

KAMAL V. VERMA & ASSOCIATES

ADVOCATES

Patent, Trademarks, Copyright & Geographical Indications Attorney.

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Legal Scrutiny Report

To

The Branch Manager
INDIAN BANK,
LUDHIANA,
(PUNJAB).

Place : Gandhidham.

Date : 18th March, 2021.

Dear Sir,

With reference to your Letter No. LCB/LDH//ADV/20-21/1544/1 dated 30-01-2021 I submit my Legal scrutiny report as hereunder -

Name and address of the Mortgagor/title holder :-

GRG GLOBAL TEXTILES LTD.

Office : 805, Aggarwal Millennium Tower-1, Netaji Subhash Place, Pitampura (North-West) Delhi.

i. Details / description of the documents scrutinized :

- [1] Photostat copy : Land Tax Receipt dated 21.07.2020 – issued Talati Gram Panchayat to **Welspun SEZ** regarding Survey No. 744/1 & others, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [2] Photostat copy : Village Form No. 9 (Education Cess) dated 28.07.2020 – issued by Talati Gram Panchayat in the name of **Welspun SEZ**, Village : Varsamedi, Taluka : Anjar-Kachchh. Village : Varsamedi, Taluka : Anjar-Kachchh.
- [3] Computerized copy : Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 597, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [4] Computerized copy : Village Form No. 6 dated 22.02.202 - **Entry No. 143.**
- [5] Computerized copy : Village Form No. 6 dated 22.02.2021- **Entry No. 561.**
- [6] Computerized copy : Village Form No. 6 dated 22.02.2021- **Entry No. 2910.**
- [7] Computerized copy : Village Form No. 6 dated 22.02.2021- **Entry No. 3216.**
- [8] Computerized copy : Village Form No. 6 dated 22.02.2021- **Entry No. 3585.**
- [9] Computerized copy : Village Form No. 6 dated 22.02.2021- **Entry No. 5615.**
- [10] Computerized copy : Village Form No. 6 dated 22.02.2021- **Entry No. 1336.**

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- [11] **Computerized copy :** Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 726/2, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [12] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 372.
- [13] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 503.
- [14] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 1252.
- [15] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 2884.
- [16] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 3592.
- [17] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 4694.
- [18] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 1194.
- [19] **Computerized copy :** Village Form No. 6 dated 22.02.2021 - Entry No. 1634.
- [20] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 2838.
- [21] **Computerized copy :** Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 719, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [22] **Computerized copy :** Village Form No. 8-A dated 22.02.2021 – in the name of Welspun Anjar SEZ Ltd regarding of Survey No. 572/P-1, 572/P-2, 572/P-3, 574/P-1, 574/P-1/P-1, 576/P-4, 576/P-7, 578, 579, 585, 587/1, 587/2, 588, 594/1, 597, 605/P-1, 606/1, 607/1, 609, 611/1, 611/2, 612, 613, 614, 615/P-1, 615/P-2, 615/P-3, 616, 617/1, 617/2, 618, 619, 620/P-1, 620/P-2, 620/P-3, 620/P-4, 620/P-5, 621, 624, 626/P-1, 626/P-3, 629/P-1, 629/P-2, 632, 633, 634/1, 634/2, 634/3, 634/4, 635/1, 636, 641, 643, 644/P-1, 645/P-1, 683, 710/1/P-1, 712, 713, 715/P-1, 718, 719, 720, 725, 726/1, 726/2, 727, 727/P-1, 727/P-2, 744/1, 744/2, 747/P-1, 747/P-2, 749/P-1 & 951, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [23] **Computerized copy :** Village Form No. 6 dated 22.02.2021 - Entry No. 337.
- [24] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 1222.
- [25] **Computerized copy :** Village Form No. 6 dated 22.02.2021 - Entry No. 2766.
- [26] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 2813.
- [27] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 2972.
- [28] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 3591.



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- [30] Computerized copy : Village Form No. 6 dated 22.02.2021 - Entry No. 5189.
- [31] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5286.
- [32] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 1376.
- [33] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 1526.
- [34] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 2813.
- [35] Computerized copy : Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 725, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [36] Computerized copy : Village Form No. 6 dated 22.02.2021 - Entry No. 430.
- [37] Computerized copy : Village Form No. 6 dated 22.02.2021 - Entry No. 2887.
- [38] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5205.
- [39] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5660.
- [40] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 3079.
- [41] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 2002.
- [42] Computerized copy : Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 726/1, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [43] Computerized copy : Village Form No. 6 dated 22.02.2021 - Entry No. 402.
- [44] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 1356.
- [45] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 2888.
- [46] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 4897.
- [47] Computerized copy : Village Form No. 6 dated 22.02.2021 - Entry No. 5659.
- [48] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 1337.
- [49] Computerized copy : Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 727, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [50] Computerized copy : Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 727/Paiki 1, Village : Varsamedi, Taluka : Anjar-Kachchh.



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- [51] Computerized copy : Village Form No. 7 & 12 dated 22.02.2021 – regarding of Survey No. 727/Paiki 2, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [52] Computerized copy : Village Form No. 6 dated 22.02.2021 - Entry No. 148.
- [53] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 1413.
- [54] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 2260.
- [55] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 4258.
- [56] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 4437.
- [57] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 4438.
- [58] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 4515.
- [59] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 4629.
- [60] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5589.
- [61] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5743.
- [62] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5830.
- [63] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 2306.
- [64] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5569.
- [65] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5570.
- [66] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5914.
- [67] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5915.
- [68] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5916.
- [69] Photostat copy : Lease Deed dated 24.10.2018 – executed by WELSPUN ANJAR SEZ LIMITED through its constituted attorney Mr. Girish Kumar K. Mathur in favour of GRG SMART VEHICLE PVT. LTD. through its constituted attorney Mr. Jitendra Sohanlal Sharma regarding Survey Nos. 727, 597 & 719, situated at sim of Village : Varsamedi, Taluka : Anjar-Kachchh, registered before the Office of Sub-Registrar, Anjar vide Registered No. 11777 of Book No. 1 dated 25.10.2018.



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- [70] **Photostat copy** : **Deed of Termination of Lease** dated 06.11.2020 – executed by **WELSPUN ANJAR SEZ LIMITED** through its Authorized Signatory **Mr. Girishkumar Mathur S/o. Late Shri Kishanswaroop S. Mathur** in favour of **GRG SMART VEHICLE PVT. LTD.** through its Authorized Signatory **Mr. Jitendra Sohanlal Sharma** regarding Survey Nos. 727, 597 & 719, Village : Varsamedi, Taluka : Anjar-Kachchh, registered before the Office of Sub-Registrar, Anjar vide Registered No. 8103 of Book No. 1 dated 06.11.2020.
- [71] **Photostat copy** : **Non-Agricultural Order (Multi Product Industrial Park Industrial Purpose)** dated 01.10.2019 – issued by Collector, Bhuj-Kachchh in the name of **WELSPUN ANJAR SEZ LIMITED** regarding Survey No. 597 land Area admeasuring 60501 Sq. Meters., situated at Village : Varsamedi, Taluka : Anjar-Kachchh. bearing Ref. No. Jaman/7/NAA/65(B)/Case No. 55/2018-19. (**ALONGWITH CERTIFICATE & SCHEDULE-II**).
- [72] **Photostat copy** : **Non-Agricultural Order (Industrial Park Industrial Purpose)** dated 22.03.2018 – issued by Collector, Bhuj-Kachchh in the name of **WELSPUN ANJAR SEZ LIMITED** regarding Survey No. 725 land admeasuring 60906 Sq. Meters, situated at Village : Varsamedi, Taluka : Anjar-Kachchh. bearing Ref. No. Jaman/7/NAA/65(B)/Case No. 66/2012-13. (**ALONGWITH CERTIFICATE & SCHEDULE-II**).
- [73] **Photostat copy** : **Non-Agricultural Order (Industrial Park Industrial Purpose)** dated 22.03.2018 – issued by Collector, Bhuj-Kachchh in the name of **WELSPUN ANJAR SEZ LIMITED** regarding Survey Nos. 611/1, 616, 632, 619, 620/Paiki 1, 620/Paiki 2, 620/Paiki 3, 620/Paiki 4, 620/Paiki 5, 718, & 726/1, situated at Village : Varsamedi, Taluka : Anjar-Kachchh. bearing Ref. No. JMN/7/NAA/65(B)/Case No. 66/2012-13. (**ALONGWITH CERTIFICATE & SCHEDULE-II**).
- [74] **ORIGINAL** : **Lease Deed** dated 12.11.2020 – executed by **WELSPUN ANJAR SEZ LIMITED** through its Authorised Signatory **Shri Girishkumar Mathur S/o. K.S. Mathur** in favour of **GRG GLOBAL TEXTILES LTD.** through its Authorised Signatory **Shri Jitendra Sohanlal Sharma** regarding Survey Nos. 727 Paiki, 726/1, 725, 597 & 719, Total land Acres 13-10 Gunthas, situated at Village : Varsamedi, Taluka : Anjar-Kachchh, registered before the Office of Sub-Registrar, Anjar vide Registered No. 8335 of Book No. 1 dated 12.11.2020.
- [75] **Photostat copy** : **DEED OF SALE** dated 27.07.2006 – executed by **SORATHIYA MAVJI VEERA CHOTARA** in favour of **NET LINE PRESS LIMITED** Through its Authorised signatory **ASIM CHAKRABORTY** regarding Survey No. 719 land Acres 23-11 Gunthas, situated at sim of Village : Varsamedi, Taluka : Anjar-Kachchh., registered before the Office of Sub-Registrar, Anjar vide Registered No. 5489 of Book No. 1 dated 29.07.2006.

