

Sanjay H. Davda

B. Com. LL. B., (Sp.)

Advocate & Notary

3, Opp. Bhatiya Mahajan Vadi, Puja Avenue, Near Telephone Exchange, **ANJAR.** - Kutch

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14/07/2021

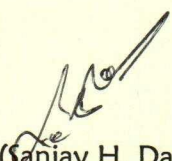
To,
The Branch Manager,
State Bank of India
Mumbai branch
Mumbai

Sir,

As per your requesting me to issue a Title Investigation Report in bank's prescribed format, I am enclosing herewith Title Clearance and Nil encumbrances Certificate in prescribed format in respect of property mentioned under:-

Property : N. A. Land, Rev. Survey No. 726/2, Area admeasuring 14063. 00 Sq. Meters, Village : Varsamedi. Sub. Dist. Anjar. Dist. Kachchh within the registration jurisdiction of Sub-Registrar, Anjar.

Owner : GRG Accessories Pvt. Ltd.


(Sanjay H. Davda)
Advocate



Encl.
Annexure B

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ANNEXURE B

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Mumbai Branch, Mumbai.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	NIL
	c) Name of the Borrower.	GRG Accessories Pvt. Ltd.
2	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	GRG Accessories Pvt. Ltd.
	b) Constitution of the unit / concern / person / body / authority offering the property for creation of charge.	A Private Limited Company registered under the Companies Act, 1956.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3	Complete or full description of the immovable property/(ies) offered as security including the following details.	N. A. Land, Rev. Survey No. 726/2, Area admeasuring 14063. 00 Sq. Meters, Village : Varsamedi. Sub. Dist. Anjar. Dist. Kachchh within the registration jurisdiction of Sub-Registrar, Anjar.
	(a) Survey No.	726 / 2
	(b) Door/House no. (in case of house property)	N. A.
	(c) Extent/ area including plinth/ built up area in case of house property	Hector 01 - 40 - 63 Aare.
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	N. A. Land, Rev. Survey No. 726/2, Area admeasuring 14063. 00 Sq. Meters, Village : Varsamedi. Sub. Dist. Anjar. Dist. Kachchh within the registration jurisdiction of Sub-Registrar, Anjar and bounded as follows : <u>By East</u> : Road. <u>By West</u> : Adjoining land of Rev. Survey No. 727. <u>By North</u> : Adjoin land of Rev. Survey No. 725. <u>By South</u> : Adjoin Land of Rev. Survey No. 726/1.
4	a) Particulars of the documents scrutinized- serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	As details mentioned below



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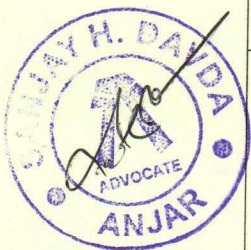
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Sr. No.	Date	Name/ Nature of the Document	Original / certified copy / certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
1		Certified Copy of Village Form No. 7 / 12	Photo Copy	Not Availed
2		Certified Copy of Village Form No. 8 - A	Photo Copy	Not Availed
3		Hakpatrak entry No. 372	Photo Copy	Not Availed
4	16/12/1973	Hakpatrak entry No. 504, Dtd. 16/12/1973	Photo Copy	Not Availed
5	08/12/1994	Hakpatrak entry No. 1194, Dtd. 08/12/1994	Photo Copy	Not Availed
6	29/03/1996	Hakpatrak entry No. 1252, Dtd. 29/03/1996	Photo Copy	Not Availed
7	06/03/2000	Hakpatrak entry No. 1634, Dtd. 06/07/2003	Photo Copy	Not Availed
8	05/07/2006	Hakpatrak entry No. 2838, Dtd. 05/07/2006	Photo Copy	Not Availed
9	29/07/2006	Copy of Sale Deed, Reg. No. 5490, Dtd. 29. 07. 2006 in favour of Net Line Press Limited.	Photo Copy	Not Availed
10	13/09/2006	Hakpatrak entry No. 2884, Dtd. 13/09/2006	Photo Copy	Not Availed
11	25/04/2007	Certificate No. JMN - WS - 1272 - 2006, Dtd. 25. 04. 2007 issued by Deputy Collector, Anjar - Kachchh.	Photo Copy	Not Availed
12	12/06/2008	Hakpatrak entry No. 3592, Dtd. 12/06/2008	Photo Copy	Not Availed
13	09/01/2013	Copy of an Order No. A - 3 - BKP - 65 (B) Case No. 2 / 2012 - 13, Dtd. 09. 01. 2013, passed by the Collector, Kachchh.	Photo Copy	Not Availed
14	01/03/2013	Hakpatrak entry No. 4694, Dtd. 01/03/2013	Photo Copy	Not Availed
15		Copies of letters approving and granting permission for developing industrial park and addition of lands dated 07. 03. 2015, 13. 10. 2015, 05. 01. 2016, 21. 05. 2016, and 20. 01. 2017.	Photo Copy	Not Availed
16	18/05/2015	Copy of an Order No. A - 3 - BKP - 5 (B) - Welspun - Hetufer - WS - 3009 - 2015, dated 18. 05. 2015 passed by Collector, Kachchh.	Photo Copy	Not Availed
17	03/06/2017	Copy of Sale Deed, Reg. No. 3988, Dtd. 03. 06. 2017 in favor of GRC Accessories Private Ltd.	Photo Copy	Not Availed
18		Copy of Affidavit / Declaration.	Photo Copy	Not Availed
19		Copy of B. R. regarding authorize signatory	Photo Copy	Not Availed
20	05/05/2021	Hakpatrak entry No. 6152, Dtd. 05/05/2021	Photo Copy	Not Availed
21	13/07/2021	Search Receipt.	Original	Availed
5	5.a) 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 enclose all such certified copies and relevant fee receipts along with the TIR.)			No



