

RAJAN PILLAI

ADVOCATE

Ref: CBI/705

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. 296,297, 299/1,300, admeasuring 35309 Sq. Mtr., Village Mouje Dhanora

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

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

M/s JAYANT AGRO ORGANIC LTD

2. Name and address of the mortgagor

M/s 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/District/ Village/ Municipality etc	Boundary
1	All that piece and parcel of open plot of land bearing R.S. No. 296,297, 299/1,300.	admeasuring 35309 Sq. Mtr	Mouje Dhanora	Boundary Revenue Survey No.296: On the East :R.S. No. 298 and 297. On the West : R.S. No.295 On the North Road



				<p>On the South : Road.</p> <p>Boundary Revenue Survey No.330: On the East :R.S. No. 300. On the West : R.S. No.296 On the North: R.S. No. 298. On the South : Road.</p> <p>Boundary Revenue Survey No.298: On the East :R.S. No. 298 & 299/1. On the West : R.S. No.296 On the North: Road. On the South : R.S. No. 297.</p> <p>Boundary Revenue Survey No.299/1: On the East :R.S. No. 299. On the West : R.S. No.298. On the North: Road. On the South : R.S. No. 300.</p> <p>Boundary Revenue Survey No.330: On the East :R.S. No. 301. On the West : R.S. No.297. On the North:</p>
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				R.S. No. 299/1. On the South : Road
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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 . 7112, 6 8-A	True Copy
2.	22/03/1988	Sale Deed executed by and between Gujarat Carbon Ltd. as purchaser and Lakhiben Wd/o Samatsing Pahadsing, Udesing, Jaswantsing, Pratapsing, I Kanakben as vendors in respect of R.S. No. 3129, duly registered dated 05/05/1997 under Serial No. 3129.	Original
3.	13/05/1988	Sale Deed executed between Gujarat Carbon Ltd. as purchaser and Kamlaben widow of Mohanbhai Khodabhai, Ratansinh Khodabhai, Baliben Khodabhai as vendors in respect of R.S. No.297, duly registered on 05/05/1997, under Serial No. 5905 (Old).	Original
4.	11/04/1988	Sale Deed between Gujarat Carbon Ltd. as purchaser and Fatehsing alias Buddhabhai Jorabhai as vendor, in respect of R.S. No. 298, duly registered on 05/05/1997, under Serial No. 4144 (Old).	Original
5.	25/03/1988	Sale Deed made between Gujarat Carbon Ltd. as purchaser and somabhai Hathi and Devabhai Hathi as vendors, in respect of R.S. No.299/1, duly registered on 05/05/1997 under Serial No. 3321 (Old)..	Original
6.	25/03/1988	Sale Deed between Gujarat Carbon Ltd. as purchaser and [1] Somabhai [2] Ranchhodbhai [3] Lakhiben [4] Kashiben [Kamuben] [5] Chandanben [6] Gangaben [7] Amratben sons and daughters of Melabhai Virabhai as vendor, in respect of of R.S. No. 300, duly registered on 05/05/1997 under Serial No.6426.	Original



7.	27/12/1996	N.A. Order	Photostat
8.	18/10/1989	Approved plan vide No. 196 of 1989	Photostat
9.	23/02/2001	No due Certificate of IFCI Ltd	Photostat
10.	10/10/2003	Letter issued by Chief Manager, Dena Bank regarding Satisfaction of charge	Photostat
11.	16/12/2004	Letter issued by UTI mutual Fund	Photostat
12.	04/06/2005	No Due certificate from IDBI	Photostat
13.	26/04/2006	Minutes of Meeting of Board of Directors of Gujarat Carbon and Industries Ltd.	Photostat
14.	06/11/2006	Certificate of Dhanora Gram Panchayat	Photostat
15.	22/11/2006	Tax paid receipt issued by Taluka Panchayat	Photostat
16.	10/01/2007	Sale Deed, executed by and between M/s Gujarat Carbon and Industries Ltd. through Managing Director, Lalitkumar Gunglani as vendor AND M/s Ihsedu Speciality Chemicals Pvt. Ltd. through authorized signatory Hemant V. Udeshi as purchaser, in respect of land bearing Revenue Survey No. 296, 297, 298, 299/1 and 300, situated at Village Dhanora, Taluka and District Vadodara, Gujarat. Area 35309 Sq. Mtrs, along with all annexure enclosed therein.	Original
17.	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
18.	14/08/2007	Village form No . 7/12, 6 & 8- A	Photostat
19.		Search Report	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. 296,297, 299/1,300, admeasuring 35309 Sq. Mtr., Village Mouje Dhanora and upon perusal of the documents submitted before me more, I have to state as follows :