REGD. AGENT :
PATENTS,
TRADEMARKS &
GEOGRAPHICAL
INDICATION

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- [76] **Photostat copy :** DEED OF SALE dated 05.05.2007 – executed by **VAGHAMSHI SHIVJI DAYA** in favour of **WELSPUN ANJAR SEZ LIMITED** its Authorised signatory **ASIM CHAKRABORTY** regarding Survey No. 597, situated at sim of Village : Varsamedi, Taluka : Anjar-Kachchh., registered before the Office of Sub-Registrar, Anjar vide Registered No. 5857 of Book No. 1 dated 05.05.2007.
- [77] **Photostat copy :** DEED OF SALE dated 09.11.2017 – executed by **Shri Dayabhai Bhurabhai Rabari** in favour of **WELSPUN ANJAR SEZ LIMITED** its Authorised signatory **Shri Mahendrasinhji Fatehsinhji Sodha** regarding Survey Nos. 727, 727/P-1 & 727/P-2, situated at sim of Village : Varsamedi, Taluka : Anjar-Kachchh., registered before the Office of Sub-Registrar, Anjar vide Registered No. 9332 of Book No. 1 dated 10.11.2017.
- [78] **ORIGINAL :** ADDENDUM AGREEMENT (SUPPLEMENTARY LEASE DEED) dated 11.03.2021 – executed by **Welspun Anjar Sez Limited** in favour of **GRG Global Textiles Pvt. Ltd** registered before the Office of Sub-Registrar, Anjar vide Registered No. 2630 of Book No. 1 dated 12.03.2021.

ii. **Details/Description of the Property/ies :**

All that piece and parcel of the land known and described as Non-Agricultural land bearing Revenue Survey No. 727 Paiki, 726/1, 725, 597 & 719, (Total Land Area Admeasuring 53623.00 Sq. Meters) situated at sim of Village – Varsamedi, Taluka : Anjar, Sub-Registration District : Anjar, Registration District : Kachchh, Gujarat and bounded as follows :-

- SURROUNDED ON NORTH BY : Remaining Area of Survey No. 725, 726/1 and 726/2.
- SURROUNDED ON SOUTH BY : Remaining Area of Survey No. 719 & 597.
- SURROUNDED ON EAST BY : Remaining Area of Survey No. 727/Paiki & 597/paiki.
- SURROUNDED ON WEST BY : Remaining Area of Survey No. 727/Paiki 725 and 719.

iii. **Opinion on Flow of Title**

- 1 **Brief history** of the property and how the owner/mortgagor has derived the title – Flow of title is to be given chronologically for a minimum period of 3330 years (If space is found insufficient, Please furnish information in an additional sheet)

All that piece and parcel of an agricultural lands referred in schedule was originally an agricultural land bearing single survey Number 727 admeasuring Acres 15-36 Gunthas and was held by Devshankar Jatashankar Nandwana as a holder of Khalsa



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land i.e. with transferable and alienable rights vide promulgation entry No. 148 in Village Form No. 6, Record of Right.

On demise of Devshankar Jatashankar Nandwana and his one of son named Keshavlal and by virtue of will executed by Devshankar Jatashankar Nandwana whereby he had bequeathed the said land to his grandson Navinchandra Keshavlal Bole, his right, title and interest in respect of said land were acknowledged vide entry No. 1413 dated 17.02.1998 in Village Form No. 6, Record of Right. Thereby said Navinchandra Keshavlal Bole became sole and absolute owner of the said land.

Thereafter on demise of Navinchandra Keshavlal Bole on dated 04.01.2004, his right, title and interest in respect of said land devolved unto his heirs and legal representatives viz. Pushpagauri Navinchandra Bole, Rajiv Navinchandra Bole and Harsha Dilip Chanchani. Pursuant thereto, and entry No. 2260 dated 21.07.2004 is entered into Village Form No. 6, Record of Right and certified under the provisions of the Bombay land Revenue Code and Rules made there under. Thereby they became co-owners of the said land.

However, amongst the said co-owners, said Pushpagauri Navinchandra Bole and Harsha Dilip Chanchani have relinquished their respective rights in respect of said land in favour of Rajiv Navinchandra Bole. Thereby he became sole owner of the said land. Pursuant thereto and entry No. 4258 dated 13.06.2011 is entered into Village Form No.6, Records of Right and certified under the provisions of the Bombay Land Revenue Code and Rules made thereunder.

In meantime, on demise of the cultivator – tenant of said land Raja Jetha Sorathiya, his rights as tenant – cultivator thereof were devolved unto his heirs and legal representatives Liraben Raja Sorathiya, Bhawan Raja Sorathiya, Vijayaben Naran Raja Sorathiya, Lalji Raja Sorathiya, Khimji Raja Sorathiya, Manji Raja Sorathiya, Monghiben Raja Sorathiya and Ratanben Raja Sorathiya, Simultaneously, amongst the said heirs, Liraben Raja Sorathiya, Bhawan Raja Sorathiya, Vijayaben Naran Raja Sorathiya, Khimji Raja Sorathiya, Monghiben Raja Sorathiya and Ratanben Raja Sorathiya have relinquished their rights in favour of Lalji Raja Sorathiya and Manji Raja Sorathiya, Pursuant thereto and entry No. 2306 dated 14.09.2004 is entered into village Form No. 6, Records of Right and Certified under the provisions of the Bombay Land Revenue Code and Rules made there under.

Whereas, SORATHIYA MAVJI VEERA CHOTARA being the owner of agricultural land bearing Revenue Survey No. 719 Acres 23-11 Gunthas situated at sim of Village – VARSAMEDI, Taluka : Anjar, District – Kachchh sold, transferred all his rights, interests & title in favor of NET LINE PRESS LIMITED vide sale deed duly registered before the office of Sub-Registrar, Anjar bearing Registered No. 5489 of Book No. 1 dated 29.07.2006.

Survey No. 597



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That the agricultural land bearing Revenue Survey No. 597 admeasuring Acres 14-38 Gunthas situated at sim of Village – Varsamedi, Taluka : Anjar, District – Kachchh, Gujarat was held and occupied by MANUBHAI GOKULDAS and HARSH CHANDRU JOSHI who later on sold the same to SHIVJI DAYA vide sale deed registered number 846 dated 03.05.1977. Mutation to that effect was carried out in the revenue records vide Record of Right Entry No. 561 certified by the competent authority.

Later on, SHIVJI DAYA SORATHIYA surrender all his rights, interest & title regarding Survey No. 597 admeasuring Hectare 6-05-01 situated at sim of Village : Varsamedi, Taluka : Anjar, District – Kachchh to & in favor of his son – SORATHIYA RAVILAL SHIVJI vide Record of Right Entry No. 2910 dated 04.10.2006 certified by the competent authority.

Whereas, VAGHAMSHI SHIVJI DAYA being the owner of agricultural land bearing Revenue Survey No. 597 situated at sim of Village – Varsamedi, Taluka : Anjar, District – Kachchh, Gujarat sold and transferred all his rights, interests & title to & in favor of WELSPUN ANJAR SEZ LIMITED vide sale deed duly registered before the office of Sub-Registrar, Anjar bearing Registered No. 5857 of Book No. 1 dated 05.05.2007. Mutation to that effect was carried out in the revenue records vide Record of Right Entry No. 3216 dated 24.05.2007 certified by the competent authority with a restrictions that the CORRECTION DEED is required as the said property was owned by SORATHIYA RAVILAL SHIVJI who later on executed CORRECTION DEED & CONSENT DOCUMENT duly registered before the office of Sub-Registrar, Anjar bearing Registered Nos. 9694 & 9695 dated 31.07.2007 respectively and has duly obtained 'Permission to purchase agricultural land' under Section 89-A from Dy. Collector, Anjar vide Record of Right Entry No. 3216 certified by the competent authority.

As per Record of Right Entry No. 5615 dated 20.01.2018 the said property was released from 'New & Indivisible Tenure' by Order of Collector – Kutch dated 11.01.2018.

That thereafter, WELSPUND ANJAR SEZ LIMITED prepared the lay-out and applied to the competent authority for conversion of said property from 'agricultural purpose into 'non-agricultural purpose (Multi-product Industrial Park Industries) which was granted by District Collector, Bhuj – Kutch vide N.A. Order dated 1st October, 2019.

That as per Record of Right Entry No. 3585 dated 12/06/2008, I.O.C.L. has right to lay the pipeline.

Said Lalji Raja Sorathiya and Manji Raja Sorathiya had initiated a proceeding for surrender of tenancy rights in favour of landlord Rajiv Navinchandra Bole in respect of said land before the Special Mamlatdar and Agricultural Lands Tribunal, Bhuj, which



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was registered as Tenancy Case No. 409 of 2011. In said case, vide Order dated 07.04.2012, the said authority had ordered for deletion of their names as tenants from the revenue records of the said land. Pursuant thereto an entry No. 4515 dated 10.04.2012 is entered into Village Form No. 6, Record of Right and certified under the provisions of the Bombay Land Revenue Code and Rules made there under.

Pending above said proceedings for surrender of tenancy rights, said Rajiv Navinchandra Bole has conveyed and transferred the portion of said land admeasuring Hectare 1-18-37 PRA to Hasmukh Devjibhai Kodrani vide registered sale deed dated 11.01.2012 bearing Reg. No. 322. Pursuant thereto an entry No. 4437 dated 11.01.2012 is entered into Village Form No. 6, Record of Right and certified on dated 18.02.2012 under the provisions of the Bombay Land Revenue Code and Rules made there under. Thus said portion of said land was mutated in the name of Hasmukh Devji Kodrani as Survey No. 727/P-1.

Similarly, Rajiv Navinchandra Bole has conveyed and transferred the portion of said land admeasuring Hectare 3-63-20 PRA to Rajendra Devjibhai Kodrani vide registered sale deed dated 11.01.2012 bearing Reg. No. 323. Pursuant thereto an entry No. 4438 dated 11.01.2012 is entered into Village Form No. 6, Record of Right and certified on dated 18.02.2012 under the provisions of the Bombay Land Revenue Code and Rules made there under. Thus said portion of said land was mutated in the name of Rajendra Devji Kodrani as Survey No. 727/P-2.

Thereafter, said Hasmukh Devjibhai Kodrani has fully and absolutely conveyed and transferred the land bearing Survey No. 727/P-1 admeasuring Hectare 1-18-37 to Dayabhai Bhurabhai Rabari vide registered sale deed dated 08.08.2012 bearing Reg. No. 8394. Pursuant thereto an entry No. 4616 dated 08.08.2012 is entered into Village Form No. 6, Record of Right and certified on dated 25.10.2012 under the provisions of the Bombay Land Revenue Code and Rules made there under. Thus said land was mutated in the name of Dayabhai Bhurabhai Rabari.

Thereafter, said Rajendra Devjibhai Kodrani has fully and absolutely conveyed and transferred the land bearing Survey No. 727/P-2 admeasuring Hectare 3-63-20 to Dayabhai Kodrani Bhurabhai Rabari vide registered sale deed dated 08.08.2012 bearing Reg. No. 8393. Pursuant thereto an entry No. 4615 dated 08.08.2012 is entered into Village Form No. 6, Record of Right and certified on dated 25.10.2012 under the provisions of the Bombay Land Revenue Code and Rules made there under. Thus said land was mutated in the name of Dayabhai Bhurabhai Rabari.

