

RAJAN PILLAI
ADVOCATE

Ref: CBI/706

DATE: 15/06/2024

To,
Central bank of India,
Corporate Finance Branch,
Central bank of India Building,
M.G Road, Fort, Mumbai 400 001.

Sir,

Sub: Legal Scrutiny Report in respect of Property of Mortgagor:

JAYANT AGRO ORGANIC LTD

All that piece and parcel of open plot of land bearing R.S. No. 602, Plot No. 624/1,624/2, 625, 626 627 Industrial Area Estate, admeasuring 0-67-19 Hec. R.A, lying being and situated at Village Ranoli.

With reference to your instructions, I submit my Legal Scrutiny Report as hereunder

1. Name and address of the present title holder:.

JAYANT AGRO ORGANIC LTD

2. Name and address of the mortgagor

JAYANT AGRO ORGANIC LTD

3. Details/Description of the Property/ies to be mortgaged

Item No.	Survey No. Khata No., House No., Site No.	Extent/Areas of Land/Buildin g	Location Sub District/Dis trict/ Village/ Municipality etc	Boundary
1	All that piece and parcel of open plot of land bearing R.S. No. 602, Plot No. 624/1,624/2, 625, 626 627 Industrial Area Estate, lying	admeasuring 0-67-19 Hec. R.A,	Mouje Ranoli	On the East :Wasted Land. On the West : Govt. Land. On the North Govt. Land. On the South :



Page 1 of 15

	being and situated at Village Ranoli			Property of Nageshwari Mahadev.
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4. Details / description of the documents scrutinized :

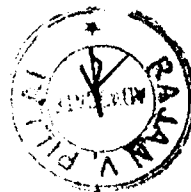
Sr. No.	Date of Document	Name of Document	Whether Original/ Certified? True copy/ Photostat
1.		Village Form no. 6 entry No 352, 1385.	True Copy
2.		Approved proposed factory and shed plan	Photostat
3.	17/05/1991	Permission of VUDA	Photostat
4.	29/02/1992	Non Agriculture Order	Photostat
5.		Construction given by Ranoli Village Counsel.	Photostat
6.	04/05/1992	Sale Deed agreement of Sale was made between JAYANT AGRO ORGANICS PW. LTD. as intended purchaser and MAKWANA AMBALAL MANILAL and BAI CHANCHAL D/O HIRABHAI KANABHAI as Vendor, in respect of R.S. No. 602.	Photostat
7.	07/08/1992	VUDA Development Permission	Photostat
8.	21/10/1992	VUDA Permission in the name of Jayant Agro Organic Pvt. Ltd.	Photostat
9.	21/01/1993	VUDA permission for construction of office, laboratory, store electrical room.	Photostat
10.		Search report of J.C. Patel.	Photostat
11.	23.06.2021	Deed of Mortgage executed by and between Jayant Agro Organics Limited as the Borrower/Mortgagor AND Central Bank of India as the Lead Bank for itself and as an agent of SBI, Oriental Bank of Commerce, Kotak Mahindra Bank Ltd, DBS Bank Ltd correctively referred to as the CBI Consortium and ICIC Bank, duly registered under Serial No. GORVA-5962 of 2021 dated 23.06.2021.	Photostat

5. Brief history of the property /ies and how the owner / mortgagor has derived the title.

(Search and Investigation;)

I have investigated the title of All that piece and parcel of open plot of land bearing R.S. No. 602, Plot No. 624/1,624/2, 625, 626 627 Industrial Area Estate, admeasuring 0-67-19 Hec. R.A, lying being and situated at Village Ranoli and upon perusal of the documents submitted before me more, I have to state as follows :

