

REVISED ANNEXURE-F
CHECKLIST ON IDENTIFICATION AND PHYSICAL VERIFICATION
OF THE PROPERTIES

Physical verification of the properties mortgaged to the Bank must be meticulously carried out in cases of all loans as detailed below.

Name of the Branch / Business Unit : SBI SME BACKBAY RECLAMATION

Name(s) of the Inspecting Officials : 1. Abhishek kumar

2. Ishan Patru Dayalwar

No.	Parameters	Details	Checked (Y/N)	CSO/Field Officer/ Authorised Officer	RM/Branch Head / Unit Head
1	Name of the title holder of the property(ies)	M/S Orient Packaging Ltd.	✓	A	
2	Whether Borrower(s) or Guarantor(s)	Borrower			
3	Constitution of the Borrower(s)/Guarantor(s)	Public Ltd. Partnership	✓	A	
4	Description of documents scrutinized	24/10/2020			
5	Description of property(ies) Address	Survey No. 101/1, Daman Industrial Estate, Daman - 396210	✓	A	
	Survey / Door No.	Survey No. 101/1	✓	A	
	Extent	4357.50 sq mt.	✓	A	
	Location	Daman			
	Boundaries				
		East- Internal Road			
		West- Coast Guard Residential Area			
		North- Hata Biotech			
		South- Unique Pharmaceutical Labs			
6	Location details	Daman			
7	Prominent Landmark	Daman			
8	Nearest Bus stop	Daman Bus Stop	✓	A	

Details of inquiries made with neighbors regarding ownership / valuation				
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10. Critical aspects to be verified -

Properties to be accepted as security **only** if the answer is "Yes" to the following:

Particulars	Y/N
Is / Are the property (ies) identifiable?	Yes
Is / Are the property (ies) properly demarcated?	Yes
Is / Are the property (ies) accessible from the main road?	Yes

11. Extra care to be taken, if the answer to the following is "Yes" and proper mitigation / justifications to be provided.

Particulars	Y/N
Is / Are the property (ies) "Agricultural Land"?	No
Is/Are the property (ies) used for running Hospital/ School/ College/ Old age homes?	No
Is/ Are the property (ies) situated in SEZ/EPZ/Forest /Coastal area?	No
Is / Are the property (ies) tenanted before date of mortgage?	No
Is the Bank's interest protected if the property (ies) is/are tenanted?	Yes
Is / Are there encroachments on the property (ies)?	No
Is/ Are the area of the property (ies) and its boundaries are the same as given in the Title deed?	Yes
Will there be any impact on future realisability of properties due to existence of the neighbouring properties (e.g. burial ground etc)	No



Certificate

a. We confirm that we have personally visited the property to be accepted as Mortgage on ----- and certify that the details given in the TIR conform to our finding.

We have enquired the price of the property in the area and we found that our valuations are in line with the trend and are reasonable.

c. We confirm that physical verification of the property has been conducted by us independently and a photograph (e.g. selfie) of the property along with the borrower has been taken as integral part of inspection and kept it with security documents.

d. We confirm that there will be no issues in enforcing our security based on the information available as on date.

	CSO / Field Officer / Authorised Officer	RM / Branch Head / Unit Head
Signature		
Name	Ishan Patru Dayalwar	Abhishek Kumar
Designation	CSO	RMME
Branch/ Unit	SME Backbay Reclamation	SME Backbay Reclamation
Date		

PROPERTY NAME & ADDRESS





AGREEMENT

SALE DEED

AGREEMENT FOR SALE

POWER OF ATTORNEY

Document No. :

Document Date. :

SELLER'S NAME & ADDRESS

PURCHASER'S NAME & ADDRESS



Miss. Rashmika N. Mehta

B. Com., LLM
(Advocate & Notary)

Office : Shop No. 03, Snehdeep Commercial Complex, Next to Surat Peoples Co-Op. Bank,
N.H. No. 08, GIDC, Vapi - 396 195. Cell. : 98255 40552

Email: rnmehta.adv@gmail.com

Dated 19.08.2021

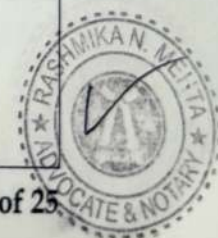
ANNEXURE-B

1.	a).	Name of the Branch/Business Unit/Office seeking opinion.	STATE BANK OF INDIA, SME BACKBAY RECLAMATION BRANCH, Nariman Point, Mumbai, Maharashtra, India.
	b).	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	As Above.
	c).	Name of the Borrower.	M/s. ORIENT PACKAGING.
2.	a).	Name of the Unit/Concern/ Company/Person offering the property (ies) as security.	1. MR. VIJAY KUMAR GANGA PRASAD SARAOGI. 2. MR. JAGAT PRAKASH GANGA PRASAD SARAOGI.
	b).	Constitution of the Unit/concern/ person/body/authority offering the property for creation of charge.	Joint.
	c).	State as to under what capacity is security offered (Whether as joint applicant or borrower or as guarantor, etc).	Borrower/Mortgagors.
w3.	Complete or full description of the immovable property/(ies) offered as security including the following details:-		
	a).	Survey No. / City Survey No.	101/1.
	b).	Door/House No. (In case of house property).	
	c).	Extent/Area including Plinth/built up area in case of house property.	43817.00 square feet's.
	d).	Location like name of the Place, Village, City, Registration, Sub-District etc. Boundaries	Kadaiya, Nani Daman. And bounded as follows:- East Internal Road; West Property bearing Survey No. 103/1; North Property bearing Survey No. 101/3; South Property bearing Survey No. 101/3;
4.	a).	Particulars of the documents scrutinized serially and chronologically (Xerox Copy of Original/Extract Copy).	Original Title Deed already deposited in the same bank. 1. A Copy of Registered Release Deed, vide Serial No. 2110/07, dated 06.09.2007

		<p>along with its registration fee receipt.</p> <p>2. A Copy of Registered Deed of Sale, vide Serial No. 19/96, dated 03.01.1996 along with its registration fee receipt.</p> <p>3. A Copy of Site Plan of Survey No. 101/1.</p> <p>4. A Copy of Mutation Order No. 3/1/LND-2007/2958, dated 12.10.2007.</p> <p>5. A Copy of Village Form No. 1 & XIV Extract of Survey No. 101/1.</p>
	b).	<p>Nature of documents verified and as to whether they are originals or certified copies or registration extract duly certified.</p> <p>Note: Only originals or certified extract from the Registering/Land/Revenue/Other authorities be examined (Date, Name/Nature of the Documents, Original/Certified Copy/Certified Extract/Photocopy, etc.,) (In Case of Copies, whether the original was scrutinized by the Advocate).</p>
5.	a).	<p>Whether certified copy of all title documents are obtained from the relevant Sub-Registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclosed all such certified copies and relevant fee receipt along with the TIR).</p>
	b).	No. (To be obtain).
	(i)	No.
	(ii)	No.



		is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	
6.	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?	No.
	b).	If such Online/Computer records are available, whether any verification or cross checking are made and the comments/findings in this regards.	No.
	c).	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verifications was made?	No.
7.	a).	Property offered as security falls within the jurisdiction of which sub-registrar office?	Daman.
	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 above?	Yes. (Receipt Enclosed)
	d).	Whether the searches in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8.		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. And whether 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	Schedule-I.



	Sheets may be used):-	
9.	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 Right.
10.	If Leasehold, whether: (a) Lease deed is duly stamped and registered (b) Lessee is permitted to mortgage the leasehold right, (c) duration of the lease/unexpired period of lease, (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. (e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? (f) Right to get renewal of the leasehold rights and nature thereof.	No. Not Applicable. Not Applicable. Not Applicable. Not Applicable. Not Applicable. Not Applicable.
11.	If Govt. Grant/Allotment/Lease-Cum/Sale Agreement, whether: a) Grant/Agreement etc. provides for alienable right to the mortgagor with or without conditions. b) The mortgagor is competent to create charge on such property, c) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	No. Not Applicable. Yes Not Applicable.
12.	If occupancy right, whether: (a) Such right is heritable and transferable, (b) Mortgage can be created.	- Yes. Yes.
13.	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 reason for coming to such conclusion.	No.
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:- (a) The Gift/Settlement Deed is duly stamped and registered:	No. Not Applicable.