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	5.b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub- Registrar's office have been verified page by page with the original documents submitted ?	N/A
	5.b) ii) Where the certified copies of the title documents are not available, the original to ascertain whether the total page numbers in the copy tally page by page with original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handle with the certified or ordinary copies should be handled more diligently & cautiously).	No
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?	Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not Applicable
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
7	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Office, Town – Anjar
	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?	Only at Sub-Registrar Office, Anjar
	c) Whether search has been made at all the offices named at (b) above?	Yes
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
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 wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 Crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	
	HISTORY AND CHAIN OF TITLE The history of N. A. Land, Rev. Survey No. 726/2, Area admeasuring 14063. 00 Sq. Meters, Village : Varsamedi. Sub. Dist. Anjar. Dist. Kachchh within the registration jurisdiction of Sub-Registrar, Anjar. is gathered from the documents produced before me which is as follows. That the peace and parcel of N. A. land property bearing old revenue survey No. 26/1, land acre 3 - 34 guntha was originally Inam Land and was governed by the	



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provisions of the Bombay Inams (Kutch Area) Abolition Act, 1958. (hereinafter referred to as "Said Act" for sake of brevity and convenience).

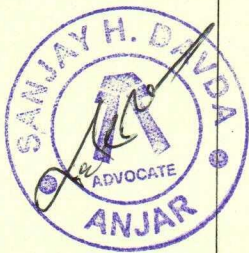
Thereafter the State Government of Bombay, in public interest to abolish certain inams in Kutch area has enacted the said Act. As per provisions of Sec. 4 of the said act, all Inams and sub - inams were abolished from the appointed date i. e. 31st December, 1958 to withstanding anything in any usage, custom, settlement, grant, agreement, Lavad or in any decree or order of the court or in any law for the time being applicable to any Inam in the Kutch. Section 7 of the said act provides for the conferment of occupancy rights in respect of Inam Lands to which sec. 6 does not apply. According to said Section, if such Inam land is in possession of Butedar, Ret Butedar, or any other person holding it as a tenant, such Butedar, Ret Butedar or other person shall be primarily liable to the State Government for payment of land revenue in respect of land and entitled to all rights and shall be liable to all obligations in respect thereof as an occupant under the Bombay Land Revenue Code and Rules made thereunder. And such person is liable to pay occupancy price as directed under said section and occupancy conferred upon him is transferable and heritable. Said land was belonged to one Kanji Vishram Suthar as a Butedar and was holding transferable rights by virtue of section 7 (1) of the Bombay Inam Abolition Act, 1958. His such rights were acknowledged vide entry No. 37 in Village Form No. 6 Record of Right, duly entered into during the preparation of revenue records for the first time upon application of survey settlement to this area for first time under the provisions of the Bombay Land Revenue Code and Rules made there under. Said entry was promulgated on date 23. 07. 1962 under the provisions of said Bombay Land Revenue Code.