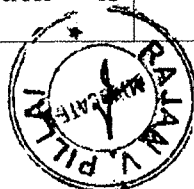
- (1) It is observed from the documents submitted before me that Originally land bearing revenue survey No. 602 was recorded in the name of KANA JIVAN and on his death as shown in revenue entry No. 352 name of his son HIRA KANA was entered as legal heirs.
- (2) It is further observed form the documents submitted before me that in Revenue entry No. 1385 dated 17.07.1976, the said Hirabhai Kanabhai Vankar had on 19-12-1956 executed registered will and as per said will land bearing Survey No. 602 bequeathed to his grandson [daughters son] AMBALAL MANTLAL MAKWANA and also given life time maintenance right to his two daughter named JIVI and BAI CHANCNAL. BAI JIVI died on 09-01-1963 prior to the death of HIRABHAI. HIRABHAI KANABHAT died on 30-01-1976 and on his death as per will AMBALAL MANTLAL MAKWANA had entered his name in revenue records as owners and recorded the name of BAI CHANCHAL also as second right holder.
- (3) It is further observed form the documents submitted before me that vide Sale Deed dated 04-05-1992 Agreement of Sale was made between JAYANT AGRO ORGANICS PVT. LTD. as intended purchaser and MAKWANA AMBALAL MANILAL and BAI CHANCHAL D/O HIRABHAI KANABHAI as Vendor. On the basis of said agreement AMBALAL MANILAL MAKWANA has as per approved proposed factor shed of JAYANT AGRO ORGANICS PVT. LTD and obtained construction permission for VUDA. Same has been granted on 17.05.1991 vide their permission No. VUDA / Plan / Permission /143/91.
- (4) It is further observed form the documents submitted before me that the said AMBALAL MANILAL MAKWANA had obtained N.A. permission for the construction of premises for industrial purpose which was granted on 29.02.1992 issued by District Development Authority Baroda vide their order No. LAND/SR/60/92 Vashi 1556/91-92.
- (5) It is further observed form the documents submitted before me that on 04.05.1992 Sale deed made between JAYANT AGRO ORGANICDS PVT LTD. as purchasers of land bearing Revenue survey No. 602 [Hector 0-69-79] of Mouje RANOLI, District - BARODA, and MAKWANA AMBALAL MANILAL and BAI CHANCHAL D/O HIRABHAI KANABHAI as Vendors. Same has been registered in the sub - registry office, Baroda, at Serial no. 8343.



- (6) The said Shri S.V. Shukla on behalf of JAYANT AGRO ORGANICS PVT. LTD. had applied to RANOLI TOWN COUNCIL for permission to build as per plan, permission and N.A. order obtained by the AMBALAL MANILAL MAKWANA and same has been granted by the RANOLI PANCHAYAT, on 15.05.1992 at serial No. 15.
- (7) The said JAYANT AGRO ORGANICS PVT. LTD. has also obtained three different permissions and N.A. permissions from VUDA for construction work and as per VUDA/ permission / 17/193 dated 21.1.1993 permission to construct office, Laboratory store and electric was given, another permission dated 28-10-1992 vide No. VUDA / permission / 306/92 permission to construct Rest Room, Electrical room, Electrical Sub Station, was given and as per third permission dated 7-8-92 vide permission No. VUDA / permission / 220/22, permission to construct Godown, covered stores was given and as per permission of VUDA and Panchayat construction has been done.
- (8) The said JAYANT AGRO ORGANICS PVT. LTD has executed mortgage deed with Central Bank of India on 08.05.2014 and therein Shri GOVIND DIXIT has signed on behalf of the Central Bank of India and SHRI HEMANT VITHALDAS UDESHI Managing Director of JAYANT AGRO ORGANICS LTD. and it is registered before Sub - Registrar Office, Ranoli, Vadodara at Sr. No. 3699 dated 08.05.2014.
- (9) It is further observed from the documents submitted before me that vide Deed of Mortgage dated 23.06.2021 executed by and between Jayant Agro Organics Limited as the Borrower/Mortgagor AND Central Bank of India as the Lead Bank for itself and as an agent of SBI, Oriental Bank of Commerce, Kotak Mahindra Bank Ltd, DBS Bank Ltd collectively referred to as the CBI Consortium and ICIC Bank, duly registered under Serial No. GORVA-5962 of 2021 dated 23.06.2021.