	<p>(b) The Gift/Settlement Deed has been attested by two witnesses:</p> <p>(c) The Gift/Settlement Deed transfers the property to donee:-</p> <p>(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:</p> <p>(e) Whether there is any restriction on the donor in executing the gift/settlement deed in question:</p> <p>(f) Whether the donee is in possession of the gifted property:</p> <p>(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:</p> <p>(h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.</p>	<p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p>
15.	<p>(a) In case of Partition/Family Settlement Deeds, whether the Original Deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.</p> <p>(b) Whether mutation has been effected and whether the is in possession and enjoyment of his share.</p> <p>(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgaable title thereon.</p> <p>(d) In respect of partition by a decree of court, whether such decree has become final and all other Conditions/ Formalities are Completed/Complied with.</p> <p>(e) 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?</p>	<p>No.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p>
16.	<p>Whether the title documents include any testamentary document/Will?</p> <p>(a) In caser of wills, whether the will is registered will or unregistered will?</p>	<p>No.</p> <p>Not Applicable.</p>



<p>(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?</p> <p>(c) Whether the property is mutated on the basis of Will?</p> <p>(d) Whether the original will is available?</p> <p>(e) Whether the original death certificates of the testator is available.</p> <p>(f) What is the circumstance and /or document to establish the will in question is the last and final will of the testator?</p> <p>(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 explained.</p>	<p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p>
<p>17. (a) Whether the property is subject to any wak rights?</p> <p>(b) Whether the property belongs to churches/temple or any religious/ other institutions having any restriction in creation of charges on such property?</p> <p>(c) Precautions/Permissions, if any in respect of the above cases for creation of mortgage?</p>	<p>No.</p> <p>Not Applicable.</p> <p>Not Applicable.</p>
<p>18. (a) Where the property is a HUF/ joint family property, mortgage is created for family benefit/legal necessity, whether the major coparceners have no objection/join in execution, minor's share if any, right of female members etc.</p> <p>(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?</p>	<p>No.</p> <p>Not Applicable.</p> <p>Not Applicable.</p>
<p>19. (a) Whether the property belongs to any trust or is subject to the rights of any trust?</p> <p>(b) Whether the trust is private or public trust and whether trust deed specifically authorizes the mortgage of the property?</p>	<p>No.</p> <p>Not Applicable.</p> <p>Not Applicable.</p>



	(c) If YES additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable.
	(d) Requirements, if any for creation of mortgage as per the central/ state laws applicable to the trust in the matter.	Not Applicable.
20.	(a) If the property is Agriculture land, whether the local laws, permit mortgage of agricultural land and whether there are any restrictions for creation/ enforcement of mortgage. (b) In case of agricultural property other relevant records/ documents as per local laws, of any are to be verified to ensure the validity of the title and right to enforce the mortgage? (c) In case of conversion of agricultural land for commercial purpose or otherwise, whether requisite procedure followed/ permission obtained.	No. Not Applicable Yes [Non agricultural land for Industrial Purpose].
21.	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 regulation, Costal Zone Regulations, Environmental Clearance etc.)	No.
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings? (b) Whether any search/enquiry is made with the land Acquisitions Office and the outcome of such/enquiry.	No. Not Applicable
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded? (b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcements? (c) Whether the title documents have any court seal marking which the points out any litigation/attachment/society to court in respect of the property in question? In such case please comment on such seal/ marking.	No. Not Applicable Not Applicable



24.	<p>(a) In case of partnership firm, whether the property belongs to the firm and the deed is property registered.</p> <p>(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws.</p> <p>(c) Whether the person(s) creating mortgage has/have authority to create mortgage for on behalf of the firm.</p>	<p>No.</p> <p>Not Applicable</p> <p>Not Applicable.</p>
25.	<p>a) Whether the property belongs to a Limited Company, check the Borrowing Powers, Board Resolution, Authorization to create Mortgage/ Execution of documents, Registration of any prior charges with the Company Registrar (ROC) Articles of Association/Provision for Common Seal, etc.</p> <p>b) i). Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes / No.</p> <p>ii). 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) ?</p> <p>iii). Whether the above search of charges reveals any prior charges/ encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes / No.</p> <p>iv). If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied? Yes/No</p>	<p>No.</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
26.	In case of Societies, Association, The required authority/power to borrower and whether the mortgage can be created, and the requisite Resolutions, bye-laws.	No.
27.	<p>(a) Whether any POA is involved in the chain of title?</p> <p>(b) Whether the POA involved is one</p>	<p>No.</p> <p>Not Applicable</p>



	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 is has created on interest in favour of the builder/ developers and as such is irrecoverable as per law.	
(c)	In case the title document is executed by the POA holder, please clarify whether the POA involved is:-	Not Applicable
(i)	One executed by the builders, viz., Companies/Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letter, NOCs, Agreement of Sale, Sale Deeds, etc., in favour of buyers of Flats/Units (Builder's POA) or	Not Applicable
(ii)	Other type of POA (Common POA).	Not Applicable
(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.	Not Applicable
(e)	In case of common POA (i.e. POA other than builder's POA), please clarify the following clauses in respect of POA.	Not Applicable
1)	Whether the original POA is verified and the title investigation is done on the basis of Original POA?	Not Applicable
2)	Whether the POA is a registered one?	Not Applicable
3)	Whether the POA is special or general one?	Not Applicable
4)	Whether the POA contains a specific authority for execution of title documents in question?	Not Applicable
(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?)	Not Applicable
(g)	Please comment on the genuineness of POA?	Not Applicable
(h)	The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
28.	Whether the Mortgage is being created a POA holder, check genuineness of the	No.



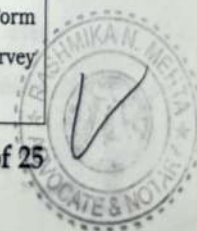
	power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/authenticated in terms of the law of the place, whether it is executed.	
29.	<p>If the property is Flat/Apartment or Residential/Commercial Complex, check and comment on the following:-</p> <p>(a) Promoter's/Land Owner's Title to the land/Building.</p> <p>(b) Development Agreement/Power of Attorney.</p> <p>(c) Extent of Authority of the Developers/Builder.</p> <p>(d) Independent title verification of the land and/or building in question.</p> <p>(e) Agreement for sale (Duly Registered)</p> <p>(f) Payment of property Stamp Duty.</p> <p>(g) Requirement of Registration of Sale, Agreement, Development Agreement, POA, etc.;</p> <p>(h) Approval of Building Plan, Permission of Appropriate/Local Authority etc.</p> <p>(i) Conveyance in favour of Society/ Condominium concerned.</p> <p>(j) Occupancy Certificate/Allotment Letter/Letter of Possession;</p> <p>(k) Membership details in the Society etc.</p> <p>(l) Share Certificates;</p> <p>(m) No Objection Letter from the Society;</p> <p>(n) All Legal requirement under the local/Municipal Laws, regarding ownership of Flats/Apartment/ Building Regulations, Development Control Regulations, Co-operative Society laws etc,</p> <p>(o) Requirement for noting the bank charges on records of the Housing Society, if any,</p> <p>(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any,</p> <p>(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	<p>Commercial/Industrial.</p> <p>Clear</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>No.</p> <p>Not Applicable</p> <p>Yes</p> <p>No.</p> <p>To be obtain.</p> <p>Not Applicable</p> <p>Occupancy Certificate to be obtain.</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Yes.</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>



30.	Encumbrances, Attachments, And /Or claims whether of Government Central or State or Other locals authorities or third party claim, liens etc., and detail thereof.	Yes [There is charge of State Bank of India, SME Backbay Reclamation Branch, Nariman Point, Mumbai].
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any,	Year 1992 to 2021 [There is charge of State Bank of India, SME Backbay Reclamation Branch, Nariman Point, Mumbai].
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	No. (Obtain Latest Tax Paid Receipt)
33.	(a) Urban Land Ceiling Clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not Applicable Yes (Obtain Permission U/S. 281 (1) (ii) of I. T. Act 1961 from Income Tax Department)
34.	Details of RTC Extract/Mutation Extracts/Katha Extracts pertaining to the property in question.	Yes.
35.	Whether the name of Mortgage is reflected as owner in the Revenue/Municipal /Village Records?	Yes. (Obtain Latest Revenue Records/Tax Paid Receipt)
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (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. Yes. Yes.
37.	Whether the property can be identified from the following documents, and Description/Doubtful circumstances, if any revealed on such scrutiny? (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. Yes (To be Obtain). Yes (To be Obtain). Yes (To be Obtain). Yes (To be Obtain).



38.	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, etc.) or the actual current boundary? If so please elaborate/comment on the same.	Not Applicable
39.	If the valuation Report and or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that the title deeds. (If the Valuation Report and or approved plan are not available at the time of preparation of TIR. please provide these comments subsequently on making the same available to the advocate.)	No Comments (Obtain Valuation Report from the Bank Approved Valuer)
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No.
41.	Whether the bank will be able to enforce SARFESI act, if required against the property offered as security a) Property is SARFAESI compliant (Y/N)	Yes. Yes.
42.	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 also any precaution to be taken by the bank in this regard.	No.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Yes.
44.	Additional aspects relevant for investigation of title as per local laws.	No.
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Yes, The Mortgage Deed is required to be registered with the office of the Sub Registrar, Daman and Charge Noting in Village Form No. 1 & XIV Extract of Survey No. 101/1.