Revenue Survey No. 296 of Village Dhanora, Dist. Baroda

- (1) It is observed from the documents submitted before me that vide Revenue Entry No. 128, Shah Bhailal Hirachand [2] Ramanlal Shivilal and [3] Shantilal Chunilal had purchased Revenue Survey No. 296 by registered sale deed dated 30-4-1952 from Laxman Jibhai and accordingly Laxmanbhai's name was deleted. Said entry was certified on 10-1-1955.
- (2) Vide revenue entry No. 347 dated 22.3.1958 by oral agreement / division, said land bearing Revenue survey No. 296 was given to Bai Chanchal Wd/o Chunilal Bhailal and accordingly name of [U Shah Bhailalbhair Hirachand [2] Ramanlal Shivilal and Shantilal Chunilal were deleted. Said entry was approved by the authority.
- (3) The name of Protected tenant Samantsingh pahadsingh was entered on Revenue survey Number including R.S. No. 275 and same was approved on 10-1-1955.
- (4) The said Samantsing Pahadsingh had paid prescribed amount in two installment and accordingly his name was entered in revenue survey No. 296 as per tenancy ledger No. 3806, Case No. 2/68 dated 30-8-1968. Name of Protected tenant was recorded as owner as per order of ALT court dated -8-1971 and name of Bai Chanchal was recorded as second right holder. Same was recorded in revenue record on 28-9-1971 as per revenue entry No. 684.
- (5) The said Gohil Samantsing Pahadsing died and accordingly name of his legal heirs namely Lakhiba Wd/o Samantsing Pahadsing Udesing, Jashvantsing, Pratapsing Gohil were entered in revenue record as per revenue entry No. 985 dated 28-11-86. Same was approved on 07/08/1987.
- (6) Vide revenue entry No. 1050 on 26-12-1991, Mamlatdar of Krushi Panch, Vadodara in case No./ 13691 has ordered that under section 84-C of protected tenancy Act, if the condition of land are not followed within 3 months, the said land will be recorded in the Government under Section 84-C of the Act and the same was approved on 7.3.1992.
- (7) the land bearing Revenue survey No. 296 were recorded in the name of Government as per order in Ganot Case No. 63602/91 dated 18/12/1991 as the said land was not put in original condition as per order. Same was recorded in revenue record on 01/12/1992 as per revenue entry No. 1060, same was approved by Mamlatdar Krushi Panch on 10-2-1993 after verifying note of revenue entry No. 1050.



- (8) as per order of Collector, Vadodara vided order No.TNA/Vashi12369 to 2373 dated 6-8-94, land bearing Revenue survey No. 296 and 311 totally admeasuring 18717 Sq. Mtr. was converted as per section 43 of protected Tenancy act for using the land for agriculture purpose. As per application of Mrs. Lakhiba Wd/o Samantsing Pahadsing after observing condition No.1 o 5 mentioned in the said order and collector had given to permission to sell to consolidated Protech Industries Ltd. means Gujarat Carbon Company. Same was recorded in revenue record on 14-10-1996 as per revenue entry No. 1148 and said entry was approved on 15-11-1996.
- (9) by registered sale deed dated 22/03/1988, duly registered old Sr. No. 3129 between Gujarat Carbon Ltd. as purchaser and Lakhiben Wd/o Samatsing Pahadsing, Udesing, Jaswantsing, Pratapsing Kanakben as vendors,. The said land bearing revenue survey No. 295 was sold to Gujarat Carbon Ltd, for a consideration and on the terms and conditions contained therein. The Name of Gujarat Carbon were recorded in revenue record i.e. in Village form No. 7/12, as per revenue entry No.1154.