6	Name of The persons who is/are the present owner/s of the property/ies	Property presently owned by Jayant Agro Organics Limited
7	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If the property is in joint names, whether the share of all the co-owners is identified? If so, its effect thereof.	No Minor Interest
8	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid mortgage on the property/ies.	Yes
9	If the intended Mortgagor is not owner at	Property owned by

	present, how the title shall be transferred in favour of intended mortgagor	Jayant Agro Organics Limited.
10	Whether the permission from any Authority is necessary before creation of mortgage by the intended mortgagor?.	No
11	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?.	Yes, SARFAESI Act is applicable on the same property
12	(a) What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? Clarify. (b) Leasehold immovable property/ies. (Whether the land/building(s) is/are leasehold. Please verify the terms of the lease(s) the name and address(es) of the lessor(s) and whether any permission/NOC from the lessor(s)/ company authority is required for transfer (such as mortgage, sale, etc.) of the property/ies).	Full Ownership No
13	Whether there is any restriction/ prohibition under personal laws of the owner/mortgagor to hold the property/ies under the title deeds through which he has derived the title	No
14	Whether the latest title deed and the immediately previous title deeds (all) are available in originals.	The Original Title Deed is already deposited with Central Bank of India.
14.1	If all the title deeds are not available in Original, reasons thereof, in writing?	N. A.
14.2	In case the original title deeds are not available, the details thereof and the impact on creation of Equitable Mortgage	Not Applicable
14.3	(a) Whether any Power Of Attorney (POA) is involved in the chain of title? (b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	No 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 favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	N. A.
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA	N. A.
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N. A.
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	N. A.
	ii) Whether the POA is a registered one?	N. A.
	iii) Whether the POA is a special or general one?	N. A.
	iv) Whether the POA contains a specific authority for execution of title document in question	N. A.
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub registrar also?)	N. A.
	(g) Please comment on the genuineness of POA?	N. A.
	(h) The unequivocal opinion on the enforceability and validity of the POA.	N. A.
15	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	No
16	Whether the building tax/land revenue has been paid, up to date.	To be obtained latest property tax paid

		receipts
17	Whether any dues recoverable as land revenue are outstanding.	N. A.
18	Whether the land has been converted under the Land Revenue laws? If not required to be converted, give reasons.	N.A.
19	Whether the land is affected by any revenue and tenancy legislations? If so, how and to what extent and the remedy, if any.	N. A.
20	Whether the permission under the Urban Land (ceiling & regulation) Act, 1976 is necessary or not?	N. A.
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.)?	No.
22	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
23	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry	No
24	(a) Is/Are the property/ies free from encumbrances, If no, give details of encumbrances	Not applicable
	(b) Please give detailed account of creation of charge/mortgage or redemptions for a minimum period of 13 years and also state the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for the last 13 years in case of Priority sector advances and for the last 30 years in all other cases.	N.A.



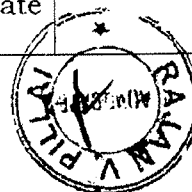
	(c) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.	No minor's interest
25	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 future enforcement?	N.A.
	c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	N. A.
26	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No
	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?	
27	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes, belong to Pvt. Ltd company , branch has to check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the

		Company Registrar (ROC), Articles of Association /provision for common seal etc.
	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.	N.A.
	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)?	N. A.
	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) ?	N. A.
28	Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible, can there be a simple mortgage or by a Registered mortgage or by any other mode of mortgage?	The said property is already mortgaged with Central Bank of India by created a registered mortgaged.
29	Whether the property/ies is/are freehold or leasehold or self occupied or tenanted? If lease-hold/tenanted, what is the remaining term of Lease/tenancy? Whether the property/ies can be taken as mortgage and what precautions to be taken? In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? If Yes, Whether permission/NOC of the lessor is obtained?	freehold property N.A.
30	If owner is a company, Partnership firm, Trust, Temple, Wakf or other legal persons, how the title is affected by its Memorandum and Articles of Association, Partnership deed, Trust	No



	deed or rules or bye laws and what are the precautions to be taken under rules or bye-laws and also how the right to create mortgage is affected by Hindu Religious and Endowments Laws and/or Wakf Deed or Wakf Act, as the case may be.	
31	If property/ies to be mortgaged is/are flat/ apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat-owner (mortgagor); what are the documents of title available for creating mortgage? Documents/records to be taken from builder/owners and their Bankers	Plot of Land
32	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	Not applicable
33	Flats owned/controlled by societies: special requirements to be taken if society refuses to note bank lien/interest.	Not applicable
34	Please state the names of the persons who should join in the creation of mortgage of the property/ies either by deposit of title deeds or by registered mortgage, etc.	Jayant Agro Organics Ltd
35	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? b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	N.A.
36	Any additional documents/precautions, required to be taken	No.
37	Investigation in regard to Agricultural	No