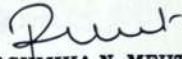


46. The specific persons who are required to create mortgage/to deposit documents creating mortgage.	1. MR. VIJAY KUMAR GANGA PRASAD SARAOGI. 2. MR. JAGAT PRAKASH GANGA PRASAD SARAOGI.
47. Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	No.
Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable.
Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable.
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?	Not Applicable.

Note: In case separate sheets are required, the same may be used, signed and annexed.

Place : Vapi

Date : 19.08.2021.


MISS. RASHMIKA N. MEHTA.
ADVOCATE & NOTARY.

:- ANNEXURE-C :-

:- CERTIFICATE OF TITLE :-

1. I have examined the Xerox/Original Title Deeds intended to be deposited relating to the schedule property/(ies) [**Because original title deed are already deposited in the same bank i.e. State Bank of India, SME Backbay Reclamation Branch, Nariman Point, Mumbai, Maharashtra, India**] and offered as security by way of *Registered/Mortgage (*please specify the kind of 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 Registered Mortgage is created, it will satisfy the requirements of creation of Registered 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. 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 Encumbrances Certificate for the period from 1992 to 2021 pertaining to the Immovable Property (ies) covered by above said title deeds in **STATE BANK OF INDIA**, SME Backbay Reclamation Branch, Nariman Point, Mumbai, Maharashtra, India. The property is free from all Encumbrances.
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 (delete, whichever is in applicable).
7. Minor/(s) and his/their interest in the property/(ies) is to extent of ____-____ (specify the share of the minor with name). (Strike out if not applicable). N.A.
8. The mortgage if created, will be available to the bank for the liability of the intending borrowers **M/s. ORIENT PACKAGING** a partnership firm.
9. I certify that 1]. **MR. VIJAY KUMAR GANGA PRASAD SARAOGI**, & 2]. **MR. JAGAT PRAKASH GANGA PRASAD SARAOGI** has/have an absolute, clear and Marketable title over the schedule property/(ies). **SUBJECT TO OBTAIN CHARGE NOTING IN VILLAGE FORM NO. 1 & XIV EXTRACT OF SURVEY NO. 101/1.**
10. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
11. In case of Creation of Mortgage by deposit of Title Deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:
 - a) An Original Registered Release Deed, vide Serial No. 2110/07, dated 06.09.2007 along with its registration fee receipt.
 - b) An Original Registered Deed of Sale, vide Serial No. 19/96, dated 03.01.1996 along with its registration fee receipt.
 - c) An Original Registered Deed of Sale, vide Serial No. 20/96, dated 03.01.1996 along with its registration fee receipt.
 - d) A Copy of Occupancy Certificate, dated 18.12.2012.
 - e) A Copy of Construction Permission with Approved Plan, dated 05.12.2002.
 - f) A Copy of Site Plan of Survey No. 101/1.



- g) A Copy of N. A. Order of Survey No. 101/1 101/2, 101/3, 103/2, 103/5 & 103/6.
- h) Affidavit-cum-Declaration that, property is clear and marketable and no loan avail of the mortgage property except State Bank of India, MIDC, Andheri () Branch and no litigation is pending of the mortgage property and mortgagor will not transfer the capitation property under investigation to third persons unless and until the loan availed is fully repaid.
- i) Latest Tax Paid Receipt of Mortgage Property,
- j) Valuation Report of Mortgage Property.
- k) A Copy of Mutation Order No. 3/1/LND-2007/2958, dated 12.10.2007.
- l) Latest Village Form No. 1 & XIV Extract of Survey No. 101/1 in the name of 1]. Mr. Vijay Kumar Ganga Prasad Saraogi, & 2]. Mr. Jagat Prakash Ganga Prasad Saraogi.
- m) Search Receipt.

12. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

13. It is certified that the property is SARFAESI compliant.

:-: SCHEDULE OF THE PROPERTY (IES) :-:

All that piece and parcel of a non agricultural land bearing Survey No. **101/1**, admeasuring about **4357.50** square meters and constructed industrial building thereon, admeasuring about **43817.00** square feet's, Situated at: Daman Industrial Estate, Village: **Kadaiya**, Nani Daman within the jurisdiction of Marwad Group Gram Panchayat, Daman, Taluka of Daman, Sub-District and District of Daman, India together with all other rights, title interest and benefits connected thereto. And bounded as follows:-

On or towards the East :- by the Internal Road;

On or towards the West :- by the Property bearing Survey No. 103/1;

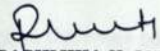
On or towards the North :- by the Property bearing Survey No. 101/3;

On or towards the South :- by the Property bearing Survey No. 101/3;

Place : Vapi

Date : 18.08.2021.




MISS. RASHMIKA N. MEHTA.
ADVOCATE & NOTARY.

Miss. Rashmika N. Mehta
B.Com., L.L.M
(ADVOCATE & NOTARY)

(M) 98255 40552.
E-mail: rnmehta.adv@gmail.com
Shop No.03, Snehdeep Comm.
Complex, Next to Surat Co-op.
Bank, N. H. No. 08, G.I.D.C.,
Vapi-396 195, Taluka: Vapi,
District: Valsad, Gujarat, India.

Dated 14.08.2021

:- SCHEDULE-I :-

TITLE CHAIN OF TITLE FOR LAST THIRTY YEARS IN FAVOUR OF 1]. MR. VIJAY KUMAR GANGA PRASAD SARAOGI, & 2]. MR. JAGAT PRAKASH GANGA PRASAD SARAOGI.

> I have gone through the copies of the documents in respect of the above referred property and on the basis of information provided to us, it is found that, the during the Portuguese regime the systems of jagirdary has been in-existence in this District of Daman the erstwhile Portuguese Government allotted and/or sold the whole Village to a single person who was known and called as proprietor (Gamdhan). It is revealed that prior to the liberation of Daman the entire Village (Jagir) of Kadaiya has been owned in the same manner by a Village proprietor said proprietor had leased various portions to the tenants who were personally cultivating it and in turn they were paying rent in each or in kind to the said Village proprietor the entire Village of Kadaiya was a single property (Holding) of the proprietor bearing single survey number in the old survey record, single matríz Number in the matríz Predial record and single description number as described in the Land Registration office of Daman. The said property was also inscribed in favour of the Village proprietor in the said office of the land Registration Office at Daman. More then 30 years have passed and in my humble as described in the later part after enactment of the new law, it is no use to go back more than 30 years and find our what was the old survey number, matríz number and description and inscription number because now the property in question is having an independent existence and identify on the legal records prepared subsequently under the various and there was no system in-existence at that time, that such Village proprietor was required to submit to the Government his allotment of plots to his respective tenants. It was his jagir and there was no such record as far as title and ownership of the property, which are covered under the provisions of the Daman (Abolition of Proprietorship of Villages) Regulations 1962 is concerned, Section 3 is very clear and all right title and interest of such proprietor or any person claiming under him stance abolished and extinguished



and old record has become a history and not useful for any legal purpose whatsoever for such property.

- That as mentioned above the entire Village of Kadaiya was a Jagir belongs to Gamdhani but the new law the Daman (Abolition of Proprietorship of Village) Regulation 1962 is application to this Village Kadaiya and therefore, under the provision of said regulation the right title and interest of the said proprietor in or in respect of all lands in his Village have been abolished and extinguished and the respective cultivating tenants are to be made occupant of the lands under their respective cultivation.
- That in order to implement the provision of said Regulation 1962 and to carry out the purpose of the said law, no proper directions are being and down land down under the said Regulation as and when is was enacted in the year 1962. however, the VIRES of it was under challenge and by the Judgment reported at Air 1967 Supreme Court pages 1110 the Hon'ble Supreme Court has up held the Vires of the said law. There after an exhaustive amendment had been brought about in the year 1968 out still nothing is stated about conferment of the title.
- That subsequently, Goa Daman and Diu Land Revenue Code 1986 has been enacted and under the provision of the said act's records of right for the Village is prepared. The said record of right gives a presumption of ownership, Accordingly, a record of right of entire District of Daman has been prepared holdings of the occupant are recognized there under as the distinct properties and separate survey number and hissa number are given to each of such holding.
- That after the enactment of Abolition Regulation no official record has been prepared but before the enactment Goa, Daman and Diu Land Revenue Code, 1968 the land in District of Daman has been surveyed and record of right in consonance with tenancy right acquired under the regulation has been prepared. Each of the individual holding of the occupant/tenant has been recognized as an independent property and given individual survey numbers in the said record of right. In the instant case as discussed in the later part of this certificate Daman Industrial Estate after purchasing number of properties amalgamated it with each other and the consolidated holding has been sub divided into number of plots which are given new Survey numbers. The property in question are thus now having new Survey numbers. This title is issued for the property bearing Survey No.101/1 with the help of an expert the old Survey map has been compared with newly formed survey numbers and it is revealed that the property in question bearing Survey No.101/1 admeasuring 4357.50 square meters in area from the



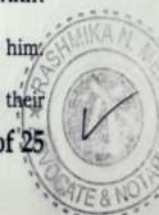
portion of properties bearing old Survey No.101/1, 101/2, 101/3, 103/2, 103/5 and 103/6.

