

RANADE & ASSOCIATES

Consulting Engineers, Chartered Engineers, Valuers,
Empaneled by Various Banks, Insurance Cos., Income Tax
9, Nutan Co-op. Housing Soc. Behind Times Of India Bldg., Near Dr. Godbole's Hospital,
M.G. Road, Naupada, Thane - 400 602. Email: ranadeandassociates@gmail.com

Ph 2542 43 98
2533 91 79

Ref. No.: 2018 1340

Date: 19 - September - 2018

To,
The Branch Manager,
Punjab National Bank,
Kopri Branch,
Behind Bharat English School,
Harishchandra Raut Marg,
Kopri, Thane (E) - 400 603.

As per your instructions valuation of gala of M/s. J. B. Corporation was undertaken for security purpose. To estimate market value for the same the gala was visited for inspection and verification through valuation angle on 17 - September - 2018 and findings are as follows;

Sr. Nos.	Descriptions	Remarks
1	Date of visit and making valuation	17 - September - 2018
2	Name of owner (s) of the property	M/s. J. B. Corporation. Gala No. 22 and 22 A on ground floor in "Shree Ganesh Industrial Estate" situated plot bearing S. No. 361 (1) to 361 (5) of village Kachigam, off Vapi Kanchigam Road, behind Girish Bar, near PMC Medical, village Kanchigam, Daman 396 210.
3	It the property is under joint ownership / co ownership, share of each such owner. Are the shares are undivided ?	Photocopy of sale agreement dated 10 - June- 2009 between M/s. rainbow Prints and M/s. J. B. Corporation its partner Mr. Anilkumar P. Mittal.
4	Brief description of the property - Location, street, ward number.	Situated plot bearing S. No. 361 (1) to 361 (5) of village Kachigam, off Vapi Kanchigam Road, behind Girish Bar, near PMC Medical, village Kanchigam, Daman 396 210.
	Boundaries	
	East	Common Space
	West	Common space
	North	Gala No. 21
	South	Gala No. 23
	Global co-ordinates	



Karade & Associates. Chartered Engrs.
Ph. No 022 2542 43 98 / 2533 91 79

Latitude 20.376536.

Longitude 72.891196

- Flat / Shop / Office / Plot number.
- Is the property situated in residential / commercial / mixed area / industrial area

Plot bearing S. No. 361 (1) to 361 (5)
Industrial locality.

- Is the Property situated in unauthorized / authorized colony

Property is authorized.
O.C. No.: Letter No. PWD / DMN / SD II / O.C. / 499 / 1996 - 97 dated 20 - June - 1996 and Letter No. PWD / DMN / SD II / O.C. / 454 / 1997 - 98 dated 06 - June - 1997.

- Classification of locality - high class / middle class / poor class

Industrial locality.

- Is the IP in question is under encroachment

IP (Immovable property) is not under any encroachment.

5 Proximity to civic amenities like school, hospitals, offices market cinema halls etc.

Facilities for industrial use such as transport, courier companies, banks etc. are available in vicinity. Auto rickshaws are available from main road to commute to Vapi Railway Station.

6 a) Area supported by documentary proof, shape, dimensions and physical features

1,430 Sft. with height around 21'

Actual area

103 Sq. Mtr. or 1,109 Sft. carpet or say 1,330 Sft. built up and MS mezzanine floor around 950 Sft.

b) Attach a dimensional site plan:

Details with owner.

c) Furnish details of the building on a separate sheet giving number of floors, plinth area floor wise, year and type of construction, finishing (floors wise)

It is ground plus two upper floors building with lift, constructed in year 1997. Gala and building are in sound condition and further excepted life is 39 years - if maintained regularly.

d) Is the construction/built up property is as per the plan approved by the competent authority.

At the time of inspection client has not provided sanction plan copy.

7 If it is freehold or leasehold land

Valued as if freehold property.

8 If leasehold, name of the lessor/lessee, nature of lease date of commencement and termination of lease

Not applicable.

9 Is there any restrictive covenant in regard to use of land? If so, details be given

No restrictive clause - only of premises.