Revenue Survey No. 297

- (10) As per revenue entry No. 259 by virtue of family division, name of Khodabhai Jinabhai was entered in revenue survey No. 297 and. name of Jinabhai Abhesing was deleted. Same was certified on 10-01-1955.
- (11) The said Khodabhai Jinabhai died on 31-05-1984 and on his death, the name of his legal heirs namely Mohanbhai, Ratangsing, Baluben sons & daughter of Khodabhai Jinabhai were entered as legal heirs on the basis of Table of Lineage. Same was recorded in revenue record on 20-6-84 as per revenue entry No. 927 and same was approved on 25-07-1984 by Additional Mamlatdar at Baroda.
- (12) Vide revenue entry No. 1071 dated 20/06/1984, Mohanbhai Khodabhai died and on his death name of Kamlaben wd/o Mohanbhai Khodabhai was entered in the revenue record as legal heirs.
- (13) Vide revenue entry No. 941 darterd 10-01-1985 Baliben daughter of Khodabhai Jinavbhai had waived her right and accordingly her name was deleted. Same was approved on 14-03-1985.
- (14) by registered sale deed dated 13.5.88, registered under Sr. No. 5905 [old] made between Gujarat Carbon Ltd. as purchaser and Kamlaben widow of Mohanbhai Khodabhai, Ratansinh

Khodabhai, Baliben Khodabhai as vendors. The said land bearing Revenue survey No. 297 was sold to Gujarat Carbon Ltd. said sale deed was finalized on 05-05-1997. Xerox copy of registration receipt, as per new registration No. 2323197 of Sub registrar Office at Baroda. Xerox copy of original sale deed and Xerox copy of Index No. 2 are produced for verification. Name of Gujarat Carbon were recorded in revenue record i.e. in Village form No. 7/12.

Revenue Survey No. 298

- (15) As per revenue entry No. 116 name of Fatehsing alias Buddhabhai Jorabhai was entered by virtue of family division and name of Mohan Jibhai was deleted. Said entry was certified on 10-01-1955.
- (16) by registered sale deed dated 11.4.88, registered at Sr. No. 4144 [old] made between Gujarat Carbon Ltd. as purchaser and Fatehsing alias Buddhabhai Jorabhai as vendor. The said land bearing Revenue survey No. 298 was sold to Gujarat Carbon Ltd. said sale deed was finalized on 05-05-1997, as per new registration No.2322/97 of Sub-registrar office at Baroda. The Name of Gujarat carbon were recorded in revenue record i.e. in Village form No. 7 /72.

Revenue Survey No. 299/1

- (17) As per revenue entry No. 251 on the death of Sardarsing Jagabhai name of his son Himatsing Sardarsang was entered as legal heirs. Same was approved on 10-01-1955.
- (18) as per revenue entry No. 355 dated 15.09.1998 by way of family division name of Devabhai Hathi and Somabhai Hathi were entered in revenue survey No. 299/1 and 2 other revenue survey numbers as name of Himmat Sardar was entered as legal heirs. For that purpose, sons of Himmat Sardar namely Ukabhai and Shanabhai had given consent reply and Devabhai Hathi and Somabhai Hathi had also given reply and accordingly their names were entered in revenue record i.e. in Village form no' 7/12,& 6 and same was approved on 29-05-1994.
- (19) by registered sale deed dated 25.03.1988, registered under Sr. No. 3321 [old] made between Gujarat Carbon Ltd. as purchaser and Somabhai Hathi and Devabhai Hathi as vendors. The said land bearing Revenue survey No. 299/1 was sold to Gujarat carbon Ltd. said sale deed was finalized on 05-05-1997, as per new registration No.2321/1997 of Sub-registrar Office at Baroda.. The



Name of Gujarat carbon were recorded in revenue record i.e. in Village form No. 7/12.