➤ **OLD SURVEY NO.101/1:-**

- It transpires from form No.1 & XIV and Form No. 3 of the property bearing old Survey No. 101/1 admeasuring 3000 square meter in area was entered in record off right in the name of DAHYA HARKHA as an occupant.
- It transpires from Mutation Entry No.45 in form No.9 that said that DAHYA HARKHA expired on 25.08.1979 leaving behind him his widow NANIBEN DAHYA PATEL. The children of deceased DAHYA HARKHA PATEL gave their consent and said property of deceased DAHYA HARKHA bearing Old Survey No. 101/1 was mutated in her name in revenue record.
- It further transpires that NANIBEN DAHYA applied to Collector Daman for Sale permission to sell land bearing Old Survey No.101/1 of Village: Kadaiya to sell it to ISMAIL EBRAHIM DHARIWALA. The Collector Daman accorded sale permission, vide Order No.COL/DA-12/SWS/198/88/2277, dated 26.07.1988. Subsequently NANIBEN DAHYA sold land bearing old Survey No.101/1 to SMAIL EBRAHIM DHARIWALA, by registered Deed of sale. Based on said Deed of Sale, ISMAIL EBRAHIM DHARIWALA applied for mutating said property in his name. Mamlatdar passed Mutation Order No.3/1/8-LND/1911, dated 12.08.1988. Based on said order Talathi Kadaiya mutated aforesaid property in the name of ISMAIL EBRAHIM DHARIWALA by bracketing the name of NANIBEN DAHYA in Form No. 9 under Mutation Entry No. 136 and issued fresh Form No.1 & XIV.
- It further transpires that ISMAIL EBRAHIM DHARIWALA applied to Collector Daman for N.A. Permission for old Survey No. 101/1 along with his other properties. Collector Daman gave N. A. Permission, vide Sanad and Order No. 2/500/88-LND/6370, dated 20.03.1989 for the purpose of Industrial use. Talathi Kadaiya recorded said N. A. Permission in Form No. 9 under Mutation Entry No.188 and issued fresh form No. I & XIV accordingly.

➤ **OLD SURVEY NO.101/2:-**

- It transpires from form No. I & XIV and Form No.3 of the property bearing old survey No.101/2, admeasuring 1400 square meter in area was entered in record of right in the name of VASNA GANDIA as an occupant.
- It transpires from Mutation Entry No. 51 in form No.9 that said that VASNA GANDIA expired on 25.08.1979 leaving behind him his two sons namely FAKIR VASNA and THAKAR VASANA. Deceased VASNA GANDIA wife predeceased him. Three married daughters of deceased VASNA GANDIA are staying at their



matrimonial home, as such they are also not legal heirs as per Daman Code. They declared on oath that they have no objection if aforesaid property is mutated jointly in the name of FAKIR VASNA and THAKAR VASANA. Hence said property of deceased VASNA DAHYA was mutated in the name of his two sons namely FAKIR VASNA and THAKAR VASANA in revenue record.

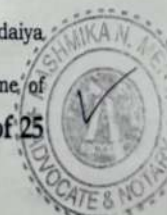
➤ It further transpires that FAKIR VASNA and THAKAR VASANA had applied to the Collector Daman for Sale Permission to sell land bearing Old survey No.101/2 of Village: Kadaiya to sell ISMAIL EBRAHIM DHARIWALA. The Collector Daman accorded sale permission, vide Order No.COL/DA-12/SWS/24/88/2277, dated 26.07.1988. Subsequently FAKIR VASNA and THAKAR VASANA had sold land bearing old Survey No. 101/2 to ISMAIL EBRAHIM DHARIWALA, by registered Deed of Sale. Based on said Deed of Sale, ISMAIL EBRAHIM DHARIWALA applied for mutating said property in his name. Mamlatdar passed Mutation Order No.3/1/8-LND/1911, dated 12.08.1988. Based on said order Talathi Kadaiya mutated aforesaid property in the name of ISMAIL EBRAHIM DHARIWALA by bracketing the name of FAKIR VASNA and THAKAR VASANA in Form No. 9 under Mutation Entry No. 103 and issued Fresh Form No. I & XIV.

➤ It further transpires that ISMAIL EBRAHIM DHARIWALA had applied to Collector, Daman for N. A. Permission for Old Survey No. 101/2 along with his other properties. The Collector, Daman gave N. A. Permission, vide Sanad and Order No. 2/470/88-LND/2808, dated 20.03.1989 for the purpose of industrial use. The Talathi of Kadaiya recorded said N. A. Permission Form No. 9 under Entry No. 143 and issued fresh form No. I & XIV accordingly.

➤ **OLD SURVEY NO. 101/3 :-**

➤ It transpires from form No. I & XIV and Form No.3 of the property bearing old survey No.101/3, admeasuring 1500 square meter in area was entered in record of right in the name of JOGI JIVAN as an occupant

➤ It transpires that JOGI JIVAN had applied for sale permission to the Collector, Daman to sale land bearing old Survey No.101/3 of Village: Kadaiya to BADRUDDIN EBRAHIM DHARIWALA. The Collector Daman gave sale permission under Order No.COL/DAR/SWS/203/2275, dated 25.06.1988 to sale aforesaid land. Based on said sale permission order, JOGI JIVAN by registered Deed of Sale. Based on said registered Deed of Sale, purchaser applied for mutating said property in his name. The Mamlatdar Daman passed Mutation Order No.3/1/88-LND/798, dated 05.08.1988. Based on said Mutation Order, Talathi Kadaiya bracketed the name of JOGI JIVAN and entered said property in the name of



BADRUDDIN EBRAHIM DHARIWALA under Mutation Entry No. 109 in form No.9 and issued fresh form No. I & XIV accordingly.

It transpires that said BADRUDDIN EBRAHIM DHARIWALA applied for N.A. permission for land bearing old Survey No.101/3 of Village: Kadaiya to the Collector Daman. Collector Daman gave N.A. permission vide Sanad and Order No.2/471/88-LND/2794, dated 10.08.1988 for Industrial use. Talathi Kadaiya recorded said N.A. permission in Form No. 9 under Entry No. 154 and issued fresh form No. I & XIV.

OLD SURVEY NO. 103/2 :-

It transpires from form No.1 & XIV and Form No.3 of the property bearing old Survey No.103/2, admeasuring 1100 square meter in area was entered in record of right in the name of CHAMAR FAKIR as an occupant.

It further transpires from Mutation Entry No.48 that CHAMAR FAKIR expired on 20.02.1986 leaving behind his three sons namely JERAM CHAMAR, BABU CHAMAR and BHAGWANJI CHAMAR, CHAMAR FAKIR's wife predeceased him. Said three sons of deceased CHAMAR FAKIR applied for varsai mutation of aforesaid property. The Mamlatdar Daman after taking panchkya and affidavit on oath passed mutation order. Based on said mutation order Talathi Kadaiya, Nani Daman mutated land bearing old Survey No.103/2 of Kadaiya in form No.9 under mutation entry No.48 and issued fresh Form No. I & XIV accordingly.

It transpires that JERAM CHAMAR, BABU CHAMAR and BHAGWANJI CHAMAR had applied for sale permission to Collector Daman for land bearing old Survey No.103/2 of Village: Kadaiya to BADRUDDIN EBRAHIM DHARIWALA, the Collector Daman gave sale permission under order No.COL/DAR/SWS/203/2275, dated 25.06.1988 to sale aforesaid land. Based on said sale permission order JERAM CHAMAR & others by registered Deed of Sale sold aforesaid land to BADRUDDIN EBRAHIM DHARIWALA. Based on said registered deed of Sale Purchaser applied for mutating said property in his name. Mamlatdar Daman passed Mutation Order No.3/1/88-LND/798, dated 05.08.1988. Based on said mutation order, Talathi Kadaiya bracketed the name of JERAM CHAMAR & others and entered said property in the name of BADRUDDIN EBRAHIM DHARIWALA under Mutation Entry No.109 in form No.9 and issued fresh form No.I & XIV accordingly.

It transpires that said BADRUDDIN EBRAHIM DHARIWALA had applied for N.A. permission for land bearing old Survey No.101/3 of Village: Kadaiya to the Collector Daman. Collector Daman gave N.A. permission vide Sanad and Order No.2/471/88-LND/2794, dated 10.08.1988 for industrial use. Talathi Kadaiya



recorded said N.A. permission in form No.9 under entry No.154 and issued fresh form No. I & XIV.