Said Rajiv Navinchandra Bole, Hasmukhbhai Devjibhai Kodrani and Rajendrabhai Devjibhai Kodrani had jointly applied to the District Inspector Land Records, Kachchh Bhuj to survey, measure and earmark the respective portions of Survey No. 727. Pursuant thereto, said lands were surveyed, measured and earmarked vide M.R. No. 99/185/11-12 on 20.03.2012 and duly verified by DILR on dated 16.05.2012. Thus said lands are duly measured and dimensions are finalized.



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Thereafter, said Rajiv Navinchandra Bole has also conveyed and transferred the remaining portion of said land admeasuring Hectare 1-61-88 PRA to Dayabhai Bhurabhai Rabari vide registered sale deed dated 05.09.2012 bearing Reg. No. 9404. Pursuant thereto an entry No. 4629 dated 05.09.2012 is entered into Village Form No. 6, Record of Right and certified on dated 25.10.2012 under the provisions of the Bombay Land Revenue Code and Rules made there under. Thus said portion of said land was mutated in the name of Dayabhai Bhurabhai Rabari as S. No. 727.

Thereafter, one Nilimaben Hemendrakumar Keshavlal Vora D/o. Prabhakunvr W/o. Keshavlal Devshankar Bole claiming her heritable rights in respect of above said lands, through her constituted attorney Ibrahim Musabhai Khatri had initiated Civil Suit against the Vendor and others bearing Regular Civil Suit No. 154/2015 before the Court of Additional Senior Civil Judge at Anjar for cancellation of sale documents executed by Rajiv Navinchandra Bole in favour of (1) Hasmukh Devjibhai Kodrani bearing Reg. No. 322 dated 11.01.2012, (2) in favour of Rajendra Devjibhai Kodrani bearing Reg. No. 323 dated 11.01.2012 and (3) in favour of Daya Bhura Rabari bearing Reg. No. 9404 dated 05.09.2012 and successive documents executed by Hasmukh Devjibhai Kodrani in favour of Daya Bhura Rabari bearing Reg. No. 8894 dated 08.08.2012 and sale deed executed by Rajendra Devjibhai Kodrani in favour of Daya Bhura Rabari bearing Reg. No. 8393 dated 08.08.2012.

Pursuant to above said proceeding, said Nilimaben also gave Lis pendence notice U/s. 52(1) of the T.P. Act which is registered at Reg. No. 117 dated 10.01.2017.

In meantime said Daya Bhura Rabari has executed an Agreement for sale in favour of Purchaser agreeing to and subject to resolving the dispute raised by said Nilimaben at his own costs before executing the final deed of sale. Said Agreement for sale is registered before the Sub-Registrar, Anjar in Book No. 1 at Reg. No. 5259 dated 06.07.2017.

Thereafter, said Nilimaben Hemendrakumar Vora and Daya Bhura Rabari has arrived at compromise in above said civil suit wherein said Nilimaben Hemendrakumar Keshavlal Vora has admitted the will of Devshankar Jatashankar Nandwana in favour of Navinchandra Keshavlal Bole and has also admitted the abovesaid successive documents executed by Rajiv Navinchandra Bole in favour of Hasmukh Devjibhai Kodrani, Rajendra Devjibhai Kodrani and Daya Bhura Rabari and has also admitted that she doesn't have any heritable or successive legal rights in respect of said lands and agreed to withdraw the lispendence notice bearing Reg. No. 117 dated 10.01.2017.

Pursuant to said compromise said Nilimaben Hemendrakumar Keshavlal Vora D/o. Prabhakunvr W/o. Keshavlal Devshankar Bole, through her constituted attorney Ibrahim Musabhai Khatri has executed a Declaratory deed thereto admitting as abovesaid which is registered before the Sub-Registrar, Anjar in Book No. 1 at Reg. No. 5379 dated 11.07.2017. Pursuant thereto an entry No. 5570 is entered into Village Form No. 6, Record of Right on dated 26.09.2017.



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Said Ibrahim Musabhai Khatri as a power of attorney holder of Nilimaben Hemendrakumar Keshavlal Vora has submitted the purshish to withdraw the abovesaid Civil Suit before the Additional Senior Civil Judge, at Anjar bearing Regular Civil Suit No. 154/2015. Said Purshish is duly authenticated by Notary Public Hansaben L. Pandya of Anjar which is registered at Notarial Register Serial No. 67/S/83/2017 dated 29.06.2017. Said Civil Suit is duly withdrawn on dated 11.07.2017.

In view of above, the vendor – Dayabhai Bhurabhai Rabari became owner of all three survey nos. viz. 727, Hectare 1-61-88 PRA, 727/P-1, Hectare 1-18-37 PRA and 727/P-2, Hectare 3-63-20 PRA and are duly mutated in his A/c. No. 1315.

That thereafter, SHRI DAYABHAI BHURABHAI RABARI sold, transferred & conveyed all his rights, interests & title in the said Survey Nos. 727, 727/P-1 & 727/P-2, situated at sim of Village : Varsamedi, Taluka : Anjar-Kachchh to WELSPUN ANJAR SEZ LIMITED THROUGH ITS AUTHORIZED SIGNATORY SHRI MAHENDRASINHJI FATEHSINHJI SODHA registered before the Office of Sub-Registrar, Anjar vide Registered No. 9332 of Book No. 1 dated 10.11.2017.

That the LEASE DEED regarding Survey Nos. 727, 597 & 719, situated at sim of Village : Varsamedi, Taluka : Anjar-Kachchh was executed by WELSPUN ANJAR SEZ LIMITED in favor of GRG SMART VEHICLE PVT. LTD. duly registered before the office of Sub-Registrar, Anjar bearing Registered No. 11777 of Book No. 1 dated 25.10.2018. The said LEASE DEED was subsequently CANCELLED vide 'DEED OF TERMINATION OF LEASE' dated 06.11.2020 duly registered before the office of Sub-Registrar, Anjar bearing Registered No. 8103 of Book No. 1 dated 06.11.2020.

That thereafter, LEASE DEED was executed by WELSPUN ANJAR SEZ LIMITED THROUGH ITS AUTHORISED SIGNATORY SHRI GIRISHKUMAR MATHUR S/o. K.S. MATHUR in favour of GRG GLOBAL TEXTILES LTD. THROUGH ITS AUTHORISED SIGNATORY SHRI JITENDRA SOHANLAL SHARMA regarding Revenue Survey Nos. 727/P, 726/1, 725, 595 & 719 (Total Land Area Admeasuring 53623.00 Sq. Meters), situated at sim of Village : Varsamedi, Taluka : Anjar-Kachchh, registered before the Office of Sub-Registrar, Anjar vide Registered No. 8335 of Book No. 1 dated 12.11.2020.

That thereafter, ADDENDUM AGREEMENT (Supplementary Lease Deed) was executed by and between WELSPUN ANJAR SEZ LIMITED and GRG GLOBAL TEXTILES LIMITED duly registered before the office of Sub-Registrar, Anjar bearing Registered No. 2630 of Book No. 1 dated 12.03.2021.

Describe nature of title (viz., full ownership rights leasehold Rights, occupancy/possessory rights or any other)

Leasehold rights.



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- 3 If the title is leasehold rights, state : **Not Applicable.**
- a. Whether the lease deed has been registered as required under Law.
- YES.
- b. The period of the lease : 25 years commencing from dated 1st November, 2020 and TERMINATING on dated 31st October, 2045.
- c. Whether any permission / NOC from lesser is required for creation of mortgage
- YES, Prior Written MORTGAGE permission from WELSPUN ANJAR SEZ LIMITED.
- 3 Mention minor's interest, if any is involved. If so, whether Court permission (except in case of HUF property) has been obtained for offering the property as security
- Not Applicable.**
- 4 State here whether the mortgagor/title holder is in unhindered possession of the property and if so, the period for which he is in such possession.
- Yes only leasehold rights since the year 2020.**
- 5 Is/Are the property/ies free from encumbrances
- Yes.**
- 6 Please give detailed account of creation of charge/mortgage or redemption 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
- i. The period covered under Encumbrance Certificate EC NO.....dt..... / search issued by the sub-Registrar of Assurances/search fees receipt No.dt made in the records/Registers of the office of for the searches made for the period sub-Registrar of Assurances from To
- Search for the years 1991 to 2006 has been obtained from the Office of Sub-Registrar, Anjar vide Receipt No. 2021047005320 dated 18th March, 2021 & Search for the years 2007 to 2021 has been obtained from the Office of Sub-Registrar, Anjar vide Receipt No. 2021047005319 dated 18th March, 2021.
- ii. Search in respect of companies registered under the Companies Act, 1956
- No. Bank is advised to obtain LATEST SEARCH REPORT from concerned REGISTRAR OF COMPANIES.**



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- 7 Whether Urban Land Ceiling Clearance is required to be obtained before the mortgage is created. If the ULC clearance has been obtained for creating the mortgage in favour of the Bank, please mention the number and date of the proceedings.

Not Applicable.

- 8 Whether permission for conversion of lands from Agricultural use to residential/commercial use is obtained wherever necessary. If applicable, state the reference of the proceedings

Yes from Office of Collector, Bhuj-Kachchh.

- 9 If the property sought to be mortgaged is agricultural lands,

Not Applicable.

- i. whether the land is within the ceiling limit, fixed as per the concerned State Land Reforms Law in force
- ii. whether taking as collateral security for non- agri purposes is possible

- 10 Whether from the documents produce, there exists any pending litigation with respect to the property offered as security, If yes, please furnish details

NO.

- 11 In case of Partition Deeds.

- i. whether the same is registered under the Law for time being in force and original thereof if available for deposit.

Not Applicable.

- ii. in case original is not available and the partition deed is made in more than one copy at the time of registration duly signed by all executants, whether

Not Applicable.

- a. to get an affidavit/ declaration from the holder of the original partition deed confirming the availability with him and the original not deposited with anybody as security over the share of the prospective mortgagor
- b. the shareholder of predecessor in title have been permitted to treat their copy of the partition deed as original for their share

- 12 In case of inherited property, whether the family genealogy ascertained and flow of title considered in the light of such genealogy bearing in mind the provisions of succession laws applicable to the parties. The genealogy must be sworn to by means of an affidavit by the party/parties.

Not Applicable.



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- 13 In case the mortgage is sought to be created by agent under power of Attorney, please state whether

Not Applicable.

- a. The Power of Attorney is registered
- b. It authorizes the Agent to deposit the title deeds for creation of mortgage over the properties of the principal for the loan to be given to the prospective borrower
- c. Whether Power of Attorney empowers the PA holder to borrow on behalf of the principal

- 14 Whether up-to-date tax/cist receipts have been verified and it is ensured that there are no arrears of land/Municipal Taxes, as the case may be, over the property.