10 Does the land fall in an area included in No.



- any town planning scheme or any development plan of govt. or any statutory body? If so, give particulars.
- 11 a) Is the building owner - occupied / tenanted / both? Gala is in owner possession.
 b) If partly owner - occupied, specify portion and extent of are under owner - occupation Not applicable.
 - 12 a) Names of tenants / lessees / licensees, etc. Not applicable.
 b) Portions in their occupations Not applicable.
 c) Monthly or annual rent/ compensation/license fee, etc. paid by each. Not applicable.
 - 13 Is any dispute between landlord and tenant regarding rent pending in a court of law Not applicable.
 - 14 The valuer should give in details his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations. Inquiry in vicinity and in market, observations at the time of inspection. Prevailing rates for similar industrial gala in this area are in the range of INR 3,000 to 4,000/Sft. built up.

"Shree Ganesh Industrial Estate" is situated plot bearing S. No. 361 (1) to 361 (5) of village Kachigam, off Vapi Kanchigam Road, behind Girish Bar, near PMC Medical, village Kanchigam, Daman - 396 210. Facilities for industrial use such as transport, courier companies, banks etc. are available in vicinity. Auto rickshaws are available from main road to commute to Vapi Railway Station, which is around 3 to 4 Kms. distance from this place. Market rates for similar industrial gala in this area are varying from INR 3,000 to 4,000/Sft. built up - depending upon location and condition. Gala and building are in good condition. Considering above factors I value gala under consideration as follows ;

Description	Valued at INR
Gala measuring area 1,330 Sft. built up @ INR 3,000/Sft.	3,990,000.00
MS mezzanine floor measuring 950 Sft. @ INR 800/Sft. - being used for raw material storage and office	760,000.00

Total INR 4,750,000.00

Market Value	INR 47,50,000.00
Realizable Value (90% of fair market value)	INR 42,75,000.00
Insurance value	INR 21,45,000.00 (1,430 Sft. @ INR 1,500/Sft.)



15 Distress sale value

INR 38,00,000.00 - (As bank normally does distress sale and bank auctions are cornered and distress value is around 80 % price of fair market value)

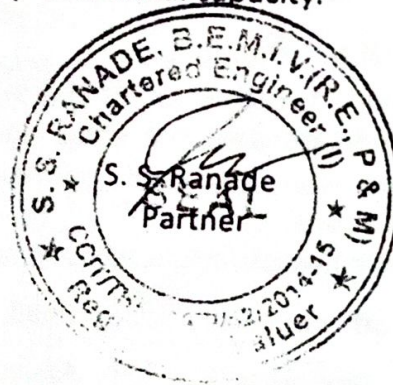
Declaration:

I hereby declare that;

- 1) The Information furnished above is true to the best of my knowledge and belief.
- 2) I have no direct and indirect interest in the property valued.
- 3) My representative has inspected the property on 17 - September - 2018
- 4) I have not been found guilty of misconduct in my professional capacity.

Date: 19 - September - 2018

Place: Thane



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M.G. Road, Naupada, Thane - 400 602. Email: ranadeandassociates@gmail.com

Ph 2542 43 98
2533 91 79

Date: 19 - September - 2018

Ref. No.: 2018 1340_Machinery

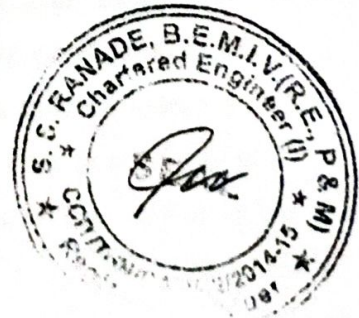
To,
The Branch Manager,
Punjab National Bank,
Kopri Branch,
Behind Bharat English School,
Harishchandra Raut Marg,
Kopri, Thane (E) - 400 603.

As per your instructions valuation of machinery of M/s. J. B. Corporation was undertaken for security purpose. To estimate market value for the same the gala was visited for inspection and verification through valuation angle on 17 - September - 2018 and findings are as follows;

Observations regarding machinery of M/s. J. B. Corporation.;

Gala No.. 22 and 22 A, 23 and 23 A and 24 and 24 A on ground floor in "Shree Ganesh Industrial Estate" situated plot bearing S. No. 361 (1) to 361 (5) of village Kachigam, off Vapi Kanchigam Road, behind Girish Bar, near PMC Medical, village Kanchigam, Daman - 396 210.

