai Mathurbhal alias Khushalbai who has transferred the said land to Elecon Engineering Co. Ltd., by executing registered Sale-deed Regi. No. 189 OF 1966 Dated 21-02-1966.



That, the land bearing Revenue Survey No. 368 of Mouje Karamsad, Ta.Di Anand was originally belonging to Diwan Rehman Shah Daud Shah, who has transferred said land bearing Survey No 368 to Shree Vallabh Glass Works Ltd., by executing registered Sale- deed, Dated 25-11-1971.

The requisite permission to sale aforesaid land u/s-63 of Bombay Tenancy Act has been given by prant officer. Anand vide order, dated 23-11-1971. Entry to that effect has been mutated in the revenue records vide mutation entry No. 14506, Dated 07-01-1972.

That, the Sales Tax Recovery Deputy Mamlatdar, vide its order No. S.T.R Vasulat 9880, dated 28-09-1973 had issued notice for paying unpaid sales tax to Shree Vallabh Glass Works Ltd.

That the aforesaid Department had again issued notice by its letter No. 1501/03, dated 27-01-2004 for the same entries to that effect were entered in the revenue records vide mutation entry Nos. 14969, dated 29-09-1973 and 31434, dated 29-01-2004. That, the land bearing Survey No. 348/3, sq.mts, and 368 paiki alongwith other land were acquired by GIDC vide its award No. khka) s/khad/1(27), dated 23-09-1986. The said transaction has been Mutated in revenue records vide mutation entry No.20712, dated 26-03-1987.

The government has vide order No. jkhhd/2086/4939/v passed U/s 48 (1) of Land acquisition Act dated 23-09-1986 release lands bearing Survey No.368 paiki admeasuring area 34803 sq mts belonging to Shree Vallabh Glass Works Ltd. from the process of acquisition by GIDC. The said transaction has been entered in the revenue records vide mutation entry No.31374, dated 05-05-1988.

That, the said Shree Vallabh Glass Works Ltd., has transferred the land bearing Survey No. 368, admeasuring about 33790.78 sq.mts. to Elecon Engineering Co. Ltd., by registered sale Deed bearing Do.No. 3104 OF 2008 Date 31-03-2008. The said transaction has been mutated in revenue records vide mutation entry No.36879. Dated 11-07-2009. The requisite Non Agriculture Permission has been obtained by District Panchayat office, Revenue Department Nadiad vide its order No. LND/Vash/100/7/4/76 for the property

Bearing Survey No. 388/ paiki 1/1 admeasuring about 12141 sq mts., paiki 5565 Sq.Mtrs., of Mouje Karamsad, Ta. & Di Anand That, the said Elecon Engineering Co. Ltd., had created charge over aforesaid land in favour of Unit trust of India Investment Advisory Services Ltd., by a Debenture Trust Deed, date 14-06- 2013, registered with Sub-Registrar Anand, under Sr.No. 5616.

That the owner of the property Elecon Engineering Co. Ltd., has mortgaged the said property to State Bank of India by giving consent Agreement of Previous Registered Memorandum of Entry by Constructive Delivery of title-Deeds by registered Do. No. 5800 of 2013 Date 26-06-2013.

That the said land he been converted into Industrial zone from old tenure and notified under industrial Area by virtue of Order passed by the Industrial and Mines Department, Sachivalay, Gandhinagar vide its order No. GHU 97(14) GID- 1094M-2075 - GA1, date 02-05-1997 The said transaction has been mutated in the revenue records vide mutation entry No 45171.

The revenue 348/1,348/2,369/1,369 359/3 369/4,372/2,372/3,372/3,372/4 and Survey No. 338/1,338/2,339/1,339/2,340/1,340/2, 340/3, consolidated by order passed by Talati Cum Mantri and mutated in revenue record by Certified Mutation Entry No. 14155.



The revenue Survey Nos. 338, 339, 340, 341, 342 & 343 consolidated by order passed by Talati Cum Mantri and mutated in revenue record by Certified Mutation Entry No. 14182.

In view of what is stated above from that and from the information given to us that and believing the same to be true, correct and trustworthy and also believing the Photocopies of documents etc. provided to us to be true and genuine and on basis of that we hereby issue this opinion and opine that the titles of the said property is clear and marketable and free from reasonable doubts and without encumbrances.

