

I.RAMANUJA RAO

M.A.,B.L.,

Advocate

House No. 1-2-53/201, 2nd Floor.,

Odean Enclave, Domalguda,

Hyderabad-29

Mobile # 9908099444

TITLE REPORT

	<u>Name and address of the Branch to whom the title report is given :</u> The Chief Manager, Union Bank of India, IFB-Fort (Branch code: 00511) Near Bombay House, 18 Homi Modi Street , Nanavati Mahalaya Fort, Mumbai 400023			
1.	Date of receipt of original deeds/documents from the branch	Name & Designation of the Official who delivered the original title deeds/documents	Date of delivery of original title deeds/documents along with Title Search Report	Name & designation of the Official whom the original title deeds/documents along with Title Search Report is delivered
	The Schedule property is already under mortgage with the Union Bank of India, IFB Fort Branch and the original documents are in their custody.			
2.	<u>Name of the Account and details of the Borrower & the Mortgagor :</u> M/s. Chiripal Poly films Limited , having its office at Door No.109/110, Peninsula Centre, Dr. S.S. Road, Parel, Mumbai, Maharashtra - 400012			
	<u>Full Description of Property:</u>			
	3.1. <u>Nature of Immovable Property</u> <i>All that Plot Nos.6 to 11, 14 to 21, 25 to 38, 43 to 56 & 59 to 66, admeasuring to an extent of 29.87 Acres or 120881.00 Sq.Mts situated at Plastic Park and IP covered under Sy.No.190 to 193 of Tummalur Village, Maheshwaram Mandal, Ranga Reddy District and bounded by:</i> <i>North: Prop. 30.00 M Wide Road</i> <i>South: Prop. 24.00 M Wide Road, Plot Nos.5,12,13, 22,23&24,39&40,41&42,57&58</i> <i>East: Prop. 18.00 M Wide Road</i> <i>West: Prop. 24.00 M Wide Road</i>			
3.	3.2. (i) Survey No. 190 to 193 (ii) Hissa No. -- (iii) Ghat No. -- (iv) Town Survey No. -- (v) Khasra No. -- (vi) Patta No. -- (vii) Khatha No. -- (viii) Plot No. 6 to 11, 14 to 21, 25 to 38, 43 to 56 & 59 to 66 (local name of the field as applicable including sub-divisions should be mentioned)			
	3.3. <u>Number/Identification details as per building map/plan :</u> --			
	3.4. <u>Extent of Property :</u> 29.87 Acres or 120881.00 Sq.Mts			
	3.5. <u>Name/s of the Owner/s :</u> M/s. Chiripal Poly films Limited , having its office at Door No.109/110, Peninsula Centre, Dr. S.S. Road, Parel, Mumbai, Maharashtra - 400012			
	3.6. <u>Nature of ownership:</u>			

Lawyer's

- Free Hold	Free Hold
- Lease Hold	--
- License	--
- Undivided Interest	--
- Trust Property	--
- Assignee / Grantee of Govt.	--
- Cultivating Tenant	--
- Title only by possession	--
- As a member / share holder of society	--
- As a mortgagee	--
- As a Servant owner of easement right	--

4.Tracing of title :

As per the information in the documents placed before me:-

The Telangana State Industrial Infrastructure Corporation Ltd allotted Plot Nos.6 to 11, 14 to 21, 25 to 38, 43 to 56 and 59 to 66 Adm.29.87 Acres or 1,20,881 Sq.Mts at Plastic Park and IP in Sy.Nos.190 to 193 at Tummaluru Village, Maheshwaram Mandal, Ranga Reddy District to M/s.Chiripal Poly Films Ltd through provisional allotment Letter No.437/ZO/TSIIC/SHBD/TML/CPFL/17, Dt.30-10-2017 and final allotment Letter No. 437/ZO/TSIIC/SHBD/TML/CPFL/17, Dt.31-01-2018 for setting up of an industry for "Bopp / Bopet / Coating / Metalizing / Slitting Film Line , Recycling" for outsource basis for a consideration of Rs.10,45,45,000/- .

Subsequently after receiving the sale consideration as per the terms and conditions of the allotment letters the TSIIC executed Agreement for Sale of Land on 09-03-2018 in favour of M/s.Chiripal Poly Films Ltd which was registered with Doc.No.3652/2018, registered at the office of the Sub-registrar, Maheshwaram.