Yes.

- 15 In case of devolution of property by a will, whether the will has been probated or letter of administration is obtained

Not Applicable.

- 16 (i) Whether the title deed under which mortgagor acquired title and parent title deeds are Available in Original.

Yes only LEASE DEED.

- (ii) In case the property purchased by mortgagor is portion of larger extent of property, whether availability of original parent documents confirmed.

Yes only LEASE DEED.

- 17 If owner is company, Partnership Firm, Trust or other legal person, what are the documents to be obtained to create a valid mortgage (in terms of Memorandum and Articles of Association, Partnership Deed, Trust Deed or rules or bye laws)

Incorporation Certificate, Memorandum of Association and Articles of Association.

- 18 If property/ies to be mortgaged is/are flat/ apartment in residential of commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor)

- I. What are the documents of title available for creating mortgage ?

As listed above.

- iii. List out other Documents /records to be taken from builder/owners and their Bankers

As stated above.



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- 19 Whether search is made in the registers and the records maintained in the office of Collector and / or Revenue authorities/Municipal Corporation/ Town and Planning Dept and the Civil Court (whichever is applicable) to ensure - **NO.**
- a. necessary consent of Civic Body or authority to transfer the property was obtained
 - b. No litigation in respect of the property to be mortgaged is pending before any Forum
 - c. Identity of the property has been established and there are no circumstances which would create doubts or suspicions, e.g., any material document is alleged to be lost or any document bears any marks or endorsement indicative of having been earlier tendered in evidence in a Court or produced as surety
- 20 If the property is a superstructure like building, house, flat, factory, shed, etc,
- i. Whether it is located/ proposed to be located in an approved lay out.
YES.
 - iv. Whether the building is constructed/ proposed to be constructed as per the plan approved by the competent authorities (Corporation, Municipal Council, Cantonment Board etc.)
No.
 - iii. Whether the plan is approved subject to any condition if so what are the conditions and whether the conditions have been complied with
Yes.
 - iv. Whether superstructure is assessed to Tax (in case of ready built superstructure)
Not applicable.
 - v. Whether clearance /license/permit has to be obtained from authorities constituted under Special Acts like Environment Protection Act 1986, The Air Crafts Act 1934 etc and if so whether the same has been obtained. (If any conditions are stipulated while giving clearance/license/permit the same has to be mentioned in the report. The report should also mention whether the condition has been complied)
- 21 If the flat is owned/controlled by society, specify special requirements to be taken
Not Applicable.

IV. Opinion of Creation of Mortgage

- 22 Whether the mortgage by deposit of original title deeds is possible on the strength of the title deeds scrutinized. If so, **the LIST of DOCUMENTS to be deposited** for creation of equitable mortgage over the property offered as security. **The person (s) who shall deposit** the title deeds with the Bank may be stated



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- [1] **TRUE copy** : Land Tax Receipt dated 21.07.2020 – issued Talati Gram Panchayat to **Welspun SEZ** regarding Survey No. 744/1 & others, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [2] **TRUE copy** : Village Form No. 9 (Education Cess) dated 28.07.2020 – issued by Talati Gram Panchayat in the name of **Welspun SEZ**, Village : Varsamedi, Taluka : Anjar-Kachchh. Village : Varsamedi, Taluka : Anjar-Kachchh.
- [3] **Computerized copy** : Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 597, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [4] **Computerized copy** : Village Form No. 6 dated 22.02.2021 - Entry No. 143.
- [5] **Computerized copy** : Village Form No. 6 dated 22.02.2021 - Entry No. 561.
- [6] **Computerized copy** : Village Form No. 6 dated 22.02.2021- Entry No. 2910.
- [7] **Computerized copy** : Village Form No. 6 dated 22.02.2021- Entry No. 3216.
- [8] **Computerized copy** : Village Form No. 6 dated 22.02.2021- Entry No. 3585.
- [9] **Computerized copy** : Village Form No. 6 dated 22.02.2021- Entry No. 5615.
- [10] **Computerized copy** : Village Form No. 6 dated 22.02.2021- Entry No. 1336.
- [11] **Computerized copy** : Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 726/2, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [12] **Computerized copy** : Village Form No. 6 dated 22.02.2021 - Entry No. 372.
- [13] **Computerized copy** : Village Form No. 6 dated 22.02.2021 - Entry No. 503.
- [14] **Computerized copy** : Village Form No. 6 dated 22.02.2021 - Entry No. 1252.
- [15] **Computerized copy** : Village Form No. 6 dated 22.02.2021 - Entry No. 2884.
- [16] **Computerized copy** : Village Form No. 6 dated 22.02.2021 - Entry No. 3592.
- [17] **Computerized copy** : Village Form No. 6 dated 22.02.2021- Entry No. 4694.
- [18] **Computerized copy** : Village Form No. 6 dated 22.02.2021- Entry No. 1194.
- [19] **Computerized copy** : Village Form No. 6 dated 22.02.2021 - Entry No. 1634.
- [20] **Computerized copy** : Village Form No. 6 dated 22.02.2021- Entry No. 2838.



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- [21] **Computerized copy :** Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 719, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [22] **Computerized copy :** Village Form No. 8-A dated 22.02.2021 – in the name of Welspun Anjar SEZ Ltd regarding of Survey No. 572/P-1, 572/P-2, 572/P-3, 574/P-1, 574/P-1/P-1, 576/P-4, 576/P-7, 578, 579, 585, 587/1, 587/2, 588, 594/1, 597, 605/P-1, 606/1, 607/1, 609, 611/1, 611/2, 612, 613, 614, 615/P-1, 615/P-2, 615/P-3, 616, 617/1, 617/2, 618, 619, 620/P-1, 620/P-2, 620/P-3, 620/P-4, 620/P-5, 621, 624, 626/P-1, 626/P-3, 629/P-1, 629/P-2, 632, 633, 634/1, 634/2, 634/3, 634/4, 635/1, 636, 641, 643, 644/P-1, 645/P-1, 683, 710/1/P-1, 712, 713, 715/P-1, 718, 719, 720, 725, 726/1, 726/2, 727, 727/P-1, 727/P-2, 744/1, 744/2, 747/P-1, 747/P-2, 749/P-1 & 951, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [23] **Computerized copy :** Village Form No. 6 dated 22.02.2021 - Entry No. 337.
- [24] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 1222.
- [25] **Computerized copy :** Village Form No. 6 dated 22.02.2021 - Entry No. 2766.
- [26] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 2813.
- [27] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 2972.
- [28] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 3591.
- [30] **Computerized copy :** Village Form No. 6 dated 22.02.2021 - Entry No. 5189.
- [31] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 5286.
- [32] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 1376.
- [33] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 1526.
- [34] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 2813.
- [35] **Computerized copy :** Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 725, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [36] **Computerized copy :** Village Form No. 6 dated 22.02.2021 - Entry No. 430.
- [37] **Computerized copy :** Village Form No. 6 dated 22.02.2021 - Entry No. 2887.
- [38] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 5205.
- [39] **Computerized copy :** Village Form No. 6 dated 22.02.2021- Entry No. 5660.



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- [40] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 3079.
- [41] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 2002.
- [42] Computerized copy : Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 726/1, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [43] Computerized copy : Village Form No. 6 dated 22.02.2021 - Entry No. 402.
- [44] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 1356.
- [45] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 2888.
- [46] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 4897.
- [47] Computerized copy : Village Form No. 6 dated 22.02.2021 - Entry No. 5659.
- [48] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 1337.
- [49] Computerized copy : Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 727, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [50] Computerized copy : Village Form No. 7 & 12 dated 22.02.2021 – regarding Survey No. 727/Paiki 1, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [51] Computerized copy : Village Form No. 7 & 12 dated 22.02.2021 – regarding of Survey No. 727/Paiki 2, Village : Varsamedi, Taluka : Anjar-Kachchh.
- [52] Computerized copy : Village Form No. 6 dated 22.02.2021 - Entry No. 148.
- [53] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 1413.
- [54] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 2260.
- [55] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 4258.
- [56] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 4437.
- [57] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 4438.
- [58] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 4515.
- [59] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 4629.
- [60] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5589.
- [61] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5743.



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- [62] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5830.
- [63] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 2306.
- [64] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5569.
- [65] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5570.
- [66] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5914.
- [67] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5915.
- [68] Computerized copy : Village Form No. 6 dated 22.02.2021- Entry No. 5916.
- [69] TRUE copy : Lease Deed dated 24.10.2018 – executed by WELSPUN ANJAR SEZ LIMITED through its constituted attorney Mr. Girish Kumar K. Mathur in favour of GRG SMART VEHICLE PVT. LTD. through its constituted attorney Mr. Jitendra Sohanlal Sharma regarding Survey Nos. 727, 597 & 719, situated at sim of Village : Varsamedi, Taluka : Anjar-Kachchh, registered before the Office of Sub-Registrar, Anjar vide Registered No. 11777 of Book No. 1 dated 25.10.2018.
- [70] TRUE copy : Deed of Termination of Lease dated 06.11.2020 – executed by WELSPUN ANJAR SEZ LIMITED through its Authorized Signatory Mr. Girishkumar Mathur S/o. Late Shri Kishanswaroop S. Mathur in favour of GRG SMART VEHICLE PVT. LTD. through its Authorized Signatory Mr. Jitendra Sohanlal Sharma regarding Survey Nos. 727, 597 & 719, Village : Varsamedi, Taluka : Anjar-Kachchh, registered before the Office of Sub-Registrar, Anjar vide Registered No. 8103 of Book No. 1 dated 06.11.2020.
- [71] TRUE copy : Non-Agricultural Order (Multi Product Industrial Park Industrial Purpose) dated 01.10.2019 – issued by Collector, Bhuj-Kachchh in the name of WELSPUN ANJAR SEZ LIMITED regarding Survey No. 597 land Area admeasuring 60501 Sq. Meters., situated at Village : Varsamedi, Taluka : Anjar-Kachchh. bearing Ref. No. Jaman/7/NAA/65(B)/Case No. 55/2018-19. (ALONGWITH CERTIFICATE & SCHEDULE-II).
- [72] TRUE copy : Non-Agricultural Order (Industrial Park Industrial Purpose) dated 22.03.2018 – issued by Collector, Bhuj-Kachchh in the name of WELSPUN ANJAR SEZ LIMITED regarding Survey No. 725 land admeasuring 60906 Sq. Meters, situated at Village : Varsamedi, Taluka : Anjar-Kachchh. bearing Ref. No. Jaman/7/NAA/65(B)/Case No. 66/2012-13. (ALONGWITH CERTIFICATE & SCHEDULE-II).