➤ **OLD SURVEY NO. 103/5 :-**

- It transpires from form No.1 & XIV and Form No.3 of the property bearing old Survey No.103/5, admeasuring 1300 square meter in area was entered in record of right in the name of KIKLA DAHYA as an occupant.
- It further transpires that KIKLA DAHYA expired leaving behind his only one son namely GULAB KIKLA as legal heir and GULAB KIKLA had applied for varsai mutation of aforesaid property. The Mamlatdar Daman after taking panchkya and affidavit on oath passed mutation order. Based on said mutation order Talathi Kadaiya, Nani Daman mutated land bearing old Survey No.103/5 of Kadaiya in form No.9 under Mutation Entry No.84 and issued fresh Form No. I & XIV accordingly.
- It transpires that GULAB KIKLA had applied for sale permission to Collector Daman for land bearing old Survey No.103/5, admeasuring 1300 square meters of Village: Kadaiya to ISMAIL EBRAHIM DHARIWALA, the Collector Daman gave sale permission under order No.COL/DAR/SWS/196/88/2273, dated 26.08.1987 to sale aforesaid land. Based on said sale permission order GULAB KIKLA by registered Deed of Sale sold aforesaid land to ISMAIL EBRAHIM DHARIWALA. Based on said registered deed of Sale Purchaser applied for mutating said property in his name. Mamlatdar Daman passed mutation for the same. Based on said mutation order, Talathi Kadaiya bracketed the name of GULAB KIKLA and entered said property in the name of ISMAIL EBRAHIM DHARIWALA under Mutation Entry No.128 in form No.9 and issued fresh form No.I & XIV accordingly.
- It transpires that said ISMAIL EBRAHIM DHARIWALA had applied for N.A. permission for land bearing old Survey No.101/5 of Village: Kadaiya to the Collector Daman. Collector Daman gave N.A. permission vide Sanad and Order No.2/474/88-LND/2820, dated 10.08.1988 for industrial use. Talathi Kadaiya recorded said N.A. permission in form No.9 under Entry No.149 and issued fresh form No. I & XIV.

➤ **OLD SURVEY NO. 103/6 :-**

- It transpires from form No.1 & XIV and Form No.3 of the property bearing old Survey No.103/6, admeasuring 1500 square meter in area was entered in record of right in the name of DHEDA JAGLA as an occupant.
- It transpires that DHEDA JAGLA had applied for sale permission to Collector Daman for land bearing old Survey No.103/6, admeasuring 1500 square meters of



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Village: Kadaiya to ISMAIL EBRAHIM DHARIWALA, the Collector Daman gave sale permission under order No.COL/DAR/SWS/196/88/2273, dated 26.08.1987 to sale aforesaid land. Based on said sale permission order DHEDA JAGLA by registered Deed of Sale sold aforesaid land to ISMAIL EBRAHIM DHARIWALA. Based on said registered deed of Sale Purchaser applied for mutating said property in his name. Mamlatdar Daman passed mutation for the same. Based on said mutation order, Talathi Kadaiya bracketed the name of DHEDA JAGLA and entered said property in the name of ISMAIL EBRAHIM DHARIWALA under Mutation Entry No.128 in form No.9 and issued fresh form No. I & XIV accordingly.

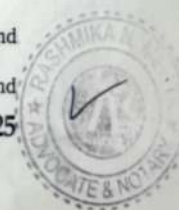
- It transpire from the Order of Collector bearing No. COL/LND/SD-DIEL/89/8/89, dated 03.04.1989, that SMT. SULOCHANADEVI AGARWAL and others director approached Collector, Daman and requested that all the properties including the properties discussed above have been purchased by them as a director of company namely DAMAN INDUSTRIAL ESTATE LIMITED and therefore for the purpose of record of right the said properties should be considered to be belonging to the said company DAMAN INDUSTRIAL ESTATE LIMITED and Collector, Daman approved the said request and passed the above mentioned order to the treat all properties belongs to the said company. Based on the said order of Collector, Daman and Mamlatdar Daman passed a Mutation Order No.3/1/89-LND/MISC/22, dated 04.04.1989 and ordered to give effect the said order consequently Talathi Kadaiya made a Mutation Entry No. 193 and deleted the name of SMT. SULOCHANADEVI AGARWAL and others for all the above mentioned properties and entered the name of DAMAN INDUSTRIAL ESTATE LIMITED.
- It further transpired from the sub division Order No.COL/LND/SD-DIE/89/466, dated 04.05.1989 and Order No.COL/LND/SD-DIE/89/510, dated 05.05.1989, that the Collector, Daman allowed to amalgamate all the above mentioned properties along with other adjoining properties into each other and with arrangement of necessary internal roads brought into existence new plots with regular shape giving district new survey numbers to each of the plot. The property in question bearing New Survey No. 101/1, admeasuring 4357.50 square meters is one such plot formed as a result of said sub division orders. Consequent upon the said sub division order Talathi Kadaiya made Mutation Entry No. 227 and issue new Form No. 1 & XIV for newly formed properties.
- It transpired from Deed of Sale bearing Serial No. 595/91, dated 09.10.1991, that M/s. Daman Industrial Estate Limited had sold N. A. Land bearing Survey No.



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- 101/1, admeasuring 4375.50 square meters in area of Village: Kadaiya to BADRUDDIN EBRAHIM DHARIWALA for industrial use. The said Sale Deed is also executed by the original holders ISMAIL EBRAHIM DHARIWALA and BADRUDDIN EBRAHIM DHARIWALA as they had originally purchased all the old survey numbers utilized for the purpose of constituting the New Survey No. 101/1 of Village: Kadaiya. Based on the said Deed of Sale, BADRUDDIN EBRAHIM DHARIWALA had applied for mutation said portion of land in his name and Mamlatdar, Daman passed Mutation Order No. 3/1/92-LND/4595, dated 21.12.1992 to mutated said portion of land in the name of the purchaser. Based on said mutation order Talathi Kadaiya mutated N. A. Land bearing Survey No. 101/1, admeasuring 4375.50 square meters in area of Village: Kadaiya in the name of BADRUDDIN EBRAHIM DHARIWALA under Mutation Entry No. 410 in Form No. 9 and issued fresh from No. 1 & VIV accordingly.
- It transpires from Deed of Sale bearing Serial No. 19/96, dated 03.01.1996, that BADRUDDIN EBRAHIM DHARIWALA had sold part of land, admeasuring 2179 square meters in area out of total area of 4357.50 square meters of Survey No. 101/1 of Village: Kadaiya to M/s. GOLD STAR EXTRUSIONS through their four partners namely 1]. GANGAPRASAD OMKARMAL SARAOGI, 2]. VIJAYKUMAR GANGAPRASAD SARAOGI, 3]. JAGAT PRAKASH GANGAPRASAD SARAOGI, & 4]. PREM PRAKASH GANGAPRASAD SARAOGI for industrial use.
- It transpires from Deed of Sale bearing Serial No. 20/96, dated 03.01.1996, that BADRUDDIN EBRAHIM DHARIWALA had sold part of land, admeasuring 2178.50 square meters in area out of total area of 4357.50 square meters of Survey No. 101/1 of Village: Kadaiya to M/s. GOLDSTAR EXTRUSIONS through their four partners namely 1]. GANGAPRASAD OMKARMAL SARAOGI, 2]. VIJAYKUMAR GANGAPRASAD SARAOGI, 3]. JAGAT PRAKASH GANGAPRASAD SARAOGI, & 4]. PREM PRAKASH GANGAPRASAD SARAOGI for industrial use. Based on above said two Deed of Sale, M/s. GOLDSTAR EXTRUSIONS had applied for Mutation Order No. 3/1/96-LND/2707, dated 10.01.1997 to mutate said portion of land in the name of the purchaser firm. Based on said mutation order Talathi kadaiya mutated said portion of land bearing Survey No. 101/1 in the name of M/s. GOLD STAR EXTRUSIONS under Mutation entry No. 519 in Form No. 9 and issued Fresh Form No. 1 & XIV accordingly.
- It further transpires from registered Release Deed bearing Serial No. 2110/2007, the PREM PRAKASH GANGAPRASAD SARAOGI had released, relinquish, forgo and quit his complete right, title and interest in respect of a non agricultural land

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bearing Survey No. 101/1, admeasuring about 4357.50 square meters and construction made thereon, Situated at Village: Kadaiya together with all other rights, title interest and benefits connected thereto in favour of remaining partners namely 1]. GANGAPRASAD OMKARMAL SARAOGI, 2]. VIJAYKUMAR GANGAPRASAD SARAOGI, & 3]. JAGAT PRAKASH GANGAPRASAD SARAOGI of M/s. GOLDSTAR EXTRUSIONS a partnership firm. Said Release Deed was also signed by M/s. GOLDSTAR EXTRUSIONS as confirming part stating that the partners are the owners and not the firm and firm also released its rights. Based on said Release Deed remaining three partners namely 1]. GANGAPRASAD OMKARMAL SARAOGI, 2]. VIJAYKUMAR GANGAPRASAD SARAOGI, & 3]. JAGAT PRAKASH GANGAPRASAD SARAOGI applied for mutating aforesaid property jointly in their name. Based on said application Mamlatdar, Daman passed Mutation Order No.3/1/LND/2958, dated 12.10.2007 for mutating aforesaid property jointly in the name of aforesaid three released. Based on said mutation order of Mamlatdar Daman Talathi Kathiria mutated aforesaid property jointly in the name of 1]. GANGAPRASAD OMKARMAL SARAOGI, 2]. VIJAYKUMAR GANGAPRASAD SARAOGI, & 3]. JAGAT PRAKASH GANGAPRASAD SARAOGI under Mutation Entry No. 1077 in Form No. 9 and issued from No. I & Xiv accordingly.