Place: Ahmedabad



Signature of the Advocate

SCHEDULE OF THE PROPERTY(IES)

R.S. No.85 Adm. 3686.00 Sq. Meters, R.S. No. 86, Adm. 4281.00 Sq. Meters, R.S. No. 88-100 to 110, Total Adm. 81443.00 Sq. Meters, covered by Khata No. 206 of Mouje Village Mogri, Ta. Dist. Anand (R. S. No. 338/1, 338/2, 339/1, 339/2, 340 /1, 340/2,340/3, 341, 342, 343, 346/1, 347/1, 348/1,348/ 2,368, 369/1, 369/2, 369/3, 369/4, 370, 371/1, 371/2 A, 372/1, 372/2, 372/3, 372/4,372 /5), R.S. No. 338 + 339 +372/5/P. Adm. 97023.00 Sq. Meters, R. S. No. 368/P, Adm. 32780.00 Sq. Meters, covered by Khata No. 2672 of Mouje Village, Karamsad, Ta. Dist. Anand

Description of Property	Area of Property
Re.Su.No.85	3686 Sq. mtrs.
Re.Su.No.86	4281 Sq. Mtrs.
Re Su. No. 88+100 to 110 covered by Khata No.206 is situated at Near to Hyundai Show Room, Opp Elecon Head Quarter, Anand Sojitra Road, Village Mogari, Ta & Di. Anand	81443 Sq. Mtrs.
Total area of land situated at Village Mogari	89410 Sq. Mtrs.
Re. Su. No. 338+ 339+372/5/p (Re. Su. No. 338/1, 338/2, 339/1, 339/2, 340/1, 340/2, 340/3, 341, 342, 343, 346/1, 347/1, 348/1, 48/ 2, 368, 369/1, 369/2, 369/3, 369/4, 370, 371/1, 371/2A, 372/1.372/2, 372/3, 372/4, 372/5)	97023 Sq. Mtrs.
Re.Su.No.368/p2/p covered by Khata No. 2672 is situated at Opp. Hyundai Show Room, Anand Sojitra Road, Village Karamsad, Ta & Di. Anand	32780 Sq. Mtrs.
Total area of land situated at Village Karamsad	129803 Sq. Mtrs.

Boundaries:

East: PB EGL

West: EIMCO ELECON

NORTH: Anand Sojitra Road

South: Anoopam Mission

East: R.S. No. 349, 367, 366, 368/P 1P

West: R.S. No. 337 & 373

North: Anand Cambay Railway Line

South: Anand Sojitra Road

Place: Ahmedabad




Signature of the Advocate

1 of 1

Search by : १५-०२-२१ M R Gujar

3-ካቲ-2 ጅ-ካቲ-1 ID No.20230616643712475 ብ 16-06-2023 ዓ.ለ. ጸብዮ ነፃ.

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શ્રેણીકરણ નંબર અને સર્વેક્ષણ નંબર : 8022023673638
 સર્વેક્ષણ વર્ષ : 2007 - 2023
 સર્વેક્ષણ નંબર : R.S. No. 87
 સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023

સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023

સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023

સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023

સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023

સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023

સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023

સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023

સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023
 સર્વેક્ષણ નંબર : 17-06-2023

17-06-2023 સુધીના નીચેથી શબ્દ દર્શાવેલગીના સમાવેશ થાય છે.

Search Year : 2007 - 2023 (Yearly) Survey No : REVENUE SURVEY No. 86

Search in: AD B.L. MEENA and Dr. B. REVANATHAN
Search Year: 2007 - 2023
Mogri (Mogri) 2023: Non-Agriculture

Search in : AD B.L. MEENA ३५२७०५५३ : 802202367364 and F. No. / 1111, MOSA, ३५२७०५५३

(ବିଶାଳ ପାଠାଳୟ - ଲାଲପାଟଣା ଗାଁ) ଲାଲପାଟଣା ଗାଁ, ଲାଲପାଟଣା ଗାଁ, ଲାଲପାଟଣା ଗାଁ

17-06-2023 સુધીના ત્રીયાર્ધી શ્રવણ દરમિયાનના સમાવેશ થયેલ છે.