	Land:	
A	Whether land is surplus. If so, give specific details	N.A.
B	Whether the land is under self-cultivation	N.A.
c	If land is owned in different Khatas or is under joint share, give specific share in each Khata	N.A.
d	If consolidations of holdings/acquisition proceedings etc. are in progress in the area, whether the transfer of the land is possible under the state enactments.	N.A.
e	Whether any prior/hidden charges exist against the land. Non-encumbrance should be for a period of 13 years preceding the date of this non-encumbrance certificate	N.A.
f	Whether mutation has been completed in case of existing charges/pending charges.	N.A.
g	Inspection of land on the spot in regard to the quality of land (such as irrigated/unirrigated/water logged, etc.) in order to enable the bank to determine its value.	N.A.
h	Whether any Government loan/taccavis/ Coop loan etc. have been raised against the land, and if so, details about the charges/encumbrances may be specified	N.A.
38	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	No.
39	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished	N.A.
40	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
41	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.



42	Please also specify as to what additional documents, if any, are required for creating valid and enforceable mortgage, if the mortgagor is a company/partnership firm/trust/society/ association/LLP/ HUF/ proprietorship firm.	N.A., since Valid mortgage is already been created
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Permission and Sanctions

07/08/1992	VUDA Development Permission
	Construction given by Ranoli Village Counsel.
29/02/1992	Non Agriculture Order

CERTIFICATE: Whether CONDITIONAL/UNCONDITIONAL-

If Conditional, Kindly mention the conditions to be completed before creation of Mortgage:

Nil

CERTIFICATE : I have scrutinized the xerox copy of the title deeds already deposited relating to the property/ies to be offered as security by way of equitable mortgage/registered mortgage etc. and the documents of title referred to above are perfect evidence of title and that if the said documents are deposited and equitable mortgage/registered etc, is already created in the manner required by law, it will satisfy the requirements of creation of equitable mortgage/registered mortgage etc. and I further certify that:-

1. There are no prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 1992 to 2024 pertaining to the immovable property/ies covered by the above said title deeds, subject to existing charge of Central Bank of India.
2. There are prior mortgages/charges to the extent of which are liable to be cleared or satisfied by complying with the following :
3. There are no claims from minor/s and his/their interest in the property.
4. The undivided share of the minor/s is Nil.
5. The property/ies is/are not subject to the payment.

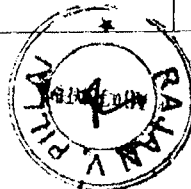
6. Provision of Urban Land (Ceiling & Regulation) Act 1976 is not applicable. If applicable, permission is obtained.
7. Holding/acquisition is in accordance with the provisions of the Land Reform Act.
8. The mortgage if created will be perfect and available to the bank for the liability of the borrower, Jayant Agro Organics Ltd
9. I do not obtained the certified copies of the title deeds.
10. I have examined the record of the Registrar's Office and certify the genuineness of the original title deeds.

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions

I certify that Jayant Agro Organics Limited, have/ will have a valid, clear and marketable title to the property/ies shown above after completion of the following conditions:

The following documents are required to be deposited for creation of Equitable/Registered Mortgage:

Sr. No.	Date of Document	Name of Document	Whether Original/ Certified? True copy/ Photostat
1.	04/05/1992	Sale Deed agreement of Sale was made between JAYANT AGRO ORGANICS PW. LTD. as intended purchaser and MAKWANA AMBALAL MANILAL and BAI CHANCHAL D/O HIRABHAI KANABHAI as Vendor, in respect of R.S. No. 602.	Original
2.	17/05/1991	Permission of VUDA	Photostat
3.	29/02/1992	Non Agriculture Order	Photostat
4.		Construction given by Ranoli Village Counsel.	Photostat

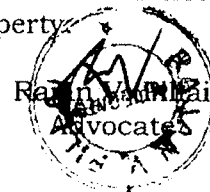


5.	07/08/1992	VUDA Development Permission	Photostat
6.	21/10/1992	VUDA Permission in the name of Jayant Agro Organic Pvt. Ltd.	Photostat
7.	21/01/1993	VUDA permission for construction of office, laboratory, store electrical room.	Photostat
8.		Certified True Copy of 7/12 extract, in the name of JAYANT AGRO ORGANICS PW. LTD and duly noted the charge of Central Bank of India, in respect of the said property.	Photostat
9.		Latest Property Tax Bill/Receipt.	Photostat