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- [73] **TRUE copy** : Non-Agricultural Order (Industrial Park Industrial Purpose) dated 22.03.2018 – issued by Collector, Bhuj-Kachchh in the name of **WELSPUN ANJAR SEZ LIMITED** regarding Survey Nos. 611/1, 616, 632, 619, 620/Paiki 1, 620/Paiki 2, 620/Paiki 3, 620/Paiki 4, 620/Paiki 5, 718, & 726/1, situated at Village : Varsamedi, Taluka : Anjar-Kachchh. bearing Ref. No. JMN/7/NAA/65(B)/Case No. 66/2012-13. (ALONGWITH CERTIFICATE & SCHEDULE-II).
- [74] **ORIGINAL** : LEASE DEED dated 12.11.2020 – executed by **WELSPUN ANJAR SEZ LIMITED** through its Authorised Signatory **Shri Girishkumar Mathur S/o. K.S. Mathur** in favour of **GRG GLOBAL TEXTILES LTD.** through its Authorised Signatory **Shri Jitendra Sohanlal Sharma** regarding Survey Nos. 727 Paiki, 726/1, 725, 597 & 719, Total land Acres 13-10 Gunthas, situated at Village : Varsamedi, Taluka : Anjar-Kachchh, registered before the Office of Sub-Registrar, Anjar vide Registered No. 8335 of Book No. 1 dated 12.11.2020.
- [75] **Photostat copy** : DEED OF SALE dated 27.07.2006 – executed by **SORATHIYA MAVJI VEERA CHOTARA** in favour of **NET LINE PRESS LIMITED** Through its Authorised signatory **ASIM CHAKRABORTY** regarding Survey No. 719 land Acres 23-11 Gunthas, situated at sim of Village : Varsamedi, Taluka : Anjar-Kachchh., registered before the Office of Sub-Registrar, Anjar vide Registered No. 5489 of Book No. 1 dated 29.07.2006.
- [76] **Photostat copy** : DEED OF SALE dated 05.05.2007 – executed by **VAGHAMSHI SHIVJI DAYA** in favour of **WELSPUN ANJAR SEZ LIMITED** its Authorised signatory **ASIM CHAKRABORTY** regarding Survey No. 597, situated at sim of Village : Varsamedi, Taluka : Anjar-Kachchh., registered before the Office of Sub-Registrar, Anjar vide Registered No. 5857 of Book No. 1 dated 05.05.2007.
- [77] **Photostat copy** : DEED OF SALE dated 09.11.2017 – executed by **Shri Dayabhai Bhurabhai Rabari** in favour of **WELSPUN ANJAR SEZ LIMITED** its Authorised signatory **Shri Mahendrasinhji Fatehsinhji Sodha** regarding Survey Nos. 727, 727/P-1 & 727/P-2, situated at sim of Village : Varsamedi, Taluka : Anjar-Kachchh., registered before the Office of Sub-Registrar, Anjar vide Registered No. 9332 of Book No. 1 dated 10.11.2017.
- [78] **ORIGINAL** : ADDENDUM AGREEMENT (SUPPLEMENTARY LEASE DEED) dated 11.03.2021 – executed by **Welspun Anjar Sez Limited** in favour of **GRG Global Textiles Pvt. Ltd** registered before the Office of Sub-Registrar, Anjar vide Registered No. 2630 of Book No. 1 dated 12.03.2021.
- [79] **TRUE Copy** : CORRECTION DEED & CONSENT DOCUMENT executed by **SORATHIYA RAVILAL SHIVJI** in favor of **VAGAMSHI SHIVJI DAYA** duly registered before the office of Sub-Registrar, Anjar bearing Registered Nos. 9694 & 9695 dated 31.07.2007 respectively.



KAMAL V. VERMA & ASSOCIATES

ADVOCATES

Patent, Trademarks, Copyright & Geographical Indications Attorney.

(Registered by Govt. of India)

Silk Mark, Agmark, FSSAI, Barcode.

THX - 48, ADIPUR - 370 205 (KACHCHH) GUJARAT - INDIA

TeleFax : +91-2836-262010 Mobile : +91-94269 77365

E-mail : advocatekvverma@gmail.com

[80] True copy : APPROVED PLAN passed by Government Authority.

23 If the equitable mortgage by deposit of title deeds is not possible, can there be a simple (registered) mortgage. If so, list out the documents to be held with the Bank, in addition to the registered mortgage deed

Not Applicable.

24 Any Other opinion on simplified procedure/remission of stamp duty for creation of charge over agricultural / other properties in favour of Commercial Banks as in some states like U.P. Karnataka etc.

Not Applicable.

I certify that Present Owner – GRG GLOBAL TEXTILES LTD has/have a valid clear, absolute, good, perfect and marketable title to the LEASEHOLD property/ies shown above and the title deeds to the property concerned being original and not duplicate or fake.

Note : Prior Written Mortgage Permission from WELSPUN ANJAR SEZ LTD., is mandatory.

I hereby certify that the said property is enforceable under the provisions of SARFAESI ACT, 2002.

This legal opinion has been given without any interest direct or indirect, after verifying all the necessary relevant papers, Photostat copy of which is returned back duly authenticated.

NOTE : Registration of mortgage before the Office of Sub-Registrar, ANJAR is compulsory.


ADVOCATE KAMAL V. VERMA
REGD. AGENT :
PATENTS, TRADEMARKS &
GEOGRAPHICAL INDICATION

Enclosed : Original Search Receipt Nos. 2021047005320 & 2021047005319 dated 18th March, 2021, E.C & Certified copy of Lease Deed.

અરજી પહોંચ

મિલકત નું વર્ણન : R S NO. 727 PAIKI, 726/1, 725, 597,719

Search in : વરસામેડી / VARSAMADI

પહોંચ નંબર ૨૦૨૧૦૪૭૦૦૫૩૧૯ અરજી નંબર ૨૨૮૬ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૮ માહે માર્ચ સને ૨૦૨૧

રજુ કરનારનું નામ KAMAL V VERMA 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: 2007 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૦૪૦.૦૦

કુલ એકંદરે રૂ. ૧૦૪૦.૦૦

અંકે રૂપીયા એક હજાર ચાલીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

કચેરીમાં આપવામાં

B K Jdeja
સબ રજીસ્ટ્રાર
અંજાર

અંકે રૂ. : 1040.00

20210318857891715, 20210315372847787

સબ રજીસ્ટ્રાર, અંજાર

મિલકત પરના બોજ અંગેનું પત્રક

MAL V VERMA ADV અરજી નંબર : 2286 ગામ નું નામ : VARSAMADI

: R S NO. 727 PAIKI, 726/1, 725, 597,719

1. શોધ Sub-Registrar Office(SRO) Kutchh-Bhuj Anjar મા -15 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ મિલકત પરના બોજ અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

અને અવેજ સામાં આકાર અથવા પટે 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
	રે. સર્વે નં 727 પેટા, 726/1, 725, 597, 719, કુલ ક્ષેત્રફળ 1021.00 ચો.મી.			Welspun Anjar SEZ Ltd. Thro. Its Autho sign Girishkumar K Mathur	GRG GLOBAL TEXTILES Pvt. Ltd. Thro. Its Constituted Attorney Jitendra Sohanlal Sharma	12-11-2020	8335	
						12-11-2020		

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Kutchh-Bhuj Anjar



અરજી પહોંચ

મિલકત નું વર્ણન : R S NO. 727 PAIKI 726/1 725 597 719

Search in : વરસામેડી / VARSAMADI

પહોંચ નંબર ૨૦૨૧૦૪૭૦૦૫૩૨૦ અરજી નંબર ૨૨૮૭ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૮ માહે માર્ચ સને ૨૦૨૧

રજુ કરનારનું નામ KAMAL V VERMA ADV

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.....Year: 1991 2006

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૬૮૦.૦૦

કુલ એકદરે રૂ.	૬૮૦.૦૦
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અંકે રૂપીયા છ સો એશી પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

B K Jadhva
સબ રજીસ્ટ્રાર
અંજાર

અંકે રૂ. : 680.00

20210318576177400,20210315187438833

સબ રજીસ્ટ્રાર, અંજાર

અરજી પહોંચ

પહોંચ નંબર ૨૦૨૧૦૪૭૦૦૫૦૮૧ અરજી નંબર ૨૨૦૦ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૫ માહે માર્ચ સને ૨૦૨૧

રજુ કરનારનું નામ KAMAL V VERMA ADV 8335/2020
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

૫૮૦.૦૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: ૦ ૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



કુલ એકંદરે રૂ.

૫૮૦.૦૦

અંકે રૂપીયા પાંચ સો એંશી પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

B K Jadeja
સબ રજીસ્ટ્રાર
અંજાર

અંકે રૂ. : 580.00

20210315857231794

સબ રજીસ્ટ્રાર, અંજાર



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ28727700131525T
Certificate Issued Date : 16-Mar-2021 01:26 PM
Account Reference : IMPACC (FI)/ gjelimp10/ GANDHIDHAM/ GJ-BJ
Unique Doc. Reference : SUBIN-GJGJELIMP1093625978587929T
Purchased by : BHARAT MAHESHWARI
Description of Document : Article 21 Copy or Extract
Description : N/A
Consideration Price (Rs.) : 0
(Zero)
First Party : KAMAL V VERMA
Second Party : N A
Stamp Duty Paid By : KAMAL V VERMA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



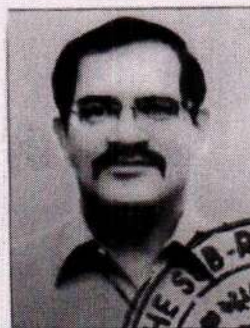
LB0016384673

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



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LEASE DEED

THIS LEASE DEED ("Lease Deed") is executed at Anjar-Kachchh on this 12th day of November, 2020 by and between

WELSPUN ANJAR SEZ LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at Welspun City, Village Versamedi, Taluka Anjar, Dist : Kachchh – Gujarat - 370110 through its Authorised Signatory **Shri Girishkumar Mathur S/o. K.S. Mathur**, Age 52 Years, Indian, Service by occupation, Address at Welspun City, Village Versamedi, Taluka Anjar, Dist : Kachchh – Gujarat - 370110, Aadhar Card No. 290758947553, Mobile No.