- It further transpires from Mutation Entry No. 2136 in Form No. 9, that GANGAPRASAD OMKARMAL SARAOGI expired on 09.12.2008 leaving behind him his two sons namely 1]. VIJAYKUMAR GANGAPRASAD SARAOGI, & 2]. JAGAT PRAKASH GANGAPRASAD SARAOGI. Deceased Gangaprasad's wife predeceased him. Said legal heirs of deceased Gangaprasad applied for mutating N. A. Land bearing Survey No. 101/1, admeasuring about 4357.50 square meters of Village: Kadaiya jointly in their name and Mamlatdar Daman passed mutation order. Based on said mutation order Talathi Kadaiya deleted the name of deceased GANGAPRASAD OMKARMAL SARAOGI while keeping afore said property bearing Survey No. 101/1 of Kadaiya jointly in the name of 1]. VIJAYKUMAR GANGAPRASAD SARAOGI, & 2]. JAGAT PRAKASH GANGAPRASAD SARAOGI.
- It transpires that the owners applied for construction permission to construct a factory building on aforesaid lands with construction plan and obtained Construction Permission No.3/G/3/27/02-03/322, dated 05.12.2002. After completion of construction of two factory buildings the owners applied for Occupancy Certificate and obtained Occupancy Certificate from P.W.D. Panchayat,



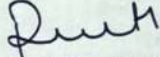
Sub Division, District Panchayat, Moti Daman under Reference No.DP/D&D/Tech-Officer/Occp.Cert/2012-13/3315, dated 18.12.2012.

- Thereafter, 1]. **VIJAY KUMAR GANGAPRASAD SARAOGI**, & 2]. **JAGAT PRAKASH GANGAPRASAD SARAOGI** had mortgaged a non agricultural land bearing Survey No. **101/1**, admeasuring about **4357.50** square meters and constructed industrial building thereon, admeasuring about **43817.00** square feet's, Situated at: Daman Industrial Estate, Village: **Kadaiya**, Nani Daman within the jurisdiction of Marwad Group Gram Panchayat, Daman, Taluka of Daman, Sub-District and District of Daman, India together with all other rights, title interest and benefits connected thereto in **STATE BANK OF INDIA**, SME Backbay Reclamation Branch, Nariman Point, Mumbai, Maharashtra, India and availed loan from the said bank.
- That I have carried out necessary search for last 30 years i.e. years 1992 to 2021 at the office of the Sub-Registrar of DAMAN and referred relevant records, I am of the opinion of a non agricultural land bearing Survey No. **101/1**, admeasuring about **4357.50** square meters and constructed industrial building thereon, admeasuring about **43817.00** square feet's, Situated at: Daman Industrial Estate, Village: **Kadaiya**, Nani Daman within the jurisdiction of Marwad Group Gram Panchayat, Daman, Taluka of Daman, Sub-District and District of Daman, India together with all other rights, title interest and benefits connected thereto is found clear and marketable.
- **SUBJECT TO OBTAIN CHARGE NOTING IN VILLAGE FORM NO. 1 & XIV**
EXTRACT OF SURVEY NO. 101/1.

Place : Vapi

Date : 19.08.2021.




MISS. RASHMIKA N. MEHTA.
ADVOCATE & NOTARY.

ORIGINAL

V. R. 5

(Treasury Rule 83)

Receipt No.

Dated: 14/11/2000

Received from

Shri. G. S. with letter No.

dated 20

the sum of Rupees

In Cash
By Cheque

on account of

in payment of

Signature

Designation

Person holding

title of rights

સરનારનું નામ તથા હક્કનો પ્રકાર

(Govt. Printing Press, Daman. 11/2000 - 50X11)

Grand Total

કુલ રોકડ

Year વર્ષ	Name of cultivator ખેડનારનું નામ	Mode રીત	Sea- son મોસમ	Details of cropped area				Source of irriga- tion સિંચાઈ ના પ્રકાર	Remarks સંદર્ભ
				Name of Crop પાક જુ નામ	Irrigated ખાગાયત Ha. Ar. હે. આરે.	Un- Irrigated જરાયત કપારી Ha. Ar. હે. આરે.	Land not available for cultivation ખેતી સિવાયની જમીન		
							Nature પ્રકાર	Area સેત્રફળ Ha. Ar. હે. આરે.	
05/06	-	-	-	-	-	-	Nh	00349-40	-

RECOVERED THE AMOUNT OF

COPYING FEES: Rs.

PAPER FEES: Rs.

TOTAL: Rs.

VIDE T. R. S. No.

RECEIPT No. Dt.

અસલ ઉપરથી નકલ કરી

(B. J. PATEL)

જાડાટી મરવડ, મીમપોર, સાક્ષા.

(B. J. PATEL)

G.P.P., DAMAN. 02/2007 - 10,000.

PLAN
No. 2110/2007 2958
Administration of Daman & Diu
Moti Dahan, 2952
Dated: 12/10/2007

SITE PLAN SHOWING SURVEY No. 101/1 OF
VILLAGE KADAIYA, DIST. - DAMAN IS
ENTERED IN THE NAMES of:
VIJAYKUMAR GANGAPRASHAD SARAOGI,
GANGAPRASHAD OMKARMA SARAOGI &
JAGAT PRASHAD GANGAPRASHAD SARAOGI.

READ: Mutation Application
Ganga Prasad Saraogi, for Smt. and
Saraogi & Shri Jagat
Baug, Plot No. 170, 8/11th Road, Khar (West) Mumbai

ORDER

The Applicant above named has presented copy of Deed of Release in respect of land bearing Survey No. 101/1 measuring 4357.50 Sq. Mts. situated at Village Kadaiya, Nani Daman and requested for mutation in record of rights as one of the Partner of M/s. Goldstar Extrusions. Shri Prem Prakash Ganga Prasad Saraogi, has released/relinquished his right, title and interest in the said property in favour of the other Partners of M/s. Goldstar Extrusions i.e. (1) Shri Vijay Kumar Ganga Prasad Saraogi, (2) Shri Ganga Prasad Omkarmal Saraogi & (3) Shri Jagat Prakash Ganga Prasad Saraogi.

401
19/10/07
1532

WHEREAS land bearing Survey No. 101/1, admeasuring 4357.50 Sq. Mts. situated at Village Kadaiya, Nani Daman belongs to M/s. Goldstar Extrusions, a Partnership Firm, of which (1) Shri Ganga Prasad Omkarmal Saraogi [First Part], (2) Shri Vijaykumar Ganga Prasad Saraogi [Second Part], (3) Shri Jagat Prasad Gangaprasad Saraogi [Third Part], (4) Shri Premprakash Gangaprasad Saraogi [Fourth Part], (5) Smt. Savita Saraogi [Fifth Part] & (6) Mr. Chushboo Saraogi [Sixth Part] are the Partners, as per the registered 'Partnership Deed' dated 25/01/2005.

AND WHEREAS, the Partners, (1) Shri Ganga Prasad Omkarmal Saraogi, (2) Shri Vijaykumar Ganga Prasad Saraogi & (3) Shri Jagat Prasad Gangaprasad Saraogi, retired from the said Partnership, vide registered 'Retirement cum Partnership Deed' dated 01/02/2005.

AND WHEREAS as the Partnership stands desolved, due to retirement of above mentioned Partners, the continuing Partner, Shri Prem Prakash Ganga Prasad Saraogi has released/relinquished their right, title and interest in the said property in favour of the other Partners of M/s. Goldstar Extrusions i.e. (1) Shri Vijay Kumar Ganga Prasad Saraogi, (2) Shri Ganga Prasad Omkarmal Saraogi & (3) Shri Jagat Prakash Ganga Prasad Saraogi.

AND WHEREAS the parties have executed necessary said transaction and registered in the office of the Sub-Registrar, 2110/2007 dated 06/09/2007.

Therefore, I hereby order that the (1) Shri Vijay Saraogi, (2) Shri Ganga Prasad Omkarmal Saraogi & (3) Shri Jagat Prasad Saraogi be entered against the land bearing Survey No. 101/1 admeasuring 4357.50 Sq. Mts. situated at Village Kadaiya, Nani Daman by bracketing the name of the present occupant M/s. Goldstar Extrusions.



The Talathi Kadaiya, Nani Daman should carry out mutation in the record of rights of Village Kadaiya accordingly and report compliance.