- 1 Machinery being valued are extruders - which are used for manufacturing polyethylene bags.
- 2 Machines are indigenous.
- 3 At the time of inspection all the machines were in working condition.
- 4 Machines are good for one who wants to invest low and start production.
- 5 Machines are in good working condition.
- 6 As per information provided by client machines are in regular operation and giving rented output.
- 7 Spare parts are available and machines are not likely to be obsolete in near future
- 8 Machines are valued considering their condition and demand in market.



& Associates, Chartered Engrs.
No. 022 2542 43 98 / 2533 91 79

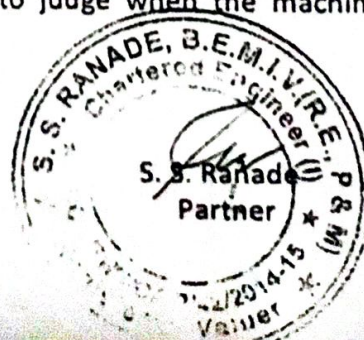
Sr. No.	PARTICULARS	Date	Estimated depreciated replacement cost Rs.
1	Extruder (Kabra Extrusion Tecknik Ltd - Make)	27-Sep-09	5,10,000.00
2	Compressor (Fouji Trading company - Make)	06-Oct-09	13,000.00
3	Bag Making (Nijranj) - Make)	24-Jan-10	2,00,000.00
4	Web Guiding System (Wen Tek - Make)	06-Mar-10	19,000.00
5	Compressor (Fouji Trading company - Make)	22-Mar-10	35,000.00
6	Bag Making (Mamata Machinery Pvt Ltd - Make)	15-Feb-10	6,40,000.00
7	Panching (Pressman Press Industries - Make)	23-Jul-10	30,000.00
8	Printing (Polygraphy Printing Technology Ltd - Make)	02-Oct-11	1,70,000.00
9	Extruder (Kabra Extrusion Tecknik Ltd - Make)	31-Oct-13	6,75,000.00
10	Hoppar Drayer (Bry Air Asia Pvt Ltd - Make)	23-Apr-15	65,000.00
11	Hoppar Drayer (Bry Air Asia Pvt Ltd - Make)	13-Oct-15	60,000.00
12	Cooling Tower (National cooling System - Make)	30-Mar-16	15,000.00
13	Printing (perfect printgraph Engineers LLP - Make)	27-Oct-16	16,50,000.00
14	Bag Making (Delip Engineers - Make)	01-Jun-17	4,60,000.00
15	Extruder (Innsale Tecknik - Make)	07-Oct-17	11,75,000.00
16	Extruder Parts (Innsale Tecknik - Make)	04-Oct-17	50,000.00
17	Panching (Pressman Press Industries - Make)	01-Oct-17	1,30,000.00
18	Web Guiding System (Presion Equipment Company - Make)	23-Jan-18	40,000.00
Total INR			59,37,000.00