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9879508033 (hereinafter referred to as, "**Lessor**" which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns), of the **FIRST Part**;

AND

GRG GLOBAL TEXTILES LTD, a company incorporated in India under the Companies Act, 1956 and having its registered office at 805 Aggarwal Millennium Tower-1 Netaji Subhash Place Pitampura (North-West) Delhi through its Authorised Signatory **Shri Jitendra Sohanlal Sharma**, Age 41 Years, Indian, Service by occupation, Address at 06, New C.B.X., Adipur, Taluka Gandhidham - Kachchh Aadhar Card No. 9588 4125 8060, Mobile No. 9978990831 (hereinafter referred to as "**Lessee**" which expression shall, unless it be repugnant to the subject or context thereof, include its successors and permitted assigns), of the **SECOND Part**;

The Lessor and the Lessee are hereinafter collectively referred to as "**Parties**" and individually referred to as a "**Party**".

WHEREAS

A) Lessor is engaged in the business of *interalia* developing industrial parks 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 as enumerated in its Memorandum and Article of Association. Lessor is an industrial park developer under Gujarat Industrial Policy, 2015, as amended from time to time.

B) The Lessor has represented to the Lessee that:

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- (i) The Lessor is seized, possessed of and the owner of the portion of lands mentioned in the table hereunder which are situated contiguously to each other and forms a pocket of land admeasuring Acre 13-10 Gunthas at Village Varsamedi, Taluka Anjar, Kachchh Gujarat - 370110 (hereinafter referred to as "**Leased Lands**").

Sr. No.	Survey Number	Area in Acre-Guntha	Area in Sq.Mtrs.
1	727 paiki	10-20	42472.00
2	726/1	00-03	271.00
3	725	01-31	7255.00
4	597	00-26	2604.00
5	719	00-10	1021.00
Total		13-10	53623.00

The Lessor has a clear title to the said Leased Lands and the same are duly converted into non-agricultural use for industrial park purpose by the competent authority. The Leased Lands are free of any encumbrances, mortgage, charges or otherwise and that there is no legal impediment or bar on giving the said Leased Lands on lease basis to the Lessee and the Lessor agrees to give an indemnity in this regard in favour of the Lessee.

- (iii) The Lessor has all the rights and authority to grant the lease.

- (iv) Based on the above representations, the Lessee has approached the Lessor with a request to give the Leased Lands on lease for the purpose of setting up a factory unit for manufacturing of Textile Looms through itself or through its nominees/ group companies ("**Purpose**"), upon the terms and conditions hereinafter mentioned.

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- C) The Lessor has acceded to the above referred request of the Lessee and hence the Parties are desirous of recording the terms and conditions of the grant of the Leased Premises to the Lessee.

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:

1. The recitals contained hereinabove shall form an integral and operative part of this Deed and shall be read accordingly.

2. The Lease

The Lessor hereby grants unto the Lessee a lease to occupy and enjoy the Leased Lands for the stipulated bonafide industrial use, subject to the industrial policy-2015 promulgated by the Government of Gujarat.

3. Lease Period and Renewal

The lease hereby granted to the Lessee shall subsist for a period of 25 years commencing from 1st, November, 2020 ("**Commencement Date**") and terminating on 31st October, 2045.

The parties may renew this Lease Deed for a mutually agreed period atleast 30 days prior to the expiry of the term on the same terms and conditions as contained therein.

4. Lease Rent

In consideration of the lease to use the Leased Premises for the Purpose, the Lessee agrees to pay a yearly compensation at the rate of Rs. 60/- per square meter computing to Rs. 32,17,380/- (Rupees Thirty Two Lacs Seventeen Thousand Three Hundred and Eighty Only) ("**Fee**") shall be payable by the Lessee to the Lessor. The Fee shall be payable in advance before commencement of every year for the following years

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The Lease Rent shall be exclusive of all taxes. Service tax on lease shall be additionally charged to the Lessee. Further, any goods and service tax (GST) and/or any other like impositions as may be applicable from time to time, that may be additionally charged, levied and/or imposed on the Lease Rent and/or any other amounts/charges payable by the Lessor under this Lease Deed and/or the lease granted herein and, the same shall be borne and paid by the Lessor alone as per the provisions of the said taxes/levies and the Lessee shall have no liability in respect thereof.

All present and future government and local authority taxes, other taxes, levies, cess, dues, duties, non-agricultural assessments, impositions and outgoings payable in respect of the Leased Lands as may be levied by any other statutory bodies and authorities shall be payable by the Lessor.

The Lease Rent shall be subject to taxes deducted at source (TDS) and the Lessee shall deduct the TDS as per applicable rates and remit such amount of TDS to the credit of the government account and furnish TDS Certificates to the Lessor.

5. Electricity and Water Charges

The Lessee shall be responsible for making its own arrangements for electricity and water supply within the leased lands.

The Lessee shall regularly pay to the electricity and water service provider, the charges for utilization of the electricity and the water consumed by the Lessee within the Leased Lands, and shall keep the Lessor indemnified from such liability.

6. Signage

The Lessee shall be entitled to affix its name-boards/sign-boards and/or

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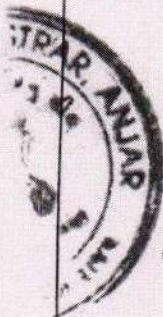
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name plates at the entrance of the Land.

7. Duties & Responsibilities of the Parties

The Lessee agrees with and confirms to the Lessor as follows:

- a) To use the Leased Premises only for the stipulated Purpose and not to use the same for any other purpose whatsoever.
- b) To permit the Lessor or his duly authorized representative/s to enter upon the Leased Premises during normal working hours with 48 hours prior notice for the purpose of inspecting and viewing the Leased Premises.
- c) The Lessee shall during the term hereof, keep the Leased Premises in good order and condition.
- d) The Lessee shall be responsible to secure and procure and maintain all requisite permissions under any statute governing the subject including the permission and certificate of compliance of Law of Pollution Control and Labour laws and amongst others.
- e) During the term, the Lessee shall not store or allow to be stored in the Leased Lands, any dangerous or hazardous material that may imperil the safety and/or which may be of nuisance and/or cause annoyance to the Lessor.
- f) Not to hold the Lessor responsible or liable for any loss or damage suffered by the Lessee on account of any theft, fire or other destruction caused to or in the Land to any property articles or things brought by the Lessee in the Land
- g) The Lessee shall not grant/create any sub-lease or license or any other form of such right over the Leased Lands in favour of any third party without obtaining permission from the Lessor.



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of the Leased Lands shall at all time remain with the Lessor and the Lessee shall at no time claim any right, title or interest in the Leased Lands or any part thereof.

- h) To undertake all such constructions and modifications as may be required under applicable law including construction of boundary wall, sheds, buildings, etc.
- i) Not to cause any obstruction, hindrance or interference to the occupiers of the adjacent premises/lands.
- j) Not to create any nuisance, intrusion or encroachment on the adjacent premises/lands.
- k) To undertake and implement necessary steps or ensuring fire safety and prevention at Leased Lands. To take an expert's opinion for determination and implementation of such fire safety measures and share such expert's recommendations with the Lessor.

The Lessor hereby agrees with and confirms to the Lessee as follows:

- a) That the Lessor shall allow the Lessee to construct the structures and premises for its industrial use including the sheds, buildings, etc. on the Leased Lands in accordance with the requirements and specifications as per the prevailing norms thereof with approval of the competent authority in that regard. The Lessee shall be the absolute owner of the superstructure so erected on the Leased Lands by the Lessee.
- b) That the Lessor shall keep the Lessee indemnified from any acquisition, dispossession, damages or claims arising out of any defect or irregularity in the title of the Leased Lands which may affect Lessee's peaceful enjoyment.

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c) That the Lessor shall pay and discharge all existing and future liabilities of rates, taxes, levies, cesses, charges, assessments, outgoing, water charges and such other dues to the Central/State Government, Municipality, local bodies and authorities in respect of the Leased Premises, punctually and on time.

e) The Lessor reserves its right to enter into any transaction for the remaining area of the land belongs to lessor in accordance with the provisions of the Industrial park policy of Government of Gujarat and other applicable laws.

g) The Lessor hereby permits, allows and authorizes the Lessee to charge/mortgage the leasehold rights granted to the Lessee under this Deed in respect of the Leased Lands as security for any facilities that may have been/may be availed by the Lessee from any banks/ financial institutions/lenders for the co-extensive period of lease. However, such mortgage shall not affect the rights and powers of the Lessor in respect of Leased Lands.

That the Lessor shall provide all the basic amenities including uninterrupted potable water supply and maintain the Leased Lands in wind and water tight condition.

i) That the Lessor shall always keep the road and passage leading to and around the Leased Lands in proper usable condition and to maintain throughout the year the entrance and passage ways in proper condition so as to allow for transit of vehicles, parking and loading/unloading of goods.

j) The Lessor hereby confirms and undertakes that it shall comply with all the requirements under the Gujarat Industrial Policy, 2015, as amended from time to time.



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8. Mutual Agreement

It is mutually agreed between the Lessor and the Lessee as follows:

- a) That the Lessee shall be at liberty without obtaining prior consent of the Lessor to install in the Leased Lands at its own expense any additional lights, fans, furniture and fixtures including air conditioning plants, dish antenna, generator, mechanical loading and unloading machines and such installation for all times to come shall be considered to be the property of the Lessee. Further the Lessee shall be entitled to make such additions and alterations in or to the Leased Premises as shall be considered necessary including the laying of ducts for achieving the Purpose without obtaining prior consent of the Lessor and in such circumstances the Lessor would provide assistance to the Lessee to obtain the requisite permission from the local authorities, if it so required.

In the event the Lessee has mortgaged the leasehold rights in respect of the Leased Lands as security for any facilities that may be availed by the Lessee from any banks/financial institutions/lenders, the Lessee can mortgage only the rights in superstructure on the Leased Land and in event of lessee making default in repayment of such finance and bank shall have no right to attach and sell the Leased land which solely belongs to the Lessor.

9. Indemnity

Either Party shall indemnify and do hereby indemnify and hold harmless to the fullest extent by law, the other Party, its affiliates and its directors, partners, officers, employees, shareholders, nominees and agents, from any and all losses, expenses, claims, demands and all other liabilities and costs, incurred in connection with any litigation or other form of adjudicatory procedure, claim, demand, investigation, or formal or informal inquiry (regardless of whether the same is brought by or against the

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settlement thereof which arises directly or indirectly from, as a result of, or in connection with and in pursuance of this Deed including, but not limited to, claims arising out of the breach of any representation, warranty, term or condition made by the defaulting party, as contained in this Deed.