READ:- Mutation Application dated 14/09/2007, received from **Shri Vijay Kumar Ganga Prasad Saraogi**, for Self and as POAH of Shri Ganga Prasad Omkarmal Saraogi & Shri Jagat Prakash Ganga Prasad Saraogi, R/o. 301-302, Krishna Baug, Plot No.170, 8/11th Road, Khar (West), Mumbai – 400 052.

O R D E R

The Applicant above named has presented copy of **Deed of Release** in respect of land bearing **Survey No. 101/1**, admeasuring **4357.50 Sq. Mts.** situated at Village **Kadaiya, Nani Daman** and requested for mutation entry in record of rights as one of the Partner of M/s. Goldstar Extrusions, Shri Prem Prakash Ganga Prasad Saraogi, has released/relinquished his right, title and interest in the said property in favour of the other Partners of M/s. Goldstar Extrusions i.e. (1) Shri Vijay Kumar Ganga Prasad Saraogi, (2) Shri Ganga Prasad Omkarmal Saraogi & (3) Shri Jagat Prakash Ganga Prasad Saraogi.

WHEREAS land bearing Survey No. 101/1, admeasuring 4357.50 Sq. Mts. situated at Village Kadaiya, Nani Daman belongs to M/s. Goldstar Extrusions, a Partnership Firm, of which (1) Shri Ganga Prasad Omkarmal Saraogi [First Part], (2) Shri Vijaykumar Ganga Prasad Saraogi [Second Part], (3) Shri Jagat Prasad Gangaprasad Saraogi [Third Part], (4) Shri Premprakash Gangaprasad Saraogi [Fourth Part], (5) Smt. Savita Saraogi [Fifth Part] & (6) Miss Khushboo Saraogi [Sixth Part] are the Partners, as per the registered '**Partnership Deed**' dated 25/01/2005.

AND WHEREAS, the Partners, (1) Shri Ganga Prasad Omkarmal Saraogi, (2) Shri Vijaykumar Ganga Prasad Saraogi & (3) Shri Jagat Prasad Gangaprasad Saraogi, retired from the said Partnership, vide registered '**Retirement cum Partnership Deed**' dated 01/02/2005.

AND WHEREAS as the Partnership stands desolved, due to retirement of above mentioned Partners, the continuing Partner, Shri Prem Prakash Ganga Prasad Saragoi, has released/relinquished their right, title and interest in the said property in favour of the other Partners of M/s. Goldstar Extrusions i.e. (1) Shri Vijay Kumar Ganga Prasad Saraogi, (2) Shri Ganga Prasad Omkarmal Saraogi & (3) Shri Jagat Prakash Ganga Prasad Saraogi.

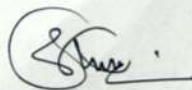
AND WHEREAS the parties have executed necessary Deed of Release for the said transaction and registered in the office of the Sub-Registrar, Daman under **Serial No. 2110/2007 dated 06/09/2007**.

Therefore, I hereby order that the names of (1) **Shri Vijay Kumar Ganga Prasad Saraogi**, (2) **Shri Ganga Prasad Omkarmal Saraogi** & (3) **Shri Jagat Prakash Ganga Prasad Saraogi** be entered against the land bearing **Survey No. 101/1**, admeasuring **4357.50 Sq. Mts.** situated at Village **Kadaiya, Nani Daman** by bracketing the name of the present occupant M/s. Goldstar Extrusions.

The Talathi Kadaiya, Nani Daman should carry out mutation in the record of rights of Village Kadaiya accordingly and report compliance.

Daman, dated this 12 day of OCTOBER, 2007.




(D. R. Damania)
Mamlatdar, Daman

To

1. Shri Vijay Kumar Ganga Prasad Saraogi & 2 Ors. R/o. 301-302, Krishna Baug, Plot No.170, 8/11th Road, Khar (West), Mumbai – 400 052.
2. Shri Prem Prakash Ganga Prasad Saraogi, R/o. 304-A Kalindi, Neelkanth Valley, Rajawadi, Ghatkopar (E), Mumbai – 400 077.

Copy to:-

1. The Enquiry Officer, City Survey, Daman
2. The Talathi of Kadaiya, Nani Daman for necessary action

READ:- Mutation Application dated 14/09/2007, received from **Shri Vijay Kumar Ganga Prasad Saraogi**, for Self and as POAH of Shri Ganga Prasad Omkarmal Saraogi & Shri Jagat Prakash Ganga Prasad Saraogi, R/o. 301-302, Krishna Baug, Plot No.170, 8/11th Road, Khar (West), Mumbai – 400 052.

O R D E R

The Applicant above named has presented copy of **Deed of Release** in respect of land bearing **Survey No. 101/1**, admeasuring **4357.50 Sq. Mts.** situated at Village **Kadaiya, Nani Daman** and requested for mutation entry in record of rights as one of the Partner of M/s. Goldstar Extrusions, Shri Prem Prakash Ganga Prasad Saraogi, has released/relinquished his right, title and interest in the said property in favour of the other Partners of M/s. Goldstar Extrusions i.e. (1) Shri Vijay Kumar Ganga Prasad Saraogi, (2) Shri Ganga Prasad Omkarmal Saraogi & (3) Shri Jagat Prakash Ganga Prasad Saraogi.

WHEREAS land bearing Survey No. 101/1, admeasuring 4357.50 Sq. Mts. situated at Village Kadaiya, Nani Daman belongs to M/s. Goldstar Extrusions, a Partnership Firm, of which (1) Shri Ganga Prasad Omkarmal Saraogi [First Part], (2) Shri Vijaykumar Ganga Prasad Saraogi [Second Part], (3) Shri Jagat Prasad Gangaprasad Saraogi [Third Part], (4) Shri Premprakash Gangaprasad Saraogi [Fourth Part], (5) Smt. Savita Saraogi [Fifth Part] & (6) Miss Khushboo Saraogi [Sixth Part] are the Partners, as per the registered '**Partnership Deed**' dated 25/01/2005.

AND WHEREAS, the Partners, (1) Shri Ganga Prasad Omkarmal Saraogi, (2) Shri Vijaykumar Ganga Prasad Saraogi & (3) Shri Jagat Prasad Gangaprasad Saraogi, retired from the said Partnership, vide registered '**Retirement cum Partnership Deed**' dated 01/02/2005.

AND WHEREAS as the Partnership stands desolved, due to retirement of above mentioned Partners, the continuing Partner, Shri Prem Prakash Ganga Prasad Saragoi, has released/relinquished their right, title and interest in the said property in favour of the other Partners of M/s. Goldstar Extrusions i.e. (1) Shri Vijay Kumar Ganga Prasad Saraogi, (2) Shri Ganga Prasad Omkarmal Saraogi & (3) Shri Jagat Prakash Ganga Prasad Saraogi.

AND WHEREAS the parties have executed necessary Deed of Release for the said transaction and registered in the office of the Sub-Registrar, Daman under **Serial No. 2110/2007 dated 06/09/2007**.

Therefore, I hereby order that the names of (1) **Shri Vijay Kumar Ganga Prasad Saraogi**, (2) **Shri Ganga Prasad Omkarmal Saraogi** & (3) **Shri Jagat Prakash Ganga Prasad Saraogi** be entered against the land bearing **Survey No. 101/1**, admeasuring **4357.50 Sq. Mts.** situated at Village **Kadaiya, Nani Daman** by bracketing the name of the present occupant M/s. Goldstar Extrusions.

The Talathi Kadaiya, Nani Daman should carry out mutation in the record of rights of Village Kadaiya accordingly and report compliance.

Daman, dated this 12 day of OCTOBER, 2007.



(D. R. Damania)
Mamlatdar, Daman

To

1. Shri Vijay Kumar Ganga Prasad Saraogi & 2 Ors. R/o. 301-302, Krishna Baug, Plot No.170, 8/11th Road, Khar (West), Mumbai – 400 052.
2. Shri Prem Prakash Ganga Prasad Saraogi, R/o. 304-A Kalindi, Neelkanth Valley, Rajawadi, Ghatkopar (E), Mumbai – 400 077.

Copy to:-

1. The Enquiry Officer, City Survey, Daman

FORM " T "

Receipt No.

36

Serial No.

19/96.

of DOCUMENT
APPLICATION

of 3/1/96. Late Weed of Rs 4,35,00/-
 Nature of document Will
 Whom presented Mr. Gyanprasad Sarangi
 Received fees as follows :-

	Rs.	Ps.
Registration fee	dd 10	—
Indexing and comparing (folios)	ds	—
(sides)	d	—
Copy fee for endorements		
Postage		
Notes or memoranda (section 64 to 67)		
Searches or inspection		
Lines		
Section 25		
Section 35		
Certified copies (section 57) follows		
Other fees and payments		
Item (on reverse) No.		
"		
"		
Upon <u>Two Thousand and two</u>		
<u>hundred forty</u> Total	ds 40	—

The document /will be ready on 11. 3. 96. and will

be delivered at this office to the present holder
 sent by registered post 37/1/96.