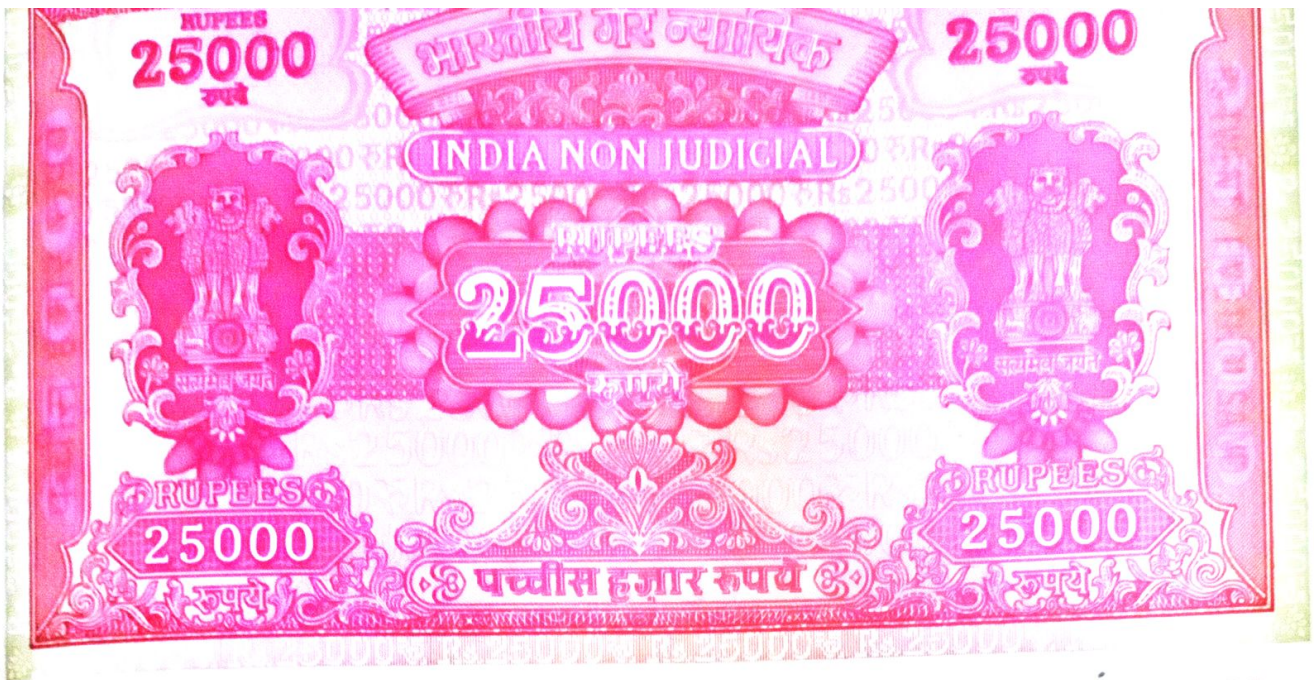
After considering information provided by Client during discussion and in papers produced I estimate;

- 1) Depreciated replacement cost / Fair Market price of above Machinery at INR 59,37,000.00 (INR fifty seven lakhs thirty seven thousand only)
- 2) Realizable price of above Machinery at INR 53,40,000.00 (INR fifty three lakhs forty thousand only)

and is to the best of knowledge and ability to judge when the machines were inspected.

Date: 19 - September - 2018
Place: Thane





દામણ અને દીવ દમણ ઓર દીવ DAMAN AND DIU

005572

Serial No. 1389/09
 Presented at the Office of the
 Sub-Registrar of DAMAN
 between the hours 10:00AM
 and 10:30AM on 10/6/2009.

Received fees for:	Rupee
Registration	4580/-
Copying (Folios)	
Copying endorsements	38/-
Postage.....	21/-
Private Attendance	
Total Rs.	4620/-

Daite
 SUB REGISTRAR
 DAMAN

Anil Kumar

Daite
 SUB REGISTRAR
 DAMAN

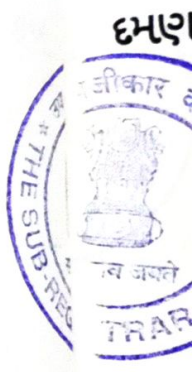
DEED OF SALE

THIS DEED OF SALE is made at Moti Daman on
 the 10th day of the Month of June in the
 Christian year Two thousand Nine (10-6-2009)

value of the property M/S. S.G.S. ...
 Name of the Purchaser Pawan
 Agent Ajay sale deed
 Name of Party to the ... M/S. ...
 As there is no stamp ... 547000
 value is attached herewith.

Signature of Vendor

Signature of Buyer



--: 2 :-

BETWEEN M/S. RAINBOW PRINTS, a Proprietary
 Concern, represented herein by its
PROPRIETOR SHRI MEHUL CHUNILAL NAGDA son of
 Chunilal Dharmshi Nagda, married, major,
 aged, Occupation business Indian National,

THIS DEED OF SALE is made at ...
 the 10th day of the month of June in the
 Christian year Two thousand nine (10-6-2009)



દામણ અને દીવ દમણ ઓર દીવ DAMAN AND DIU

005573



THE FIRST PART;
of meaning shall be require of permit) OF
assigns or successors wherever the context

--: 3 :-

M/S. J. B. CORPORATION, a Partnership Firm, having its office at Plot No. 120, Jawahar Nagar, Road No. 10 Goregaon (West), Mumbai-400 062,

(hereinafter referred to as "THE

VENDOR" which expression shall be deemed to include its partner or partners, their respective heirs, executors, administrators,

Form No. 11361
 Value of Stamp Paper Rupees Twenty Five Thousand
 Name of the Party M/S. J. B. Corporation
 Address of Dummy
 Agent Arjun Sale deed
 Name of Party to the instrument M/S Rainbow Printers
 Amount in figures 54,700/-
 Value is attached herewith.