Place : Mumbai
Date : 15.06.2024



Note: The above Title Investigation report is issued upon perusal /scrutiny of the documents submitted to me by the bank and bonafidely believed to be true and also based on the search report submitted by my Search Clerk. In order to corroborate the details mentioned in the report and the factual position, it is suggested that the Bank Official may visit the premises intended to be mortgaged or to the society where the flat is situated or the Builder in case of under construction building and confirm the factual position before disbursal of loan, particularly the property situated at Borivali. Further, from the search conducted at the Sub-Registrar's Office at Gorva the search report reveals that some of the indexes are either torn or not maintained properly and the remaining index does not show any adverse encumbrance in respect of Captioned property.



Aarti Mestry

Search Clerk

MUMBAI

ADD:- Flat No. 404, ROYAL RESIDENCY, TAWARIPADA, LALBAUG, MUMBAI - 400 012.

MOB:- 8080040808/8082810996. PAN NO. CVQPM1096M.

Date : 28.05.2024

Sub: Investigation of title piece or parcel of the land and
structure bearing R.S. No. 602, Factory Building Shed and
Godowns, situated at Village Ranoli, Taluka and District
Vadodara/ Gorva, Gujarat.
A/c. M/s. Jayant Agro Organics Ltd.

Dear Sir,

As per your instructions, I have taken the search of above mentioned property at Gorva S.R.O. Manual and Computer record from the year 1994 to 2024 (31 Years).

While taking searches, I have found following documents Registered / Indexed therein pertaining to the aforesaid plot however some entries were found pertaining to other plot's but the same is not captured here as they are not related to the said plot.



Aarti Mestry
Search Clerk

Search taken at Sub-Registrar's at Gorva Manual and Computer Records from the year 1994 to 2024 (31 years).

1994	]	NIL
1995	]	NIL
1996	]	NIL
1997	]	NIL
1998	]	NIL
1999	]	NIL
2000	]	NIL
2001	]	NIL
2002	]	NIL
2003	]	NIL
2004	]	NIL
2005	]	NIL
2006	]	NIL
2007	]	NIL
2008	]	NIL
2009	]	NIL
2010	]	NIL
2011	]	NIL
2012	]	NIL
2013	]	NIL
2014	]	ENTRY

GORVA-3699	Mortgage Deed	08.05.2014
2014	AV. 2450400000/-	08.05.2014

M/s. Jayant Agro Organics Ltd. Through Managing
Director Mr. Hemant Vithaldas Udeshi.

To

Central Bank of India (C.B.I). Through Auth. Sign. Mr.
Govind Dixit.

Schedule: Property bearing

- 1) Revenue Survey No. 624/1, 624/2, 625, 626 and 627,
Ranoli Industrial Area, situated at Village Ranoli, Taluka
and District Vadodara, Gujarat. Area 20133 Sq. Mtrs.
- 2) Revenue Survey No. 602, Factory Building Shed and
Godowns, situated at Village Ranoli, Taluka and District
Vadodara, Gujarat. Area 0-67-79 HR

3) Revenue Survey No. 296, 297, 298, 299/1 and 300,
situated at Village Dhanora, Taluka and District Vadodara,
Gujarat. Area 35309 Sq. Mtrs.

2015	]	NIL
2016	]	NIL
2017	]	NIL
2018	]	NIL
2019	]	NIL
2020	]	NIL
2021	]	ENTRY

GORVA-5962	Mortgage Deed	23.06.2021
2021	AV. 120000000/-	23.06.2021

M/s. Jayant Agro Organics Ltd. Through Managing
Director Mr. Hemant Vithaldas Udeshi.

To

Central Bank of India (C.B.I). Through Auth. Sign. Mr.
Govind Dixit.

Schedule: Property bearing

- 1) Revenue Survey No. 624/1, 624/2, 625, 626 and 627,
Ranoli Industrial Area, situated at Village Ranoli,
Taluka and District Vadodara, Gujarat. Area 20133 Sq.
Mtrs.
 - 2) Revenue Survey No. 602, Factory Building Shed and
Godowns, situated at Village Ranoli, Taluka and District
Vadodara, Gujarat. Area 0-67-79 HR
 - 3) Revenue Survey No. 296, 297, 298, 299/1 and 300,
situated at Village Dhanora, Taluka and District Vadodara,
Gujarat. Area 35309 Sq. Mtrs.
-

2022	]	NIL
2023	]	NIL
2024	]	NIL

Note: Manual & Computer Index II 1994 TO 2024 not maintain properly, Search is subject to available records.