Thereafter upon family arrangement and partition between the Kanji Vishram Suthar and his heirs and legal representatives, field bearing old survey No. 26/1 along with others was assigned to his elder son Suthar Velji Kanji. Pursuant thereto an entry No. 397 dated 10. 05. 1963 in Village Form No. 6, Record of Right has been entered into and duly certified on date 29. 06. 1963 under the provisions of the Bombay Land Revenue Code and Rules made thereunder.

Thereafter upon application of new survey settlement to this area under the provisions of the Bombay Land Revenue Code and Rules made there under a new revenue records were prepared and said land was surveyed as a new survey No. 726 / 2, and its area was fixed as Acre 3 - 19 Gunthas and same was mutated in the name of Velji Kanji Suthar vide entry No. 372 in Village Form No. 6, Record of Rights of new revenue records. Said entry was duly promulgated under the provisions of the Bombay Land Revenue Code and Rules made thereunder.

Thereafter on sad demise of said Velji Kanji Suthar on date 13. 07. 1995, right title and interest in said field along with others, devolved unto his heirs and legal representatives viz. Shantiben Veljibhai Gajjar, Suryakant Veljibhai Gajjar, Yogesh Veljibhai Gajjar and Anil Veljibhai Gajjar. Pursuant thereto an entry No. 1252 dated 29. 03. 1996 in Village Form No. 6, Record of Right has been entered into and duly certified on date 18. 05. 1996 under the provisions of the Bombay Land Revenue Code and Rules made there under, Thereby they became joint owner of said field.

Thereafter Net Line Press Limited has got published a Public Notice through its Advocate Shri S D Chhaya in Kutch Mitra daily of Kachchh District inviting objections, claims, rights, title etc. from the general public in respect of the said field. No one have come forward to lodge any such objections, claims, etc. within time stipulated in said



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public notice. As such, in view of that, the land is free from third party claims, rights, or encumbrances.

Thereafter on non - receipt of such objections, the Net Line Press Limited had purchased the said land from Shantiben Veljibhai Gajjar, Suryakant Veljibhai Gajjar, Yogesh Veljibhai Gajjar and Anil Veljibhai Gajjar vide registered sale deed, dated 29. 07. 2006. said deed is registered before the Sub - Registrar in Book No. 1 at Reg. No. 5490 dated 29. 07. 2006.

That the Net Line Press Limited company was originally incorporated under the Indian Companies Act, 1956, registered before the Registrar of the Companies, Gujarat, Dadra and Nagar Haveli as Net Line Press Limited vide No. 04 - 27871 and its incorporation date was 22. 11. 2002. Thereafter change of name was took place as Welspun Anjar SEZ Limited and its incorporation number is 02210GJ1995PLCO 27871 and its incorporation date is 10. 08. 2006. Welspun Anjar SEZ Limited is engaged in business of developing industrial park and a Special Economic Zone for establishment of Industrial and commercial undertakings by constructing roads, buildings, structures, arranging water supply, electricity supply and other energy sources, developing sewage system, effluent treatment systems, hotels, restaurants, recreational center, garden, hospitals, etc. and to provide all other amenities and facilities as may be necessary for establishment of industrial park and Special Economic Zone and as enumerated in details in Memorandum and Article of Association of the company. However, Certificate under section 89 - A of the Bombay Tenancy and Agricultural Lands (Vidarbha Region and Kutch Area) Act, 1958 to purchase an agricultural land for bonafide industrial use. Such certificate in respect of Survey No. 726/2 has been issued by the Deputy Collector, Anjar vide No. JMN / WS / 1272 / 2006 dated 25. 04. 2007 in name of changed name of Welspun Anjar SEZ Ltd. On grant of such certificate, an entry pursuant to sale in respect of said survey number in favor of Netline Press Limited was entered into Village Form No. 6, Record of Right vide entry No. 2884, dated 13. 09. 2006 and duly certified on dated 05. 05. 2007 under the provisions of the Bombay Land Revenue Code and Rules made thereunder. Thus the land was mutated in the name of Welspun Anjar SEZ Ltd.