Signature of Vendor _____
 Signature of Buyer _____



-: 4 :-

assigns or successors wherever the context
 or meaning shall so require or permit) OF
THE FIRST PART;

-: 3 :-

AND

(2) **M/S. J. B. CORPORATION**, a Partnership
 Firm, having its office at 12, IInd
 Road No. 19, Goregaon (West), Mumbai-400 052,
 (hereinafter referred to as "THE
 VENDOR" which expression shall be deemed to
 include its partner or partners, their
 respective heirs, executors, administrators,

Per...
deed
54,700



भारत अने दीव दमण और दीव DAMAN AND DIU

014148



Tower, Jeshal Park, Bhandarkar East, D...
- : 5 : -
There, Maharashtra (hereinafter referred to
as "THE PURCHASERS" which expression shall
Fanawadi, Ground Floor, Dadiseath Agary
Lane, Mumbai - 400 002, represented herein
by its Partner **SHRI ANILKOMAR PUSHKARLAL
MITTAL**, Hindu, aged 42 years, son of
PUSHKARLAL MITTAL, occupation business,
Indian National, resident of A-204, Sealand

...6/-

Serial No. 11342
 Value of Stamp: Rs. 54,700/-
 Name of the Purchaser: one thousand only
 Residence of Agent: MS J.B. comprising
 Agent: Sumit Arjun Sure deed
 Name of Purchase to the instrument: MS Rainbow Printer.
 As there is no stamp duty on the purchase of the
 value is attached herewith.

Signature of Vendor

Stamp of Registrar



महाराष्ट्र



--: 6 :-

Tower Jeshal Park, Bhayandar East, Dist
 Thane, Maharashtra (hereinafter referred to
 as "THE PURCHASERS" which expression shall
 be deemed to include its partner or
 partners, their respective heirs, executors,
 by the Partner SHRI ANILKUMAR PUSHPAL
 MITTAL, Hindu, aged 45 years, son of
 PUSHPAL MITTAL, occupation business,
 Indian National, resident of A-104, Newland

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000



ONE THOUSAND RUPEES
Rs.1000

दमण अने दीव दमण और दीव DAMAN AND DIU

014149

administrators, assigns or successors
wherever the context or meaning shall so
require (or permit) OF THE **OTHER PART.**

WHEREAS the Vendor are seized and possessed
of or otherwise well and sufficiently
entitled to with good and legal title all an

-8/-



11342 made of vend D.M.V. 19 JUN 2009
 Value of Stamp Duty Rs. one Thousand only.
 Name of the Purchaser M/S. S.B. Corporation.
 Address of the Purchaser Daman
 AGENT Arjun
 Name of the Vendor M/S. Rainbow
 Address of the Vendor Roingros.
 As there is no stamp duty on this deed, the value is attached herewith. 54,700/-
 Sole deed.

Signature of Vendor

Signature of Purchaser



महाराष्ट्र अने दी



--: 8 :-

Industrial Gala bearing No. 22 & 22A,
 measuring 1430.00 square feet situated on
 the Ground Floor of the building
 constructed, lying and being on the Plot
 bearing Survey Nos. 361(1) to 361(5)
 situated at village Kachigam, Nani Daman,

WHEREAS the Vendor has sold and conveyed
 the above described property to the Purchaser
 and the Purchaser has paid the purchase price
 of Rs. 54,700/- to the Vendor and the Vendor
 has delivered possession of the property to the
 Purchaser and the Purchaser has taken possession
 of the property and the Vendor has no claim
 or interest in the property and the Vendor
 is entitled to with good and legal title all an

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

भारत अने दीव दमण और दीव DAMAN AND DIU

014150



Taluka of Daman, within the village Panchayat jurisdiction of Kachigam Group Gram Panchayat, Taluka of Daman, District and Sub District of Daman (hereinafter for brevity's sake referred to as **"THE SAID PREMISES"**).