Revenue Survey No. 300

- (20) on the death of Virabhai Kabhai, name of his son Melabhai Virabhai was entered as legal heirs in Revenue Survey No. 300, name of Virabhai Kabhai was deleted. Same was recorded in revenue record as per revenue entry No. 135 and approved on 10-01-1955.
- (21) Melabhai Virabhai died and on his death, name of his legal heirs Laxmiben, Kashiben, Chandanben, Gangaben, Amarrfiben daughters of Melabhai, Virabhai, Somabhai Ranchhodbhai sons of Melabhai Virabhai were entered as legal heir son the basis of Table of Lineage and Panchkyas. Same was recorded in revenue record on 28-2- 1987 as per revenue entry No. 987. Same was approved on 03-10-1987.
- (22) on 25.5.1988 by registered Sale deed registered at Serial No. 5426 made between Gujarat Carbon Ltd. as purchaser and [1] Somabhai [2] Ranchhodbhai [3] Lakhiben [4] Kashiben [Kamuben] [5] Chandanben [6] Gangaben [7] Amratben sons and daughters of Melabhai Virabhai as vendor. The said land bearing Revenue survey No. 300 was sold to Gujarat Carbon Ltd. said sale deed was finalized on 05-05-1997. as per new registration No.2326/97 of Sub-registrar Office at Baroda. The Name of Gujarat Carbon were recorded in revenue record i.e. in Village form No.7/12. As per revenue entry No. 1154.
- (23) The land owner got the plan approved for several revenue survey numbers and Gujarat Carbon Ltd. obtained permissions to build vide letter No. VUDA/PERMISISON/196/89 Dated 18-10-1989 from Deputy Town Planner, Urban Development Authority, Vadodara.
- (24) On 27-12-1996, District Development authority had given N.A. order vide order No. Land / C/2/7425196 from land Revenue Division, District Panchayat, Said N.A. is obtained for industrial purpose.
- (25) On 23.02.2001 IFCL Ltd. has given No Due certificate regarding payment of loan addressed to Gujarat Carbon and Ind. Ltd. vide letter no. ARO/CH E M/62/ 2001 / 886.
- (26) On 09-10-2003 Chief Manager, Dena Bank has given No due Certificate vide letter No. ALK/GTV/ADV/430/2003 addressed to Gujarat Carbon and Ind. Ltd. On 16-12-2004 UTI Mutual fund

has given No due Certificate to Gujarat Carbon and Ind. Vide letter No. HOCFDIII/22B.8 [GCIL]/296.

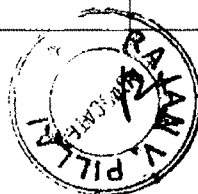
- (27) Minutes of Meeting on 26.04.2006 company secretary has given right to L.K. Golani, M.D. of Company authorized him to negotiate and dispose off, sell vacant plots of land and thereafter resolution dated 15.9.2006 passed in 29th Annual General Meeting of the members of Gujarat Carbon and Ind. Ltd.
- (28) On 06-11-2006 Talati Cum Secretary of Phanora Gram Panchayat has given No due Certificate for payment of land revenue for the year 2005- 2006 and tax paid receipt is produced.
- (29) by registered Sale Deed dated 10/01/2007, duly registered at Serial No. GORVA-226/2007, made between M/s Gujarat Carbon and industries Ltd. through Managing Director, Lalitkumar Gunlani as vendor of Revenue survey No. 296,297,298,299/1 and 300 admeasuring 74164,3547,6679,4654 & 6171 Sq. Mtrs. respectively and M/s lshedu Speciality Chemicals Pvt. Ltd. through authorized signatory Hemant V. Udeshi as purchaser. The said land bearing Revenue survey No. 296,297,298,299/1 and 300 were sold to lshedu Speciality Chemicals Ltd and same was certified on 74.8.2007 and village form no. 7/12,6 & 8-A.

6	Name of The persons who is/are the present owner/s of the property/ies	Property presently owned by M/s Jayant Agro Organics Ltd (Vide order dated 06.12.2012 the said M/s lshedu Speciality Chemicals Pvt. Ltd changed the name as Jayant Agro Organics Ltd)
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



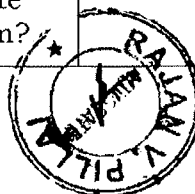
9	If the intended Mortgagor is not owner at present, how the title shall be transferred in favour of intended mortgagor	Property presently owned by M/s Jayant Agro Organics Ltd (Vide order dated 06.12.2012 the said M/s lhsedu Speciality Chemicals Pvt. Ltd changed the name as Jayant Agro Organics Ltd)
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 lese(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?	No
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	N. A.
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. 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.	
	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	freehold property

	<p>property/ies can be taken as mortgage and what precautions to be taken?</p> <p>In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage?</p> <p>If Yes, Whether permission/NOC of the lessor is obtained?</p>	N.A.
30	<p>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 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.</p>	No
31	<p>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</p>	Plot of Land
32	<p>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?</p>	Not applicable
33	<p>Flats owned/controlled by societies: special requirements to be taken if society refuses to note bank lien/interest.</p>	Not applicable
34	<p>Please state the names of the persons who should join in the</p>	Jayant Agro Organics Ltd



	creation of mortgage of the property/ies either by deposit of title deeds or by registered mortgage, etc.	
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 Land:	No
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	N.A.

	so, details about the charges/encumbrances may be specified	
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.	Not applicable since mortgagors are individuals