The Welspun Anjar SEZ Limited in the process of developing the SEZ had applied to the Collector, Kachchh to convert the said land into non - agricultural industrial use for development of SEZ alongwith others total 19 lands. Pursuant thereto, the Collector - Kachchh has granted permission for conversion vide his order No. A - 3 - BKP - 65 (B) - Case No. 62 / 2012 - 13, dated 09. 01. 2013

The Welspun Anjar SEZ Limited had initially proposed under section 3 of the Special Economic Zones Act, 2005 to setup a sector of specific special economic zone for textile and garments at village Varsamedi, Taluka Anjar - Kachchh. The Central Government in exercise of the powers conferred by sub section (1) of Section 4 of the said Act read with rule 8 of the Special Economic Zone Rules 2006 had notified an area of 109. 59. 07 Hectares vide Ministry of Commerce and Industry Notification No. S. O. - 1559 (E) dated 17. 09. 2007.

Thereafter in exercise of the powers conferred by sub - section (1) of section 4 of the Act and pursuance of above said rules, the Central Government has amended the aforesaid notification by changing the sector from " Textiles and Garments " to " Engineering " vide notification No. S. O - 662 (E) dated 12. 03. 2009. Pursuant to it the Purchaser had proposed to de - notify the entire area of above Special Economic Zone and the Central Government has granted its approval for de - notification on



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21. 03. 2013 to which the Government of Gujarat has given No Objection to the proposal vide letter No. IC / Infra / SEZ - CE - 1 / 910101 dated 04. 02. 2014 and the Development Commissioner, Kandla Special Economic Zone has also recommended the proposal for de - notification of above referred entire of the Special Economic Zone. In view of that, in exercise of the powers conferred by first proviso to rule 8 of the Special Economic Zone Rules, 2006, the Central Government has by Notification dated 11. 04. 2014 rescinded the above notification. Said notification has been published in extra ordinary Gazette part - II Section - 3 Sub - Section (II) of Government of India.

That upon de - notification of SEZ and pursuant to the application of the Welspun Anjar SEZ Limited to the Industries Commissioner to verify and assess the land requirement for Industrial purpose, same was duly recommended vide letter No. IC / Infra / Land / 10447 / 17, dated 07. 03. 2015. The list of recommended land attached thereto includes the land referred here above.

Under the Gujarat Industrial Policy - 2015, dated 21. 04. 2015, the Welspun Anjar SEZ Limited had applied to the Industries Commissioner Udyog Bhavan, Gandhinagar, for developing a Industrial Park, Near Village Varsamedi, Taluka Anjar town in the District of Kachchh on date 25. 06. 2015 for 236. 02 Hectares. Pursuant to it the State Level Approval Committee (SLAC) approved and granted permission to the Purchaser to develop the proposed Industrial Park, Same was communicated vide letter No. IC / Infra / Industrial Park / 1119376 dated 13. 10. 2015.

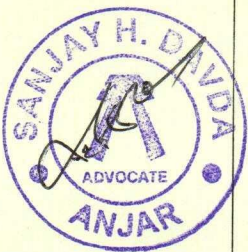
Again thereafter, foreseeing the expansion of the Industrial park, the Welspun Anjar SEZ Limited had again applied for expansion by adding 22. 40 Hectares of land on date 13. 11. 2015, which was approved and granted permission for adding land for industrial park vide letter No. IC / Infra / Industrial Park / 11439, dated 05. 01. 2016.

Again thereafter, the Welspun Anjar SEZ Limited had again applied for expansion by adding 51. 2739 Hectares of land on date 27. 04. 2016, which was approved and granted permission for adding land for industrial park vide letter No. IC / Infra / Industrial Park / 1188916, dated 21. 05. 2016.

Again thereafter, the Welspun Anjar SEZ Limited had again applied for expansion by adding 188. 69 Hectares of land on date 07. 12. 2016, which was approved and granted permission for adding land for industrial park vide letter No. IC / Infra / Industrial Park / 1274180, dated 20. 01. 2017.

That on account of de - notification of SEZ and notification to develop the Industrial park as above said, the Welspun Anjar SEZ Limited had applied to the Collector - Kachchh for change of use of said lands duly converted into NA vide order dated 09. 01. 2013, pursuant thereto to the Collector - Kachchh has vide order No. A - 3 - BKP - 65 (B) - Welspun - Hetufer - WS - 3009 - 2015, dated 18. 05. 2015 has changed the use of said land from purpose of SEZ into purpose of industrial park use.