Mr. Prem Prakash Sarangi SUB-REGISTRAR
 DAMAN

Please send the document by registered post
 hand it over
 to the person named below

Presenter. G. P. Sarangi



00CC 041027

Serial No 19/96
Presented at the Office of the
Sub-Registrar of DAMAN
between the hours of 12.00 noon
and 1.00 P.M. on 3-1-1996

Received fees for:	Rupees
Registration	2210 —
Copying (Folios)	28 —
Copying endorsements	2 —
Postage.....	240 —
Total Rs.:	2400 —

G.P. Sareef

SUB REGISTRAR
DAMAN.

SUB REGISTRAR
DAMAN.

DEED OF SALE

THIS DEED OF SALE is made at Daman on the --
3rd day of the month of January in the Christian --
Year One thousand nine hundred ninety six (3/01/96)

16855 26 DEC 1995
 Place of Vend D. M. N. / T. R. Y. Date
 Value of Stamp Paper *Twenty thousand only*
 Name of The Purchaser *M/S Gold Star Extrusions*
 Residing at *Bombay-10* Son of _____
 Agent *Anjuresh* Purpose *Sale deed*
 Name of parties to the transaction Bought _____
Badrudin Esmail Dhariwal
 As There is no Single Stamp Paper for the Value of Rs. *26200/-*
 Additional Stamp Paper for the Completion
 of the Value is Attached here with:
Badrudin *Akshay*

RECEIVED
 26 DEC 1995
 2 : 2 :
 BETWEEN (1) SHRI BADRUDDIN E. DHARIWALA, married,
 adult, Indian National, businessman, residing at
 15 Forjet Street, Jhab House, 3rd floor, Bombay-
 400 026 (hereinafter referred to as "THE VENDOR "
 which expression shall be deemed to include his
 heirs, legal representative, executors and --
 assigns) OF THE ONE PART;

A N D

(2) M/S. GOLD STAR EXTRUSIONS, a Partnership Firm

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3000Rs.



Value of Stamp Paid: Three thousand Rupees
Name of the Purchaser: Shri Prem Prakash Saraoji
Residing at: Bombay - 10
Agent: Shri Prem Prakash Saraoji
Name of parties to the transaction: Shri Prem Prakash Saraoji
As there is no Single Stamp Paid, the Value of Rs. 26,200/-
of the Value is Attached here with.

--: 4 :-

RAOJI, married, aged about 39 yrs., son of Ganges-
sad Saraoji, & (4) SHRI PREM PRAKASH SARAOJI, --
ried, aged about 36 yrs. son of Gangaprasad --
ogi, all Hindu, Indian National, businessman,
ing at 121/401, Govardhan Dham, Garodia Nagar,
opar (East), Bombay - 400 077 (hereinafter --
red to as "THE PURCHASERS" which expression
be deemed to include its Partner or Partners,

--: 5 :-

Successors-in-Office, legal representatives and --
assigns) OF THE OTHER PART;
WHEREAS the Vendor is seized and possessed of
or otherwise well and sufficiently entitled to all
that non-agricultural property or ground or plot of
land situated at Village Kadaiya, within the jurisdic-

Scanned with CamScanner

100 Rs.

No.127 to 154, Vol. NO.118, Book No.1 on 23/4/1992,
On the basis of the said Order dated 7/8/1990 of
the Collector, Daman, the said registered Deed of
Sale, the Mamlatdar, Daman vide his Order No.3/1/
92-LND/4595 dated 21/12/1992 ordered to carry out
mutation in favour of the Vendor in Records of -
Rights of Village Kadaiya and thus the Vendor --
become the absolute owner of the said non-agricu-
ltural plot of land bearing Survey No.101/1, --

91

admeasuring 4357.50 Square meters of Village Kadaiya,
Taluka of Daman, District of Daman (U.T.);

AND WHEREAS the Vendor hereto has developed the said plot of land by filling earth and levelling;

AND WHEREAS it has been agreed between the parties hereto that Vendor shall sell to the

Scanned with CamScanner

-; 12 :-

interest, claim and demand whatsoever of the Vendor in or to the plot of land hereby transferred, conveyed and sold and every part thereof TO HOLD the same to the Purchasers as an absolute owners forever TOGETHER WITH all fences, hedges, ditches, lights, liberties, ways, paths, passages, accesses, easements, privileges, advantages and profits whatsoever in or to the said plot of land hereby transferred, conveyed and sold and more particularly identified in the Schedule hereinafter written belonging to or in any way appurtenant or usually be held or occupied therewith or reputed to belong or be appurtenant thereto together with the right to use and enjoy forever the internal road of the said property.

2- The Vendor do hereby covenant with the Purchasers

as follows:

A) THAT the said property or plot of land hereby transferred, conveyed and sold and more particularly identified in the Schedule hereinafter

-; 13 :-

written shall quietly be entered into and upon and held and enjoyed by the Purchasers without any interruption or disturbances by the Vendor or any person or persons whomsoever.

(B) THAT the Vendor shall at the request and cost of persons requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said property of land hereby sold, transferred and conveyed as may reasonably be required.

(C) THAT the title of the property hereby sold subsist and the Vendor has power to sell the same to the Purchasers.

(D) THAT the property hereby sold and conveyed and more particularly identified in the Schedule hereinafter written is free from encumbrances, charges, or onus.

(E) THAT the Purchasers may apply for and obtain

-: 14 :-

the mutation entry relating to the said plot of land hereby transferred, sold and conveyed in their names and also get the said property transferred in the name of the Purchasers in all relevant Records and Registers of the Government, Semi Government, local body and/or village Panchayat without the consent or intervention of the Vendor.

(F) THAT the Vendor has not received any notice for acquisition of this plot of land from the Govt. and there is no case or proceeding pending in any Court of law or Competent Authority.

IN WITNESS WHEREOF the parties hereto, the Vendor and the Purchasers hereto have set their respective hands on the day and the year first hereinbefore mentioned.

SCHEDULE

(OF THE PROPERTY HEREBY SOLD)

-: 15 :-

ALL THAT piece or parcel of non agricultural plot of land or ground for industrial purpose bearing Survey No.101/1(Part) admeasuring 2179.00 Square meters out of totally admeasuring 4357.00 Square meters situated at village Kadaiya, within the jurisdiction of Marwad Group Gram Panchayat, Taluka of Daman, District of Daman, now forming an independent and single Unit is bounded as follows:-

On or towards the EAST : By the remaining portion of the plot towards the

Road;

On or towards the WEST : By the Survey No.103/1;

On or towards the NORTH : By the plot of Survey

No.101/3;

On or towards the SOUTH : By the Survey No.101/2.

SIGNED AND DELIVERED by the)
withinnamed SHRI BADRUDDIN)
E. DHARIWALA.....)
..... THE VENDOR.....)

Badrudhin E. Dhariwala

--: 16 :-

SIGNED AND DELIVERED by the
withnamed (1) SHRI GANGA-
FRASAD SARAOGI (2) VIJAYKUMAR
GANGAPRASAD SARAOGI (3) SHRI
JAGAT GANGAPRASAD SARAOGI &
(4) SHRI PREM PRAKASH SARAOGI
as PARTNERS of, for and on
behalf of M/S. GOLD STAR
EXTRUSIONS.....
..... THE PURCHASERS.....

In the presence of Witnesses:-

1. [Signature]
(PAUL. S. D. SARAOGI)

2. [Signature]

--: 17 :-

RECEIVED with thanks from the within named
Purchasers M/S. GOLD STAR EXTRUSIONS, a sum of
Rs. 4,35,800/- (Rupees four lakhs, thirty five
thousand and eight hundred only) by Cheque bearing
No. 822594 dated 03-01-1996 drawn on Bank of -
Rajasthan Ltd. Overseas, Branch, Bombay- 400 021
being the consideration in full and final settlement
of part of the property admeasuring 2179.00 Square
metres, bearing Survey No. 101/1 of village Kadaiya
Taluka of Daman, District of Daman.

I SAY RECEIVED,

[Signature]
(BADRUDDIN E. DHARIWALA)
THE VENDOR

WITNESSES:

1. [Signature]

2. [Signature]



(1) Badruddin E. Dharivola, adult,
Married, businessman, Indian
National, residing at Bombay.

(2) Gangaprasad Saraogi, married,
aged 62 years, Son of Omkarmal
Saraogi,

(3) Vijay Kumar Gangaprasad
Saraogi, married, aged 42 years,
Son of Gangaprasad Saraogi,

(4) Jagat Gangaprasad Saraogi,
Married, aged about 39 years,
Son of Gangaprasad Saraogi,
and.

(5) Prem Prakash Saraogi, aged
about 36 years, married,
Son of Gangaprasad Saraogi,
business man, residing at
Ghatkopar (E), Bombay, all
as Partners of, for and on be-
half of, for and on behalf of:

(a) M/s. Gold Star Extrusions.
executing party

admits execution of the so called
Sale deed

Exculant No. (1) known to S.R.

(1) Dedded E. Dharivola.