Permission and Sanctions

18/10/1989	Approved plan vide No. 196 of 1989.
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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 M/s Jayant Agro Organics Ltd , 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.	22/03/1988	Sale Deed executed by and between Gujarat Carbon Ltd. as purchaser and Lakhiben Wd/o Samatsing Pahadsing, Udesing, Jaswantsing, Pratapsing, I Kanakben as vendors in respect of R.S. No. 3129, duly registered dated 05/05/1997 under Serial No. 3129.	Original
2.	13/05/1988	Sale Deed executed between Gujarat Carbon Ltd. as purchaser and Kamlaben widow of Mohanbhai Khodabhai, Ratansinh Khodabhai, Baliben Khodabhai as vendors in respect of R.S. No.297, duly registered on 05/05/1997, under Serial No. 5905 (Old).	Original
3.	11/04/1988	Sale Deed between Gujarat Carbon Ltd. as purchaser and Fatehsing alias Buddhabhai Jorabhai as vendor, in respect of R.S. No. 298, duly registered on 05/05/1997, under Serial No. 4144 (Old).	Original
4.	25/03/1988	Sale Deed made between Gujarat Carbon Ltd. as purchaser and somabhai Hathi and Devabhai Hathi as vendors, in respect of R.S. No.299/1, duly registered on 05/05/1997 under Serial No. 3321 (Old)..	Original
5.	25/03/1988	Sale Deed between Gujarat Carbon Ltd. as purchaser and [1] Somabhai [2] Ranchhodbhai [3] Lakhiben [4] Kashiben [Kamuben] [5] Chandanben [6] Gangaben [7] Amratben sons and daughters of Melabhai Virabhai as vendor, in respect of R.S. No. 300, duly registered on 05/05/1997 under Serial No.6426.	Original
6.	10/01/2007	Sale Deed, executed by and between M/s Gujarat Carbon and Industries Ltd. through Managing Director, Lalitkumar Gunglani as vendor AND M/s Ihsedu Speciality Chemicals Pvt. Ltd. through authorized signatory Hemant V. Udeshi	Original

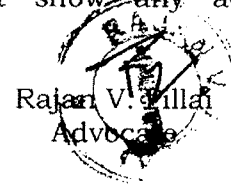


		as purchaser, in respect of land bearing Revenue Survey No. 296, 297, 298, 299/1 and 300, situated at Village Dhanora, Taluka and District Vadodara, Gujarat. Area 35309 Sq. Mtrs, along with all annexure enclosed therein.	
7.	27/12/1996	N.A. Order	Photostat
8.	18/10/1989	Approved plan vide No. 196 of 1989	Photostat
9.		Certified True Copy of 7/12 extract, in the name of M/s Ihsedu Speciality Chemicals Pvt. Ltd and duly noted the charge of Central Bank of India, in respect of the said property.	Photostat
10.		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> 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 Revenue Survey No. 296, 297, 298, 299/1 and 300, 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 1988 to 2024 (35 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 1988 to 2024 (35 years).

1988	]	NIL
1989	]	NIL
1990	]	NIL
1991	]	NIL
1992	]	NIL
1993	]	NIL
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	]	ENTRY

<u>GORVA-226</u>	<u>Sale Deed</u>	<u>10.01.2007</u>
2007	AV. 2450400000/-	10.01.2007

M/s. Gujarat Carbon and Industries Ltd. Through
Managing Director Mr. Lalit Kumar Guglani.

To

M/s. Ihsedu Speciality Chemicals Pvt. Ltd. Through Auth
Sign Mr. Hemant V. Udeshi.

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

2008	]	NIL
2009	]	NIL
2010	]	NIL
2011	]	NIL
2012	]	NIL
2013	]	NIL
2014	]	ENTRY

<u>GORVA-3699</u>	<u>Mortgage Deed</u>	<u>08.05.2014</u>
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

<u>GORVA-5962</u>	<u>Mortgage Deed</u>	<u>23.06.2021</u>
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 1988 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 : R. S. No 602

ગામ : રણોલી /RANOLI

પહોંચ નંબર 202401700017107

અરજી નંબર

6986

અરજી વર્ષ

2024

તારીખ 28

સને

2024

રજુ કરનારનું નામ : ADV AARTI H MAKWANA

ચલણ નંબર : 20240528416924201

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 58 થી 59).....