Thereafter present owner GRG ACCESSORIES PRIVATE LIMITED having its Reg. Office at 805, Agrawal Millenium Tower - I, Netaji Subhash Palace, Pitampura, Delhi. - 110034 has purchased said N. A. land property for purpose of Industrial Park bearing Rev. Survey No. 726/2 from Wespun Anjar SEZ Limited vide sale deed, Reg. No. 3988, Dtd. 03. 06. 2017, and as per said sale deed GRG ACCESSORIES PRIVATE LIMITED having its Reg. Office at 805, Agrawal Millenium Tower - I, Netaji Subhash Palace, Pitampura, Delhi. - 110034 became sole owner and possession holder of said



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N. A. land property bearing Rev. Survey No. 726 / 2. An entry No. NAA 2765 has been entered in V. F. No. 6 and certified after due process.

That GRG ACCESSORIES PRIVATE LIMITED. / State Bank of India has requested me to issue the Title Clearance Certificate in respect of N. A. Land bearing Rev. Survey No. 726/2, Land Hector 01 - 40 - 63 aare, situated at Sim of Anjar. Taluka : Anjar. Dist. Kutch (hereinafter referred to as " the said property " for the sake of brevity).

That according to the Sale Deed GRG ACCESSORIES PRIVATE LIMITED is the lawful owner and in possession of said land / property.

It is also certified that I have made necessary search from the Office of the Sub - Registrar, Anjar for the period from 2017 to 2021 (5 years) in the matter relating to the above said Property i. e. N. A. Land bearing Rev. Survey No. 726/2, Land Hector 01 - 40 - 63 aare, situated at Sim of Varsamedi. Taluka : Anjar. Dist. Kutch to trace the title and found that the title of said property is clear, marketable and free from all sorts of encumbrances and charges whatsoever excluding the charge of (1) Export Import Bank of India, Mumbai Branch for Rs. 42, 00, 00, 000/- vide M O E Reg. No. 8183, Dated 06/10/2017, (2) State Bank of India, Mumbai Branch for Rs. 15, 00, 00, 000/- vide M O E Reg. No. 8119, Dated 26/07/2018 and (3) State Bank of India, Mumbai Branch for Rs. 8, 00, 00, 000/- vide M O E Reg. No. 8121, Dated 26. 07. 2018.

It is also certified that the title created in favor of GRG ACCESSORIES PRIVATE LIMITED in respect of above said property is clear, marketable and free from all reasonable doubts excluding the charge of (1) Export Import Bank of India, Mumbai Branch for Rs. 42, 00, 00, 000/- vide M O E Reg. No. 8183, Dated 06/10/2017, (2) State Bank of India, Mumbai Branch for Rs. 15, 00, 00, 000/0 vide M O E Reg. No. 8119, Dated 26/07/2018 and (3) State Bank of India, Mumbai Branch for Rs. 8, 00, 00, 000/- vide M O E Reg. No. 8121, Dated 26. 07. 2018 and in turn it can mortgage the same in favor of the State Bank of India, Mumbai.

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 Rights
10	If leasehold, whether;	N/A
	a) Lease Deed is duly stamped and registered	N/A
	b) Lessee is permitted to mortgage the Leasehold right,	N/A
	c) Duration of the Lease/unexpired period of lease,	N/A
	d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	N/A
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N/A
	f) Right to get renewal of the leasehold rights and nature thereof.	N/A
11	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	N/A
	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	N/A
	The mortgagor is competent to create charge on such	N/A



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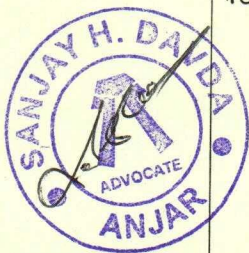
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	property.	
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N/A
12	If occupancy right, whether;	
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	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 reasons for coming to such conclusion.	No Minors Interest
14	If the property has been transferred by way of Gift/Settlement Deed, whether:	N/A
	a) The Gift/Settlement Deed is duly stamped and registered;	N/A
	b) The Gift/Settlement Deed has been attested by two witnesses;	N/A
	c) The Gift/Settlement Deed transfers the property to Donee;	N/A
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	N/A
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	N/A
	f) Whether the Donee is in possession of the gifted property;	N/A
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N/A
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N/A
15	(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. (b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. (c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon. (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. (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?	N/A
16	Whether the title documents include any testamentary documents /wills?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	N/A
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N/A
	(c) Whether the property is mutated on the basis of will?	N/A
	(d) Whether the original will is available?	N/A
	(e) Whether the original death certificate of the testator is available?	N/A