As per the provisions of the Agreement for Sale of Land Dt.09-03-2018 - M/s.Chiripal Poly Films Ltd is allowed raising loan from the approved financial institution / scheduled banks on the security of the schedule property subject to the compliance of the terms and conditions of the NOC to be obtained by the Company from the TSIIC and M/s.Chiripal Poly Films Ltd shall inform the same to the TSIIC about the details of the finances from time to time till the loan is repaid by it.

Subsequently TSIIC issued No objection Certificate vide its Lr.No. 437/ZO/TSIIC/SHBD/ /CPFL/17, Dt.13-05-2019 to Union Bank of India (Lead Bank of Consortium) Industrial Finance Bank, Union Bank Bhavan, First Floor, 239, Vidhan Bhavan Marg, Nariman Point, Mumbai - 400021 . As per the NOC M/s.Chiripal Poly Films Ltd can ensure the loans for implementation of the project



and release stage wise under intimation to the TSIIC based on the implantation of the project on Ground and shall be ensured to be utilized only for the implementation of the project and shall not be utilized for any other purpose to safe guard the land and to safeguard the public money. if it s found that the funds are utilized for any other purpose with the consent of the bank are the amounts are released without implementation of the project the NOC will be treated as automatically cancelled and no charge shall be enforceable by the Bank/Financial Institution and the schedule property is not used for any collateral security and the Bank/Financial Institution bound to return the original sale agreement to TSIIC immediately after the closure of the loan.

In pursuance of the above said rights confirmed by the TSIIC to M/s.Chiripal Poly Films Ltd it mortgaged the schedule property to the Union Bank of India, IFB Fort Branch , Mumbai by depositing original agreement of sale and created equitable mortgage in favour of the Bank.

Meanwhile M/s.Chiripal Poly Films Ltd fulfilled the terms and conditions of the agreement between it and TSIIC and paid the total sale consideration o Rs.10,45,45,000/- to the TSIIC and on that TSIIC executed sale deed in favour of M/s.Chiripal Poly Films Ltd in respect of the Plot Nos.6 to 11, 14 to 21, 25 to 38, 43 to 56 and 59 to 66 Adm.29.87 Acres or 1,20,881 Sq.Mts at Plastic Park and IP in Sy.Nos.190 to 193 at Tummaluru Village, Maheshwaram Mandal, Ranga Reddy District which was registered with Doc.No.3377/2022, Dt.10-02-2022, at the office of the Sub-Registrar, Maheshwaram.

After execution of the sale deed M/s.Chiripal Poly Films Ltd got mutated its name in the TSIIC-IALA records as per the Sub-Registrar, Maheshwaram certificate with bearing No.1519-1-3377/2022 Dt.12-02-2022.

Thus from the above discussion it is clear that M/s.Chiripal Poly Films Ltd has a clear and absolute title over the Plot Nos.6 to 11, 14 to 21, 25 to 38, 43 to 56 and 59 to 66 Adm.29.87 Acres or 1,20,881 Sq.Mts at Plastic Park and IP in Sy.Nos.190 to 193 at Tummaluru Village, Maheshwaram Mandal, Ranga Reddy District, **subject to the charge with the Union Bank of India, IFB Fort Branch, Mumbai.**

Flow Chart of the Title enclosed along with this title report: Not required

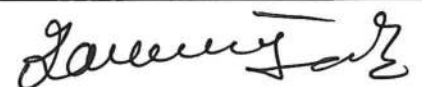
5.	Title deeds/document details under which ownership is acquired		
	Parties Of The Document	Name/ Nature of Deed	Details like Regn. Etc.
	Telangana State Industrial Infrastructure Corporation Limited	Sale Deed	3377/2022