10. Termination

- a) Either of the Parties shall be entitled to determine the Lease under this Deed or the extended period of the Lease by giving 6 (six) months' notice in writing without assigning any reason.
- b) upon termination or sooner determination of this Deed or the extended period of the lease, the Lessee shall be entitled to remove their goods, machinery, fittings, fixtures, etc. and the Lessee shall hand over the Leased Lands to the Lessor after restoring it to the same condition in which it existed before the commencement of lease except for normal wear and tear.

Upon termination or sooner determination of this Deed, by mutual understanding, the Lessor shall have an option to outright purchase such super structure, etc. affixed to the land from the Lessee at the market price prevailing at relevant time or at mutually agreed price between the Lessor and Lessee.

- d) Upon termination or sooner determination of this Deed IN ALTERNATIVE, with mutual agreement, the Lessee shall have an option to outright purchase the rights in Leased Land at market price prevailing at relevant time or at mutually agreed price between the Lessor and Lessee.
- e) FURTHER in the event, the parties hereto cannot arrive at the decision regarding price for superstructure or land as mentioned hereinabove, such dispute shall be resolved through Arbitration as laid down in

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11. Governing Law and Jurisdiction

- a) This Deed shall be governed by the laws of India and subject to the Clause 12 (b) hereunder referred, the courts at Anjar shall have exclusive jurisdiction to entertain and try any suit, application or legal proceeding in respect of any claim, dispute or matter between the parties.
- b) In the event of any claim, dispute or difference arising out of or in connection with the interpretation or implementation of this Deed, or out of or in connection with any breach, or alleged breach of this Deed ('Dispute') between the Parties hereto, then the Parties hereby agree to refer such Dispute to arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act of 1996 or any statutory modification or re-enactment thereof for the time being in force (the "**Arbitration Act**"). Either Party to the dispute shall be entitled to apply to the appropriate court in Anjar, India for interlocutory relief in respect of or during the arbitration in terms of the Arbitration Act. The provisions of this Clause shall survive the termination / expiry of this Agreement. The arbitration shall be held at Anjar in the following manner:
 - A. All proceedings in such arbitration shall be conducted in English.
 - B. The Arbitration shall be conducted by a sole arbitrator who shall be appointed mutually by Parties.
 - C. During the arbitration all arbitration costs and arbitrator fees will be shared equally by the Parties and each Party will bear its own attorneys' and experts' fees; provided that the arbitrator shall be authorized in its final decision to award such arbitration costs, arbitrator fees and attorneys' and experts' fees to the prevailing Party, or in the event of a mixed outcome to allocate such costs and fees based on the Parties' relative success and failure in the



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arbitration. The arbitrator may include in the sum for which the award is made, interest on the whole or any part of the money.

D. The arbitration award shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly.

12. Stamp Duty

The stamp duty applicable as per Article 30(a)(4) of the Gujarat Stamp Act, 1958 is computed as per Article 20 on the twice amount of annual average rent. As such, the present lease being the term of 30 years and average annual rent computes to Rs. 32,17,380/- hence stamp duty is calculated at the rate of 4.9% as per Article 20 on the amount of Rs. 64,34,760/- (twice the amount of Rs. 32,17,380/-) computes to Rs. 3,15,310/-

13. General Clauses

a) It is agreed between the Parties that any omission or delay by any Party hereto in exercising any right, power or privilege hereunder or any delay on the part of either Party of any right, power or privilege hereunder shall not operate as a waiver of any such and/or any other right, power or privilege hereunder.

b) Any notice intended to be given to either party shall be deemed to be properly and validly served if it is addressed to and delivered or sent by Registered post A. D. to the addresses stated in the title of this Deed.

c) This Deed may be altered or modified only in writing and signed by both parties.

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SCHEDULE - A
DESCRIPTION OF LEASED PREMISES

All that piece and parcel of the Leased Lands having usable area of 53623.00 Sq.Mtrs. and common rights in other amenities as per layout plan of lands for non-agricultural industrial use for industrial park as shown in table hereunder, duly converted into non-agricultural industrial use situated in the sim of village Varsamedi of Registration Sub-District and Taluka Anjar of Registration District and District Kachchh, collectively bounded as under:

Sr. No.	Survey Number	Area in Acre-Guntha	Area in Sq.Mtrs.
1	727 paiki	10-20	42472.00
2	726/1	00-03	271.00
3	725	01-31	7255.00
4	597	00-26	2604.00
5	719	00-10	1021.00
Total		13-10	53623.00

On or towards East : Remaining area of S. No. 727/paiki & 597/paiki

On or towards West : Remaining area of S. No. 727/paiki, 725 and 719

On or towards North : Remaining area of S. No. 725, 726/1 and 726/2

On or towards South : Remaining area of S. No. 719 & 597

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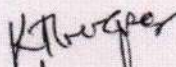
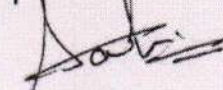
IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first herein above written.

Sealed, Signed & delivered by the Party)
Of the **FIRST PART** of the "LESSOR")
WELSPUN ANJAR SEZ LIMITED)
through its Authorised Signatory)
Mr. Girishkumar Mathur S/o. K.S. Mathur)

For, Welspun Anjar SEZ Limited

Authorised Signatory

In the presence of:

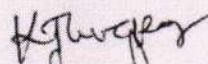
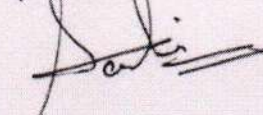
- 1) 
- 2) 

Sealed, signed & delivered by the Party)
Of the **SECOND PART** of the "LESSEE")
GRG GLOBAL TEXTILES LIMITED)
through its Authorised Signatory)
Mr. Jitendra Sohanlal Sharma)

For, GRG Global Textiles Ltd.

Authorised Signatory

In the presence of:

- 1) 
- 2) 

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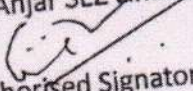
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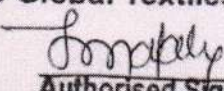
SCHEDULE AS PER SEC. 32(A) OF REGISTRATION ACT, 1908

For, Welspun Anjar SEZ Limited

Authorised Signatory



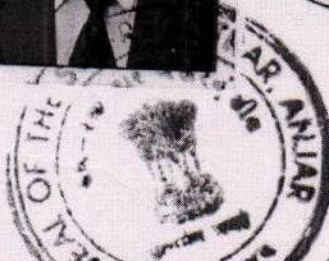
Mr. Girishkumar Mathur S/o. K.S. Mathur
Authorised Signatory
WELSPUN ANJAR SEZ LIMITED
LESSOR



For, GRG Global Textiles Ltd.

Authorised Signatory



Mr. Jitendra Sohanlal Sharma
Authorised Signatory
GRG GLOBAL TEXTILES LIMITED
LESSEE





GRG GLOBAL TEXTILES LIMITED

Factory : Survey No. 727, Welspun Industrial Park, Versamedi, Anjar,
District. Kutch-370 110 Gujarat (India).

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTOR OF THE
COMPANY GRG GLOBAL TEXTILES LIMITED HELD ON THE 29TH OCTOBER 2020 AT THE REGISTERED
OFFICE OF COMPANY AT 805 AGGARWAL MILLENNIUM TOWER -1, NETAJI SUBHASH PLACE,
PITAMPURA DELHI-110034

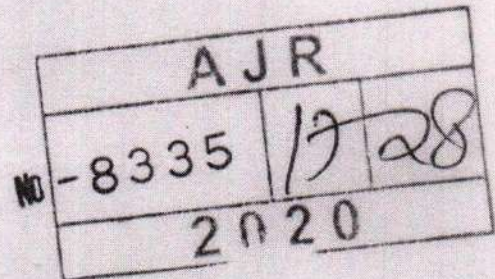
"RESOLVED that the Board has decided to take on lease the land situated at Welspun Industrial
Park, Versamedi, Anjar, District. Kutch-370 110 Gujarat."

"Resolved Further that Sh. Jitendra Sohanlal Sharma S/o Shri Sohanlal Ramlal Sharma, R/o New
CBX No. 6, Behind Janta Petrol Pump, Satwali, Adipur - 370205, Kutch, Authorised Signatory of
the company is authorized to enter with an agreement for lease of land, sign, execute and
submit such applications, agreements and correspondence required in connection with above
land as may be deemed necessary of expedient to give effect to this resolution."

Certified to be True.

For GRG Global Textiles Ltd.


Shashi Kant Goenka
Director
DIN: 00097405



Regd. Office : 805, Aggarwal Millennium Tower-1, Netaji Subhash Place, Pitampura, Delhi-110034

Tel : 011 27356564 CIN : U17299DL2020PLC372257

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WELSPUN ANJAR SEZ LIMITED

Registered Office: Welspun City, P.O. Versamedi, Taluka Anjar-370110, Gujarat

CIN: U22210GJ1995PLC027871 Website: www.welspunindia.com E-mail Companysecretary_wil@welspun.com

CIRCULAR RESOLUTION 1/2017-18

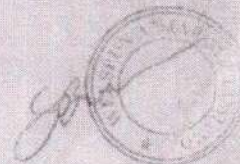
CERTIFIED TRUE COPY OF CIRCULAR RESOLUTION 1/2017-18 OF THE BOARD OF DIRECTORS OF WELSPUN ANJAR SEZ LIMITED PROPOSED ON WEDNESDAY DECEMBER 13, 2017 AND PASSED ON WEDNESDAY DECEMBER 13, 2017.

AUTHORITY TO REPRESENT COMPANY, IN RESPECT OF COMPANY MATTERS BEFORE GOVERNMENT AUTHORITIES:

"RESOLVED THAT in supersession of the earlier resolution passed by the Board on April 18, 2016, Mr. Mahendrasinh Sodha and Mr. Mr. Girish Mathur, Representatives of the Company be and are hereby, severally, authorised:

- 1) To negotiate with the parties for acquisition of land by the Company
- 2) To sign a conveyance deed / sale deed / Agreement for sale or necessary other documents for purchase and of land in the district of Kutch, State of Gujarat
- 3) To make necessary applications for various permissions required for setting up the project including but not limited to:
 - a) application for conversion of land from agricultural land to non-agricultural land.
 - b) application for construction permission.
 - c) permission for supply of electricity installation of DG set.
 - d) application for obtaining No Objection Certificate from Gujarat Pollution Control Board.
 - e) registration under Goods and Services Tax Act (State and Central).
 - f) registration under the Factories Act and other labor and Industrial laws.
 - g) make necessary application to local authorities for setting up the project and other incidental activities connected thereto.
- to sign and submit necessary applications, request, forms, returns, representation etc. and represent the Company before the Central or State Government, local municipal authorities, office of the collector, office of sub-registrar of assurance, board / department of telecommunication, water, electricity, environment, revenue authorities, labor authorities, and such other boards/ departments before which the Company may be required to be represented in connection with business operations of the Company or matter related thereto and generally to do all such acts, deeds, things and matters as may be appropriate, expedient and necessary to give effect to the foregoing.