Aarti Mestry
Search Clerk

**Inspector General of Registration
Revenue Department, Government of Gujarat
e-Application Receipt**

મિલકત નું વર્ણન : Revenue Survey No 264/1 264/2 625 626 627

ગામ : રણોલી /RANOLI

પહોંચ નંબર 202401700017106

અરજી નંબર 6995

અરજી વર્ષ 2024

તારીખ 28

સને 2024

રજુ કરનારનું નામ : ADV AARTI H MAKWANA

ચલણ નંબર : 20240528372404339

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાલીઓ (કલમ 58 થી 59).....

શોધ અગર તપાસણી..... વર્ષ : 1994 થી 2024

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

અંકે રૂપીયા ચાર સો વીસ પૂરા

૩. પૈસા

420

કુલ એકંદરે રૂ. 420.00



નોંધ: ૧) આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રાર ની સહી ની જરૂરિયાત નથી.

૨) સીસ્ટમ જનરેટેડ e-Application Receipt નકલ માં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.

૩) આ e-Application Receipt કચેરી કામકાજના ૩ દિવસમાં જે તે સબરજીસ્ટ્રાર કચેરીમાં રજૂ કર્યોથી આપ ભૌતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.



Digitally signed by:

DS INSPECTOR GENERAL OF REGISTRATION

S.R.O - Gorva

Date: 28-05-2024 21:38:34 IST

VADODARA, GUJARAT

IGR-NIC(G) 202401700017106 (W)

28/05/2024 21:38:30

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : ADV AARTI H MAKWANA અરજી નંબર : 6905 ગામ નું નામ : RANOLI મિલકતનો પ્રકાર: Non-Agriculture

Search Year : 1994 - 2024 મિલકતનું વર્ણન: Revenue Survey No 264/1 264/2 625 626 627

દસ્તાવેજની આ શોધ S.R.O - Gorva માં 31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ શોધ માં તા

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામાં અથવા આદેશના સંબંધમાં લાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
મોર્ગેજ રૂ. 2450400000.00	Moje Dhanora R S No 296, 297, 298, 299/1 and 300 totally adm. 35309 Sq.mtr -- Moje Ranoli - R S No 602 toally adm. Hectares 0-67-79 together with Factory Building Shed, Godowns, --- Moje Ranoli -- R S No 624/1, 625, 626 & 627 Plots No 624/1, 624/2, 625, 626 & 627 in the Ranoli Industrial Area / Estate adm. 20133 Sq.mtr			Jayant Agro Organics Limited Through its Managing Director Mr Hemant Vitthalidas Udeshi	Central Bank of India (C B I) Through its Authorized Manager Mr Govind Dixit (M C B Branch Akota Vadodara)	08-05-2014 08-05-2014	3699	

ઇ -પેમેન્ટ રાન્ડોક્શન નંબર 20240528372404339 તા 28-05-2024 થી મળેલ છે.

Search By : ADV AARTI H MAKWANA

પ્રિન્ટ તારીખ : 28-05-2024

Self attested/સ્વ-પ્રમાણિત :

1 of 2

**ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)**

Search in : ADV AARTI H MAKWANA અરજી નંબર : 6905 ગામ નું નામ : RANOLI મિલકતનો પ્રકાર: Non-Agriculture

Search Year: 1994 - 2024 મિલકતનું વર્ણન: Revenue Survey No 264/1 264/2 625 626 627

દસ્તાવેજની આ શોધ S.R.O - Gorva માં 31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ શોધ મા તા

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 કુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
મોર્ગેજ રૂ.120000000.00	--- Moje Ranoli -- R S No 624/1, 625, 626 & 627 Plots No 624/1, 624/2, 625, 626 & 627 in the Ranoli Industrial Area / Estate adm. 20133 Sq.mtr Moje Dhanora R S No 296, 297, 298, 299/1 and 300 totally adm. 35309 Sq.mtr -- Moje Ranoli - R S No 602 toally adm. Hectares 0-67-79 together with Factory Building Shed, Godowns,		Jayant Agro Organics Limited Through its Managing Director Mr Hemant Vitthaladas Udeshti	Central Bank of India (C B I) MID CORPORATE FINANCE BRANCH AKOTA VADODARA	23-06-2021 23-06-2021	5962		

ઇ -પેમેન્ટ ટાન્નોકેશન નંબર 20240528372404339 તા 28-05-2024 થી મળેલ છે.