L. Ramana Rao

	as Vendor and M/s.Chiripal Poly Films Limited as Vendee		
	Telangana State Industrial Infrastructure Corporation Limited as Vendor and M/s.Chiripal Poly Films Limited as Vendee	Agreement for Sale of Land	3652/2018
6.	<p><u>List of encumbrance</u></p> <p>1) <u>Nature of Encumbrance</u></p> <ul style="list-style-type: none"> • Charge under contract - Not Applicable - • Mortgage - Equitable Mortgage • Negative lien - Not Applicable - • Lease/Tenancy- Not Applicable - • Right of Maintenance/Reversion- Not Applicable - • Charge by Operation of Law- Not Applicable - • Preemption Rights- Not Applicable - • Right to Specific Performance under an Agreement to Sell - Not Applicable • Liens/First Charge under Laws- Not Applicable - • Right of Reversion to Government - Not Applicable - • Lis Pendens- Not Applicable - <p>2) <u>Name of the Person in whose favour encumbrance is subsisting:</u> Union Bank of India, IFB Fort Branch, Mumbai.</p> <p>3) <u>Date on which encumbrance has come into existence:</u> in the year 2021</p>		
7.	<p><u>View of encumbrances:</u></p> <p>In the case of encumbrance, the advocate should clearly opine as to:</p> <ul style="list-style-type: none"> •How far such an encumbrance would affect the value of the property - to the extent of the loan limits - •Any permission / approvals are required for the Bank to create security - No - •The extent to which Bank's Security would be Jeopardized because of encumbrance-No- •Manner and cost of removal of encumbrance -by discharging the existing debt- 		
8.	<p><u>Regulatory Issues :</u></p> <p>Clearly provide the following details :-</p> <ul style="list-style-type: none"> • Whether the property is affected by Land Ceiling Law - No - • Whether the property is affected by Land Fragmentation Law- No- • Whether the property is affected by Forest Law - No - • Whether the property is affected by Planning Law - No - • Whether the property is affected by Urban Land Ceiling Law - No - • Whether the property is affected by Rent Restriction/control Law - No - • Whether the property is affected by Environment Law - No - • Whether the property is affected by user restrictions under Municipal / revenue Law - No - 		



	<ul style="list-style-type: none"> Any other regulatory issue relating to property such as requirement of permission from Development authority under Law relating to Industrial Parks - No -
9.	<p><u>Views on Regulatory Hurdles:</u> If the property is affected by regulatory issues, the Advocate has to give a clear view, as to:-</p> <ul style="list-style-type: none"> How far such an encumbrance would affect the value of the property- To the extent of the loan limits. Any permission/approvals are required for the Bank to create security - No - The extent to which Bank's security would be jeopardized because of encumbrance - No - Manner and cost of removal of encumbrance - by discharging the existing debt-
10.	<p><u>List of documents/deeds provided to the Advocate and perused by him:</u></p> <ol style="list-style-type: none"> 1. Certified copy of the Sale Deed with Doc.No.3377/2022, Dt.09-02-2022, executed by the Telangana State Industrial Infrastructure Corporation Limited as Vendor and M/s.Chiripal Poly Films Limited as Vendee in respect of the Plot Nos.6 to 11, 14 to 21, 25 to 38, 43 to 56 & 59 to 66, admeasuring to an extent of 29.87 Acres or 120881.00 Sq.Mts situated at Plastic Park and IP covered under Sy.No.190 to 193 of Tummalur Village, Maheshwaram Mandal, Ranga Reddy District. 2. Agreement for Sale of Land with Doc.No.3652/2018, Dt.09-03-2018, executed by the Telangana State Industrial Infrastructure Corporation Limited as Vendor and M/s.Chiripal Poly Films Limited as Vendee in respect of the Plot Nos.6 to 11, 14 to 21, 25 to 38, 43 to 56 & 59 to 66, admeasuring to an extent of 29.87 Acres or 120881.00 Sq.Mts situated at Plastic Park and IP covered under Sy.No.190 to 193 of Tummalur Village, Maheshwaram Mandal, Ranga Reddy District. 3. Mutation Certificate with bearing No.1519-1-3377/2022 Dt.12-02-2022 issued by the Sub-Registrar, Maheshwaram in the name of M/s. Chiripal Poly Films Ltd. 4. Professional Allotment Letter vide Lr.No.437/ZO/TSIIC/ SHBD/TML /CPFL/17, Dt.30-10-2017 issued by the TSIIC Ltd. 5. Final Allotment Letter vide Lr.No.437/ZO/TSIIC/SHBD/TML /CPFL/17, Dt.31-01-2018 issued by the TSIIC Ltd. 6. NOC with bearing Lr.No.437/ZO/TSIIC/SHBD/CPFL/2017, Dt.13-05-2019 issued by the TSIIC Ltd.