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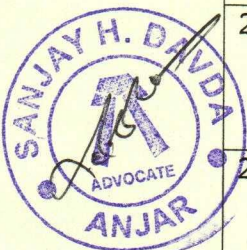
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	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N/A
17	(a) Whether the property is subject to any Wakf rights?	No
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	No
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N/A
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, rights of female members etc.	No
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	No, it dose not affect the validity of security
19	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N/A
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	N/A
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N/A
20	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	N/A
	(b) In case of agricultural property other relevant records / documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N/A
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Yes
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 regulations, Costal Zone Regulations, Environmental Clearance, etc.),	N / A
22	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Yes
23	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its	No



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	future enforcement?	
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	No
24	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	N/A
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N/A
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N/A
25	(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 16 charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes, The Property belongs to a Private Limited Company. Copy of Resolution is attached herewith.
	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.	Yes
	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) ?	No
	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.	NIL
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	N/A
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.	N/A
27	(a) Whether any POA is involved in the chain of title?	No
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favor of the builder/developer and as such is irrevocable as per law.	N/A
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favor of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favor of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	N/A
	(d) In case of Builder's POA, whether a certified copy of POA	N/A



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	is available and the same has been verified/compared with the original POA.	
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	N/A N/A N/A N/A
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N/A
	(g) Please comment on the genuineness of POA?	N/A
	(h) The unequivocal opinion on the enforceability and validity of the POA?	N/A
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	N/A
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building; (b) Development Agreement/Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sale (duly registered); (f) Payment of proper stamp duty; (g) Requirement of registration of sale agreement, development agreement, POA, etc.; (h) Approval of building plan, permission of appropriate/local authority, etc.; (i) Conveyance in favour of Society/ Condominium concerned; (j) Occupancy Certificate/allotment letter/letter of possession; (k) Membership details in the Society etc.; (l) Share Certificates; (m) No Objection Letter from the Society; (n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; (o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; (p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. (q) Whether the numbering pattern of the units/flats tally in	N/A.



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	all documents such as approved plan, agreement plan, etc.	
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No.
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	The search has been obtained by me for 5 years, i.e. 2017 to 2021.
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	2020 – 21
33	(a) Urban land ceiling clearance, whether required and if so, details thereon.	Not Required
	(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	No Objection Certificate under the Income Tax Act is required. The Company is to apply for Sec. 281 of Income Tax Act.
34	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Property Mutated in favor of present owner GRG ACCESSORIES PVT. LTD. Office, Taluka Panchayat, Anjar. Dist. Kachchh.
35	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	YES, In Revenue Record
36	(a) Whether the property offered as security is clearly demarcated?	Yes
	(b) Whether the demarcation/ partition of the property is legally valid?	Yes
	(c) Whether the property has clear access as per documents?	Yes
37	Whether the property can be identified from the following documents, and discrepancy/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
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.	There is no difference / discrepancy in any of the title documents.
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 in the title deeds. (If the valuation report and/or approved plan are not available at	The Company will provide Valuation Report separately.



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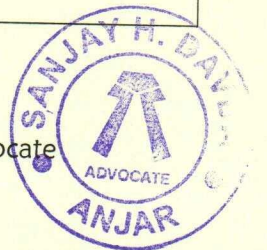
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	the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	
40	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	That there is no bar / restriction for creation of mortgage.
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	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.	Not Applicable
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.	NIL
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Bank is advised to enter Mortgage Mutation in revenue record i.e. Talati, Varsamedi Gram Panchayat Office, Varsamedi. Ta. Anjar. Dist. Kachchh.
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	GRG ACCESSORIES PRIVATE LIMITED.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	N/A.
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N/A
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N/A

Date : 14/07/2021
Place : Anjar -Kutch

Signature of Advocate



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Annexure – C: Certificate of title.

1. I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of ~~*Registered/ Equitable /English 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/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

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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 i.e. 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 no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2017 to 2021 vide search fees bearing No. 2021047011257, Dtd. 13 / 07 / 2021 pertaining to the Immovable Property/(ies) covered by above said Title Deeds excluding the charge of (1) Export Import Bank of India, Mumbai Branch for Rs. 42, 00, 00, 000/- vide M O E Reg. No. 8183, Dated 06/10/2017, (2) State Bank of India, Mumbai Branch for Rs. 15, 00, 00, 000/0 vide M O E Reg. No. 8119, Dated 26/07/2018 and (3) State Bank of India, Mumbai Branch for Rs. 8, 00, 00, 000/- vide M O E Reg. No. 8121, Dated 26. 07. 2018. The property is free from all Encumbrances excluding the charge of (1) Export Import Bank of India, Mumbai Branch for Rs. 42, 00, 00, 000/- vide M O E Reg. No. 8183, Dated 06/10/2017, (2) State Bank of India, Mumbai Branch for Rs. 15, 00, 00, 000/0 vide M O E Reg. No. 8119, Dated 26/07/2018 and (3) State Bank of India, Mumbai Branch for Rs. 8, 00, 00, 000/- vide M O E Reg. No. 8121, Dated 26. 07. 2018.