Search By : ADV AARTI H MAKWANA

શોધ ફી	320.00
EC ફી	100



- ૧) આ બોજાપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોકસાઈ અથવા ખરાબણા વિશે બાંહેધરી આપતા નથી. તેમજ નુકસાની માટેના કોઇપણ હકદાવા માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજાપત્રક (Encumbrance Certificate) હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઇ ફેરફાર/ચેડાં કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો છે. આ અંગે કોઇ વિસંગતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.
- ૨) આ બોજાપત્રક માત્ર એક જ મિલકત માટે માન્ય ગણાશે.

પ્રિન્ટ તારીખ : 28-05-2024

Self attested/સ્વ-પ્રમાણિત :

**Inspector General of Registration
Revenue Department, Government of Gujarat
e-Application Receipt**

મિલકત નું વર્ણન : Revenue Survey No 296 297 298 299/1 300

ગામ : ધનોરા /DHANORA

પહોંચ નંબર 202401700017105

અરજી નંબર

6994

અરજી વર્ષ

2024

તારીખ 28

સને

2024

રજુ કરનારનું નામ : ADV AARTI H MAKWANA

ચલણ નંબર : 20240528994766350

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....વર્ષ : 1994 થી 2024

420

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

અંકે રૂપીયા ચાર સો વીસ પુરા

કુલ એકદરે રૂ. 420.00



નોંધ: ૧) આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રાર ની સહી ની જરૂરિયાત નથી.

૨) સીસ્ટમ જનરેટેડ e-Application Receipt નકલ માં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.

૩) આ e-Application Receipt કચેરી કામકાજના ૩ દિવસમાં જે તે સબરજીસ્ટ્રાર કચેરીમાં રજૂ કર્યોથી આપ ભૌતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.

IGR-NIC(G) 202401700017105 (W)



Digitally signed by:

DS INSPECTOR GENERAL OF REGISTRATION

S.R.O - Gorva

Date: 28-05-2024 21:27:09 IST

VADODARA, GUJARAT

28/05/2024 21:27:06

ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : ADV AARTI H MAKWANA અરજી નંબર : 6904 ગામ નું નામ : DHANORA મિલકતનો પ્રકાર : Non-Agriculture

Search Year : 1994 - 2024 મિલકતનું વર્ણન : Revenue Survey No 296 297 298 299/1 300

દસ્તાવેજની આ શોધ S.R.O - Gorva માં 31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ શોધ માં તા

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 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
માલિકી ફેરખત/વેચાણ રૂ.35309000.00	Non-Agricultural Lands Revenue Survey No. 296, 297, 298, 299/1 And 300admeasuring 14164, 3541, 6779, 4654 અને 6171 Sq.mtsTotally admeasuring 35309 Sq.mts.		M/s GUJARAT CARBON AND INDUSTRIES Ltd. MANAGING DIRECTOR Lalit Kumar Guglani	M/s. Ihsedu Speciality Chemicals Pvt. Ltd. Authorised Signatory Hemant V. Udeshi	10-01-2007 10-01-2007	226	

ઇ-પ્રોવેન્ટ ટ્રાન્ઝેક્શન નંબર 20240528994766350 તા 28-05-2024 થી મળેલ છે.

Search By : ADV AARTI H MAKWANA

શોધ ફી	320.00
EC ફી	100



- ૧) આ બોજાપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોકસાઇ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી. તેમજ નુકશાની માટેના કોઇપણ હકદારના માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજાપત્રક (Encumbrance Certificate) હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઇ ફેરફાર/ચેડાં કરવા કે ખોટી નકલ બનાવવી કોજદારી ગુન્હો છે. આ અંગે કોઇ વિસંગતતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.
- ૨) આ બોજાપત્રક માત્ર એક જ મિલકત માટે માન્ય ગણાશે.

પ્રિન્ટ તારીખ : 28-05-2024

Self attested/સ્વ-પ્રમાણિત :