	<p>7. E.C.No.83679565/2022 Dt.31-03-2022 issued by the Sub-Registrar, Maheshwaram in respect of the Plot Nos.6 to 11, 14 to 21, 25 to 38, 43 to 56 & 59 to 66, admeasuring to an extent of 29.87 Acres or 120881.00 Sq.Mts situated at Plastic Park and IP covered under Sy.No.190 to 193 of Tummalur Village, Maheshwaram Mandal, Ranga Reddy District which was entered in Doc.No.3377/2022 for a period of 27 years commencing from 01-05-1995 to 30-03-2022.</p> <p>Even though the encumbrance certificate is not reflected any charge over the schedule property it is under mortgage with the Union Bank of India, IFB- Fort Branch, Mumbai.</p>
11.	<p><u>List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined:</u></p> <p>All the Title Deeds are examined by me in the records of the sub-Registrar, Maheshwaram through Government Authorized Website maintained by the Department of Stamps and Registrations and I herewith enclosed the copies of the same for your perusal and I obtained certified copy of the title Deed on the name of the proposed borrower M/s.Chiripal Poly Films Limited i.e. Sale Deed with Doc.No.3377/2022, Dt.09-02-2022.</p>
12.	<p><u>List of further documents called for, examined and perused:</u> No need of further documents.</p>
13.	<p><u>Whether the documents examined are duly stamped as per the Stamp Act:</u> Yes</p>
14.	<p><u>Whether the Registration endorsements are in order:</u> Yes</p>
15.	<p><u>Certificate of examination:</u></p> <p>"This is to certify that I have examined each and every page of the Documents required for giving the title clearance Certificate and do not find that transactions under the documents sham and fictitious".</p>
16.	<p><u>Certificate of title:</u></p> <p>Title Clearance Certificate should be as follows:</p> <p>"This is to Certify that the Title to the property of M/s.Chiripal Poly Films Limited is clear and marketable without any further act on the part of them", subject to the charge with the Union Bank of India, IFB- Fort Branch, Mumbai.</p>
17.	<p><u>Documents already under deposit with the Bank:</u></p> <ol style="list-style-type: none"> 1. Sale Deed with Doc.No.3377/2022, Dt.09-02-2022.(Original) 2. Agreement for Sale of Land with Doc.No.3652/2018, Dt.09-03-2018.(Original) 3. Professional Allotment Letter vide Lr.No.437/ZO/TSIIC/SHBD/ TML/ CPFL/17, Dt.30-10-2017 .(Original) 4. Final Allotment Letter vide Lr.No.437/ZO/TSIIC/SHBD/TML/CPFL/17, Dt.31-01-2018 .(Original) 5. Mutation Certificate with bearing No.1519-1-3377/2022 Dt.12-02-



I.RAMANUJA RAO
M.A.,B.L.,
Advocate

House No. 1-2-53/201, 2nd Floor.,
Odean Enclave, Domalguda,
Hyderabad-29
Mobile # 9908099444

	<p>2022 .(Xerox)</p> <p>6. NOC with bearing Lr.No.437/ZO/TSIIC/SHBD/CPFL/2017, Dt.13-05-2019 .(Original)</p> <p>7. E.C.No.83679565/2022 Dt.31-03-2022.(Original)</p> <p>This is to certify that if the Bank Authorities to be obtain the above mentioned documents at the time of creation of equitable mortgage then it will be valid and enforceable.</p>
18.	<p>Any other suggestion or Advise to protect the security interest of the Bank.</p> <p>It is advised that the Bank officials should visit the schedule property and identify the same with boundaries referred in the document. The Memorandum shall be registered in the concerned Sub-Registrar Office to avoid future complications and get Encumbrance Certificate reflecting the E.M. document.</p>
19.	<p>Advocate's Opinion:</p> <p>I am of the opinion that M/s. Chiripal Poly films Limited ,has a clear, absolute and indefeasible marketable title over the Schedule Property , subject to the charge with the Union Bank of India, IFB- Fort Branch, Mumbai.</p>

Date 01-04 -2022


I.Ramanuja Rao
Advocate
I. RAMANUJA RAO
M.A.,B.L.
ADVOCATE
1-2-53/201 & 202, ODEN ENCLAVE,
Domalguda, Hyderabad-500 029.
Cell: 99080 99444