~~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 inapplicable).~~

~~7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable).~~

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, GRG Accessories Pvt. Ltd.

9. I certify that GRG Accessories Pvt. Ltd. has / have an absolute, clear and Marketable title over the Schedule property(ies) excluding the charge of (1) Export Import Bank of India, Mumbai Branch for Rs. 42, 00, 00, 000/- vide M O E Reg. No. 8183, Dated



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06/10/2017, (2) State Bank of India, Mumbai Branch for Rs. 15, 00, 00, 000/0 vide M O E Reg. No. 8119, Dated 26/07/2018 and (3) State Bank of India, Mumbai Branch for Rs. 8, 00, 00, 000/- vide M O E Reg. No. 8121, Dated 26. 07. 2018.. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable when GRG Accessories Pvt. Ltd. deposited the title deeds with the bank.

10. 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:

1. Certified Copy of Village Form No. 7 / 12
2. Certified Copy of Village Form No. 8 - A
3. Hakkpatrak entry No. 372
4. Hakkpatrak entry No. 504, Dtd. 16/12/1973
5. Hakkpatrak entry No. 1194, Dtd. 08/12/1994
6. Hakkpatrak entry No. 1252, Dtd. 29/03/1996
7. Hakkpatrak entry No. 1634, Dtd. 06/07/2003
8. Hakkpatrak entry No. 2838, Dtd. 05/07/2006
9. Copy of Sale Deed, Reg. No. 5490, Dtd. 29. 07. 2006 in favour of Net Line Press Limited.
10. Hakkpatrak entry No. 2884, Dtd. 13/09/2006
11. Certificate No. JMN - WS - 1272 - 2006, Dtd. 25. 04. 2007 issued by Deputy Collector, Anjar - Kachchh.
12. Hakkpatrak entry No. 3592, Dtd. 12/06/2008
13. Copy of an Order No. A - 3 - BKP - 65 (B) Case No. 2 / 2012 - 13, Dtd. 09. 01. 2013, passed by the Collector, Kachchh.
14. Hakkpatrak entry No. 4694. Dtd. 01/03/2013
15. Copies of letters approving and granting permission for developing industrial park and addition of lands dated 07. 03. 2015, 13. 10. 2015, 05. 01. 2016, 21. 05. 2016, and 20. 01. 2017.
16. Copy of an Order No. A - 3 - BKP - 5 (B) - Welspun - Hetufer - WS - 3009 - 2015, dated 18. 05. 2015 passed by Collector, Kachchh.
17. Copy of Sale Deed, Reg. No. 3988, Dtd. 03. 06. 2017 in favor of GRG Accessories Private Ltd.
18. Copy of Affidavit / Declaration.
19. Copy of B. R. regarding authorize signatory
20. Hakkpatrak entry No. 6152, Dtd. 05/05/2021
21. Search Receipt.

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified / original copies of which I have examined under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI Compliant.

SCHEDULE OF THE PROPERTY (IES)

N. A. Land, Rev. Survey No. 726/2, Area admeasuring 14063. 00 Sq. Meters, Village : Varsamedi. Sub. Dist. Anjar. Dist. Kachchh within the registration jurisdiction of Sub-Registrar, Anjar and bounded as follows :

By East : Road.

By West : Adjoining land of Rev. Survey No. 727.

By North: Adjoin land of Rev. Survey No. 725.

By South: Adjoin Land of Rev. Survey No. 726/1.