RESOLVED FURTHER THAT Mr. Mahendrasinh Sodha and Mr. Mr. Girish Mathur, Authorised Representative of the Company be and are hereby severally authorised to do all such acts, deeds, things and matters as may be appropriate, expedient and necessary to give effect to the above resolution.



WELSPUN ANJAR SEZ LIMITED

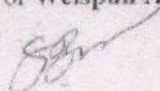
Registered Office: Welspun City, P.O. Versamedi, Taluka Anjar-370110, Gujarat
CIN: U22210GJ1995PLC027571 Website: www.welspunindia.com E-mail Companysecretary_wil@welspun.com

CIRCULAR RESOLUTION 1/2017-18

RESOLVED FURTHER THAT any of the Directors of the Company or the Company Secretary be and are hereby severally authorized to issue a certified true copy of this resolution and to do all such acts, deeds and things as may be necessary or incidental to give effect to the above resolution."

<<<<Certified True Copy>>>>

For Welspun Anjar SEZ Limited


Shashikant Thorat
Company Secretary
FCS: 6505



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भारत सरकार
GOVERNMENT OF INDIA

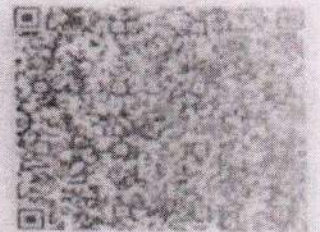


जितेन्द्र शर्मा

Jitendra Sharma

जन्म तिथि/ DOB: 04/03/1979

पुरुष / MALE



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आधार-आम आदमी का अधिकार

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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: सोहनलाल शर्मा,
 06, न्यू सी.बी.एक्स, जनता
 पेट्रोल पंप के पीछे,
 आदिपुर, गांधीधाम, कच्छ,
 गुजरात - 370205

Address:

S/O: Sohanlal Sharma, 06, New
 C.B.X, Behind Janta Pet
 Adipur, Gandhidham, Kachchh
 Gujarat - 370205



9588 4125 8060

Aadhaar-Aam Admi ka Adhikar



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भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/ Enrolment No.: 0000/00573/71555

To
Mathur जीरीशकुमार
Mathur Girishkumar
C/O WELSPUN
D 202
WELSPUN COLONY
VARSAMEDI
Varsamedi
Varsamedi
Varsamedi
Kachchh Gujarat - 370110
9428673225

Download Date: 19/05/2019

Signature Not Verified
Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2019.05.19 17:25:31
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आपका आधार क्रमांक / Your Aadhaar No. :
2907 5894 7553
VID : 9142 3678 3204 4072

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Mathur जीरीशकुमार
Mathur Girishkumar
जन्म तिथि/DOB: 07/09/1965
पुरुष/ MALE



2907 5894 7553
VID : 9142 3678 3204 4072

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

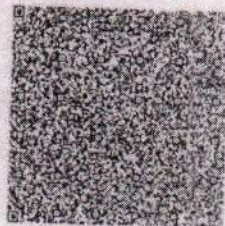
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No - 8335	22	28
2020		



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
वेलस्पुन, डी 202, वेलस्पुन कॉलोनी, वारसामेदी,
वारसामेदी, वारसामेदी, कच्छ,
गुजरात - 370110

Address:
C/O WELSPUN, D 202, WELSPUN
COLONY, Varsamedi, VARSAMEDI,
Varsamedi, Kachchh,
Gujarat - 370110



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ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નામાંસન ક્રમ સંખ્યા/ Enrolment No.: 1190/77005/07904

To
6552 કપિલ
Thacker Kapil
S/O: Thacker Vithaldas
7
Krushnakrupa society
Behind D.V.highschool
Anjar
Anjar
Kachchh Gujarat - 370110
9979447890

Download Date: 19/12/2017 Generation Date: 10/02/2018

Signature Not Verified
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Signature Not Verified
Signature Not Verified



તમારો આધાર નંબર / Your Aadhaar No. :
2108 7537 2925
મારી આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



6552 કપિલ
Thacker Kapil
જન્મ તારીખ/DOB: 27/01/1983
પુરુષ/ MALE

2108 7537 2925



મારી આધાર, મારી ઓળખ



Government of India

AADHAAR

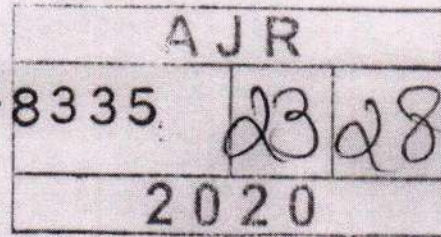
સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

Address:

S/O: Thacker Vithaldas, 7,
Krushnakrupa society, Behind
D.V.highschool, Anjar, Kachchh,
Gujarat - 370110

સરનામું :

S/O. 6552 વીઠલદાસ, 7, કૃષ્ણકૃપા
સોસાયટી, ડી.વી.હાઈસ્કૂલ પાછડ, અંજાર
કચ્છ,
ગુજરાત - 370110

2108 7537 2925

R. Thacker



આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકાર

ભારત સરકાર
Unique Identification Authority of India
Government of India

ભરતિયા સમ સંખ્યા/Enrolment No.: 0000/00467/75635

To
ગોસ્વામી સચિંગર
Goswami Sachingar
S/O: Goswami Arvindgar
48
Veer bhagatsinh nagar
Gayatri char Rasta
Anjar
Kachchh Gujarat - 370110
8460466108

Downloaded from 10033717

Generation



આધાર નંબર / Your Aadhaar No. :

6408 2069 7104

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



ગોસ્વામી સચિંગર
Goswami Sachingar
જન્મ તારીખ/DOB: 25/03/1995
પુરુષ/MALE



6408 2069 7104

મારો આધાર, મારી ઓળખ



Handwritten signature



AADHAAR

સુચના

- આધાર ઓળખાણનું પ્રમાણ છે. નગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા માન્ય થશે.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા મળતો હોવાથી દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો તાત્કાલ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

AJR		
NO - 8335	24	28
2020		



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકાર
Unique Identification Authority of India

Address:


S/O: Goswami Arvindgar, 48,
Gayatri char Rasta, Veer
bhagatsinh nagar, Anjar,
Kachchh,
Gujarat - 370110

સંખ્યા :

S/O: ગોસ્વામી અરવિંદગર, 48, ગયત્રી
ચાર રસ્તા, વીર ભગતસિંહ નગર, અંજાર,
કચ્છ,
ગુજરાત - 370110

6408 2069 7104

e- Challan

Login ID PDEN	2020047010305	BARCODE		Printed On	11/11/2020 16:53:30
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Department Superintendent of Stamps And Inspector General Of Registration		Payer Details			
Property Details	NA Land bearing (1) S.No. 727/Paiki, (2) S.No. 726/1, (3) S.No. 725, (4) S.No. 597 & S.No. 7194 Village Varsamedi, Taluka Anjar- Kachchh	TAX ID (If Any)			
		PAN No. (If Applicable)	NA		
		Full Name	WELSPUN ANJAR SEZ LIMITED thro its auth sign Mr Girishkumar Mathur		
Office Name	S.R.O - ANJAR	Address	06, New C.B.X., Adiput, Ta. Gandhidham- Kachchh		
Location	KACHCHH				
Year	2020-2021 One time				

Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank-Branch
20201111967503019	Registration Fee (0030-03-104-00)	64950.00	64950.00	57000013551003011112041097	11/11/2020	SBIEPAY

Total Amount :- 64950.00

Total Amount In Words :- Rupees Sixty Four Thousand Nine Hundred Fifty Only

Remarks
(If Any)



Handwritten signature/initials

AJR		
No-8335	25	28
2020		

Handwritten signature

SS&IGR-GUJARAT

Note : (1) Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec52/c of the Gujarat stamp Act-1958.
(2) The Registration fee paid by E-challan is valid up to 4 month from the date of execution of the instrument, u/s.23 of the Registration Act-1908.
Disclaimer: This is a digitally system generated e-Challan, Which does not require signature.

(W) 12/11/2020 11:42 AM

AJR	
8335	26/28
2020	

Serial No. 8335 Presented of the office of the Sub-Registrar of S.R.O - ANJAR Between the hour of 11 To 12 on Date 12/11/2020	Receipt No :- 2020047016923	
	Received Fees as following	Rs.
	Registration	64350.00
	Side Copy Fee (30)	600.00
	Other Fees	0.00
TOTAL :- 64950.00		

20201111967503019



(Signature)

Welspun Anjar SEZ Ltd. Thro. Its Autho sign
Girishkumar K Mathur

B K Jadeja
Sub Registrar
S.R.O - ANJAR

B K Jadeja
Sub Registrar
S.R.O - ANJAR

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
-------	------------------------	-----	------------	------------------	-----------

Executing

1 Welspun Anjar SEZ Ltd. Thro. Its
Autho sign Girishkumar K Mathur
Add. Welspun City
Varsamedi
Anjar

52



(Signature)

Claiming

2 GRG GLOBAL TEXTILES Pvt. Ltd.
Thro. Its Constituted Attorney Jitendra
Sohanlal Sharma
Add. 6
New CBX
Adipur

41



(Signature)

Executing Party
admits execution

(W) 12/11/2020 11:42 AM

AJR	
8335	27/28
2020	

1 KAPIL V THACKER
ADD KRUSHNAKRUPA SOCIETY
ANJAR



2 SACHIN A GOSWAMI
ADD 48 VEER BHAGIRATH NAGAR
ANJAR



State that they personally known above named
executant and indentifies him/them.

1.

2.

Date: 12 Month: November -2020

B K Jadeja
Sub Registrar
S.R.O - ANJAR

Received Copies of Certified Evidence of Seller, Buyer and
Identifiers of Document

Date: 12/11/2020

B K Jadeja
Sub Registrar
S.R.O - ANJAR



(W) 12/11/2020 11:42 AM

AJR	
8335	2828
2020	

1	Book No.	8335	Registered No.
Date: 12-11-2020			


B K Jadeja
Sub Registrar
S.R.O - ANJAR

સબ રજીસ્ટ્રાર
અંજાર
મુકાબલ કરનાર

અરજી નંબર : 2200
તારીખ : 25/12/20
અરજદારનું નામ : J. N. Patel
સરનામું : 25/12/20

ખરી નકલ
સબ રજીસ્ટ્રાર-અંજાર