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 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 22:00:04 IST
VADODARA ,GUJARAT

IGR-NIC(G) 202401700017107 (W)

28/05/2024 22:00:00

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 : 6906 ગામ નું નામ : RANOLI મિલકતનો પ્રકાર : Non-Agriculture

Search Year : 1994 - 2024 મિલકતનું વર્ણન : R. S. No 602

દસ્તાવેજની આ શોધ S.R.O - Gorva માં 31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકોર્ડ 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
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 Heclares 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 Vitthaladas 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 ટ્રાન્ઝેક્શન નંબર 20240528416924201 તા 28-05-2024 થી મળેલ છે.

Search By : ADV AARTI H MAKWANA

પિન્ટ 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 : 6906 ગામ નું નામ : RANOLI મિલકતનો પ્રકાર: Non-Agriculture

Search Year: 1994 - 2024 મિલકતનું વર્ણન: R. S. No 602

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

દસ્તાવેજનો પ્રકાર અને અવેજ (લાસી 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
મોજેજ 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 totally adm. Heclares 0-67-79 together with Factory Building Shed, Godowns.			Jayant Agro Organics Limited Through its Managing Director Mr Hemant Vilthaldas Udeshi	Central Bank of India (C B I) MID CORPORATE FINANCE BRANCH AKOTA VADODARA	23-06-2021 23-06-2021	5962	

ઇ -પોમેન્ટ ટ્રાન્ઝેક્શન નંબર 20240528416924201 તા 28-05-2024 થી મળેલ છે.

Search By : ADV AARTI H MAKWANA

શોધ ફી	320.00
E.C. ફી	100



- આ બોજાપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોકસાઈ અથવા ખરાપણા વિશે બોધધરી આપતા નથી. તેમજ નુકશાની માટેના કોઈપણ હકદાવા માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજાપત્રક (Encumbrance Certificate) હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/ચેડાં કરવા કે ખોટી નકલ બનાવવી કોઈદાની ગુન્હો છે. આ અંગે કોઈ વિસંગતા કે વિવાદ વખતે અસલ રેકર્ડ માન્ય ગણાશે.
- આ બોજાપત્રક માત્ર એક જ મિલકત માટે માન્ય ગણાશે.

પ્રિન્ટ તારીખ : 28-05-2024

Self attested/સ્વ-પ્રમાણિત :

2 of 2

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

મિલકત નું વર્ણન : R. S. NO 296

ગામ : DHANORA.. /DHANORA..

પહોંચ નંબર 202401400010627

અરજી નંબર 5531

અરજી વર્ષ 2024

તારીખ 28

સને 2024

રજુ કરનારનું નામ : ADV AARTI H MAKWANA

ચલણ નંબર : 20240518857635765

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસફી..... વર્ષ : 1988 થી 2024

480

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

અંકે રૂપીયા ચાર સો એંશી પુરા

કુલ એકંદરે રૂ. 480.00



નોંધ: ૧) આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રાર ની સહી ની જરુરિયાત 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 કર્યેથી આપ ભૌતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.



Digitally signed by:

DS INSPECTOR GENERAL OF REGISTRATION

S.R.O - Vadodara-1

Date: 28-05-2024 21:12:29 IST

VADODARA ,GUJARAT

IGR-NIC(G) 202401400010627 (W)

28/05/2024 21:12:25

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 : ગામ નું નામ : DHANORA, મિલકતનો પ્રકાર: Non-Agriculture

Search Year : 1988 - 2024

મિલકતનું વર્ણન: 296 , R. S. NO 296

દસ્તાવેજની આ શોધ S.R.O : Vadodara-1 માં 37 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકોર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ શોધમાં તા 28-05-2024 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

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 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
NO DATA AVAILABLE								

ઇ-પેમેન્ટ ટ્રાન્ઝેક્શન ID No.20240518857635765 તા 28-05-2024 થી મળેલ છે.

Search By : ADV AARTI H MAKWANA

શોધ ફી	380.00
EC. ફી	100



૧) આ બોજાપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોકસાઇ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી. તેમજ નુકસાની માટેના કોઇપણ હકદાવા માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજાપત્રક (Encumbrance Certificate)શોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઇ ફેરફાર/ચેડાં કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો છે. આ અંગે કોઇ વિસંગતતા કે વિવાદ વખતે અસલ રેકર્ડ માન્ય ગણાશે.

૨) આ બોજાપત્રક માત્ર એક જ મિલકત માટે માન્ય ગણાશે.

પ્રિન્ટ તારીખ : 28-05-2024

Self attested/સ્વ-પ્રમાણિત :

1 of 1