Place : Anjar -Kutch

Date : 14/07/2021

Signature of the Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : R S NO. 726/2

Search in : વરસામેડી / VARSAMADI

પહોંચ નંબર ૨૦૨૧૦૪૭૦૧૧૨૫૭ અરજી નંબર
તારીખ ૧૩ માહે

૪૫૫૩ અરજી વર્ષ ૨૦૨૧
જુલાઈ સને ૨૦૨૧

રજુ કરનારનું નામ SANJAY H DAVDA ADV
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2017 2021
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૬૦.૦૦

કુલ ચેકંદરે રૂ. ૧૬૦.૦૦

અંકે રૂપિયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

B K Jadhva
સબ રજીસ્ટ્રાર
અંજાર

અંકે રૂ. : 160.00

20210713666955169

સબ રજીસ્ટ્રાર, અંજાર

મિલકત પરના બીજા અંગોનું પત્રક

Search in : SANJAY H DAVDA ADV અરજી નંબર : 4553 ગામ નું નામ : VARSAMADI

મિલકતનું વર્ણન : R S NO. 726/2

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Kutich-Bhuj Anjar મા -5 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગોનું પુરતોજ મર્યાદીત આ શોધમા તા સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાસ અથવા ખરાપણા વિશે બાંધકારી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધમા ગુફલાની માટેના કોઇપણ ફકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજની પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માહિતી ફેરબત/વિચાણ	રે સ નં 726/2 હે. 1.4063 પ્રતિ આરે			Welspun Anjar SEZ Limited Thorough Its Authorised Sign. Mahendrasinhji Fatehsinhji Sodha	GRG Accessories Pvt. Ltd. through Its Autho. Vijaykumar Parshotam Thakkar	03-06-2017	3988	
₹.13900000.00						03-06-2017		

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Kutich-Bhuj
Anjar

મિલકત પરના બીજા અંગેનું પત્રક

Search in : SANJAY H DAVDA ADV અરજી નંબર : 4553 ગામ નું નામ : VARSAMADI
મિલકતનું વર્ણન : R S NO. 726/2

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Kutichh-Bhuj Anjar મા -5 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા. _____ સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સંબંધિત સ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાઇ અથવા ખરાપણા વિશે બાંધકામી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા ગુફાની માટેના કોઇપણ હકદારા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પડાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
મોર્ગ	રે.સ. નં. 726/2 ફો. 14063.00 ચો મી			GRG Accessories Ltd. Thru. Its Duly Authorized Sign. Arunkumar Shyamal Rastogi	Export Import Bank Of India Mumbai Branch Thro. Its Autho. Officer Utpal Suhas Gokhale	06-10-2017	8183	
રૂ. 420000000.00						06-10-2017		

સહ-રજીસ્ટ્રાર

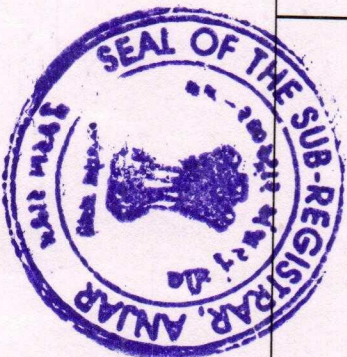
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મિલકતનું વર્ણન : R S NO. 726/2

દસ્તાવેજની આ શીઘ Sub-Registrar Office(SRO) Kutchn-Bhuj Anjar મા -5 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શીઘનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શીઘમા તા _____ સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સહાયજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાઈ અથવા ખરાપણા વિશે બાંધકારી આપતા નથી અને એમાની કોઈપણ માહિતી સંબંધમા જુક્કાની માટેના કોઈપણ હકદારા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
મોર્ગેજ	રે.સ. નં. 726/2 ક્ષે. 14063 ચો.મી			GRG Accessories Ltd. Thro. Its Autho. Sign Arunkumar Shyramlal Rastogi	State Bank Of India Mumbai Branch Thro. Its Officer Puranam Venkata Subbatah Sastry	26-07-2018	8119	
રૂ. 150000000.00						26-07-2018		

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મિલકત પરના બીજા અંગેનું પત્રક

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મિલકતનું વર્ણન : R S NO. 726/2

દસ્તાવેજની આ શીધ Sub-Registrar Office(SRO) Kutichh-Bhuj Anjar

મા -5 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા. _____

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાસ અથવા ખરાપણા વિશે બાંધકામની આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા જુજાની માટેના કોઇપણ ફકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
મોર્ગેજ	રે.સ. નં. 726/2 સે. 14063.00 ચો મી			GRG Accessories Ltd. Thro. Its Autho. Sign Arunkumar Shyamal Rastogi	State Bank Of India Mumbai Branch Thro. Its Officer Puranam Venkata Subbaiah Sastry	26-07-2018	8121	
રૂ. 800000000.00						26-07-2018		

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