[illegible][illegible][illegible]

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1. Industry - Type1 (More than	M/s. Elecon Engineering	For State Bank of India	05.01.2000
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500sq.mts) अ.र.	म/स. एलेक्ट्रॉन इंजीनियरिंग	Company Ltd. Authorized	For State Bank of India	06-01-2009	101	हॉल प्लॉट
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88,100,101,102,103/1+2,104,105,	Company Ltd Authorised	a.g.m.& Ral.Manager	52443/41912
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106,108,109/1,109/2,110,87,107,125/1, 107,108,109/1,109/2,110,87,107,125/1,	Signatory Shri H.C.Shah	Cor.Acco.Group.Branch	મહાનગર પાલિકા
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125/2, 126/1, 126/2, 127, 128, 129/1, 129/2,	125/2, 126/1, 126/2, 127, 128, 129/1, 129/2,	125/2, 126/1, 126/2, 127, 128, 129/1, 129/2,	125/2, 126/1, 126/2, 127, 128, 129/1, 129/2,
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130,131,132,133,134,135/2,135/1,135/3, 120/2,120/1,120/2,121,128,129/1,129/2,	Ahmedabad Shri Brajesh
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1.122000000000.00	136147/1, 85 412 86, 114 412 87-2-24-136/137, 132, 133, 134, 135/1, 135/3,	Gupta	06-01-2009
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	042 ଥି.ମି. ଶ୍ରୀ ବିକାଶ 111534.15 ଥି.ମି.ଆ.	130147/1, 89 ଥି.86, 114 ଥି.87 ଥି.2-24	
	03 ଓ 12009		

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-ገጽ 2 ፡ የተሰጠው ID No. 20230616781929926 ቀን 16-06-2023 ዓ.ም. ነው።

Search by : 2194-2023 Hiteshkumar Vithalbhai Chauhan

180.00

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የጥገና ሪፖርት ለማድረግ የሚያስፈልጉትን መረጃዎች በዚህ ሪፖርት ውስጥ ያስግኙ፡

[illegible]

કચ્છી ભાષાના લેખકોના સંપર્ક માટે

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Self attested/29-KM/1914 : 17-06-2023

Page 1 of 1

MR 1208711

RECEIPT

Login ID PDEN		8022023855972		BARCODE				Printed On		28/07/2023 15:08:31		
Department		Superintendent of Stamps And Inspector General Of Registration										
Details												
Office Name		S.R.O - Anand										
Location		ANAND										
Year		2023-2024 One time										
Transaction No		Account Head Details			Amount (RS.)		Bank CIN		Date		Bank-Branch	
20230727120930618		Registration Fee (0030-03-104-00)			200.00		57000013551003027072356202		27/07/2023		SBIEPAY	
		Stamp Duty (0030-02-102-01)			5.00							
		Total Amount :-			205.00							
		Total Amount In Words :-			Rupees Two Hundred Five Only							
Remarks (If Any)												

SS&IGR-GUJARAT

Disclaimer: This is a digitally system generated receipt, Which does not require signature.

દસ્તાવેજની મકર અને અવજ (ભાગ)	દસ્તાવેજની મકર અને અવજ (જો ફો)	પર નોંધ (જો ફો)	મોકલ	આકાર અવજ જો	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)
દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)	દસ્તાવેજની મકર અને અવજ (જો ફો)

ડિ-સપ્લેટ્ડ જમરા ID No.20230727120930618 ની 27-07-2023 થી મળેલ છે.

Search by : સમ-રજીસ્ટર Hiteshkumar Vittalbal Chauhan

સંસ્થાએ ૨૦૨૨ ના સરકારી જમીન (મલિકાના નામ) પર કાર્યાલય / Encumbrance Certificate (E.C) બિલ્ડિંગ પાસપોર્ટ નંબર : KARAMSAD બિલ્ડિંગ નંબર : SNO-338/2 DASTAVEJ NO-2501/2015
 Search in : ADV B L MEENA અરજ નંબર : 8022023855972 નામ ની નકલ : KARAMSAD બિલ્ડિંગ નંબર : Non-Agriculture
 Search Year : 2015 - 2023 બિલ્ડિંગ પાસપોર્ટ નંબર : Survey No : SNO-338/2 DASTAVEJ NO-2501/2015
 રજીસ્ટ્રારની આ શીટ S.R.O - Anand માં 9 વર્ગની જમીન - 2 ની ઉપરથી માલિકની અને રેકર્ડ ઉપરથી સરકારી આવી છે. આ શીટની ઉપરથી બિલ્ડિંગ પાસપોર્ટ નંબર : 28-07-2023 સુધીની નીચેથી શીટ રજીસ્ટ્રારની સમીક્ષા થાય છે.

[illegible]

ಗ್ರಾ-2 ಸಿಬಿಇ : 28-07-2023

Self attested/29-11-14

ડિ-પ્રમીટર જાહેર કરવામાં આવેલ છે. (મહેસાણા જિલ્લા - ગાંધી રોડ)
 પ્રકાર પદ્ધતિ બોલ પાસ / Encumbrance Certificate (E.C)
 Search Year : 2015 - 2023 પ્રકાર-ક્રમ : KARAMSAD પ્રકાર-ક્રમ : Non-Agriculture
 28-07-2023 સુધીના તારીખથી થયેલ દસ્તાવેજોની સમાવેશ થાય છે.
 દસ્તાવેજોની આ શીટ S.R.O - Anand માં 9 પૃષ્ઠાની ડિ-ગ્રેડ 2 ની ઉપરથી મળી આવી છે. આ શીટની ઉપરથી પ્રકાર પદ્ધતિ બોલ પાસમાં થયેલ છે. આ શીટમાં 11

મોડેલ	₹.441250000.00	1-સ.ન. 338/2 જેની 1 અંક 13 વડા-2-સ.ન. 339/2 જેની 1 અંક 2 વડા-3-સ.ન. 341 જેની 2 અંક 6 વડા -4-સ.ન. 340/1 જેની 0 અંક 16 વડા-5-સ.ન. 340/2 જેની 0 અંક 36 વડા અંક 5 5 અંક 33 વડા જેની 23,572.61 ચો.મી 2 સ.ન. 338/1 જેની 1 અંક 10 વડા-2-સ.ન. 339/1 જેની 0 અંક 39 વડા-3-સ.ન. 340/3 જેની 0 અંક 22 વડા -4-સ.ન. 346/1 જેની 0 અંક 29 વડા-5-સ.ન. 347/1 જેની 0 અંક 24 વડા-6-સ.ન. 348/1 જેની 0 અંક 22 વડા -7-સ.ન. 348/1 જેની 0 અંક 22 વડા-8-સ.ન. 369/1+3 જેની 1 અંક 13 વડા-9-સ.ન. 369/2+4 જેની 1 અંક 2 વડા -10-સ.ન. 370 જેની 1 અંક 10 વડા-11-સ.ન. 371/1 જેની 1 અંક 21 વડા-12-સ.ન. 372/3+4 જેની 0 અંક 22,50 વડા 13-સ.ન. 372/5 જેની 0 અંક 5.5 વડા અંક 5 11 અંક 2 વડા જેની 44717.14 ચો.મી 3 સ.ન. 342 જેની 1 અંક 18 વડા-સ.ન. 343 જેની 1 અંક 1 વડા 4 સ.ન. 372/1 જેની 0 અંક 26 વડા 5 સ.ન. 372/2 જેની 0 અંક 16 વડા 6 સ.ન. 371/2 જેની 0 અંક 1 વડા 7 સ.ન. 368 જેની 33,790.78 ચો.મી	FOR ELECON ENGINEERING COMPANY LIMITED AUTHORIZED SIGNATORY RAJAT VIMALKUMAR JAIN	SBICAP TRUSTEE COMPANY LIMITED AS SECURITY TRUSTEE FOR THE SAID BANKS AND THE SAID CORPORATE LOAN LENDERS AUTHORIGHT SIG. ULHAS JAYWANT NAIK	02-03-2015	2501	કરપાસ/મોડેલ ની મોડેલ
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ડિ-પ્રમીટર ક્રમ-ક્રમ ID No.20230727120930618 ની 27-07-2023 થી મળેલ છે.

શીટ ફી 100.00

ડિ-પ્રમીટર : 28-07-2023

Self attested/સ-પ્રમાણિત :

Search by : સ-પ્રમાણિત Hiteshkumar Vitthalbhai Chauhan

Self attested/පැමිණිල්ල :



ડિ-પ્રાઇડેડ જમીન અને રહેઠાણ (મહેસાણા જિલ્લો - ગાંધી રોડ)
 Search in : ADV B L MEENA અરજ નંબર : 8022023855972 ગામ નું નામ : KARAMSAD પ્રકારની ખેતર: Non-Agriculture
 Search Year : 2015 - 2023 પ્રકારનું વર્ણન: Survey No : SNO-338/2 DASTAVEJ NO-2501/2015
 દેખાવની આ શીઘ્ર S.R.O - Anand માં 9 વર્ષના ઈ-સહ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શીઘ્રનો ઉપયોગ પ્રકારની ખેતરમાં થઈ શકે છે. આ શીઘ્રમાં ની
 28-07-2023 થી નીચીની શીઘ્ર દેખાવની સમાવેશ થાય છે.

EC. ફી 100