...10/-

Serial No. 11342
Value of Stamp Paid Rs. 100/-
Name of the Purchaser M/S J.B. Corporation
Residence of Agent Ban
Agent Ban
Name of Purchaser to the Vendor my
As there is no stamp on the deed of the value is attached herewith.

Buyer deed

54,700/-

Signature of Vendor

Signature of Buyer

-: 10 :-

AND WHEREAS the said premises was purchased by the Vendor from the then Vendor **M/S. WELPACK INDUSTRIES** vide a Deed of Sale, duly registered in the office of Sub Registrar, Daman under Serial No. 916/2005 dated 12/05/2005,

PREMISES 11/-



भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



दमण अने दीव दमण और दीव DAMAN AND DIU

014151



construction license - from
concerned
department
bearing Registration No. 872 at Page 109
to 128, Volume No. 707, Book No. 12-
5-2005 and hence, became the owner of the
said premises.

AND WHEREAS the said industrial building
was constructed after obtaining necessary

Serial No. 11342
 Value of Stamp Duty Rs. 54,700/-
 Name of the Purchaser M/S J.B. Corporation
 Resident of Dhanu
 Agent A. J. [Signature]
 Name of the Vendor M/S Ramesh [Signature]
 As there is no stamp duty on the conveyance of the
 value is attached therewith.

Signature of Vendor

Signature of Purchaser



-: 12 :-

construction licence :- from concerned departments.

AND WHEREAS it has been agreed between the parties hereto that the Vendor shall sell to the Purchaser and the Purchaser

AND WHEREAS the said industrial building was constructed after obtaining necessary

Serial No 11342 made at vend DMN/1111, dated 9 JUN 2009
Value of Stamps Papers Rupees Five hundred only
Name of the Purchaser M/S S.B. Corporation
Resident of Daman Province of
Agent Agim Purpose Sale deed
Name of Parties to the Transaction M/S Rainbow
As there is no single stamp paper for the value of Rs. 5,000/-
Additional Stamp paper for completion of the
value is attached herewith.

Signature of Vendor

Signature of Purchaser

--: 14 :-

Nani Daman, Taluka of Daman, within the
village Panchayat jurisdiction of Kachigam
Group Gram Panchayat, Taluka of Daman,
District and Sub District of Daman
(hereinafter for brevity's sake referred
to as "**THE SAID PREMISES**") and more
particularly identified in SCHEDULE
hereunder written, at or for the fair



भारताय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

भारत अने दीव दमण और दीव DAMAN AND DIU

025448



AND WHEREAS the Purchaser have paid to
 the Vendor Rs. 9,11,000/- (Rupees Nine lac
 eleven thousand only) vide Cheque bearing
 market value of Rs. 9,11,000/- (Rupees
 Nine lac Eleven thousand only) free from
 (Rupees Five lac only) and vide Cheque
 encumbrances, charges or onus, and with
 bearing No. 270374 dated 10.06.09 of Rs.
 vacant possession thereof for conducting
 4,11,000/- (Rupees Four lac eleven thousand
 Industrial activities which do not lead to
 (only) both of Punjab National Bank, Thane,
 any type of pollution/environmental
 disturbances;

9 JUN 2009

Serial No 11342 made at vend DMN/11k, dated
Value of Stamps Papers Rupees one hundred only
Name of the Purchaser M D J. B. Corran
Resident at Pan
Agent Arjun Sule deat.
Name of Parties to the transaction
M D Rumber Prinn

As there is no stamp paper of the value of Rs. 54,200/-
Additional stamp paper for completion of the
value is attached herewith.

Signature of Vendor

Signature of Buyer



-: 16 :-

AND WHEREAS the Purchaser have paid to
the Vendor Rs. 9,11,000/- (Rupees Nine lacs
eleven thousand only) vide Cheque bearing
No. 270373 dated 09.06.09 of Rs. 5,00,000/-
(Rupees Five lacs only) and vide Cheque
bearing No. 270374 dated 10.06.09 of Rs.
4,11,000/- (Rupees Four lacs eleven thousand
only) both of Punjab National Bank, Thane,

...17/-

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

भारत अने दीव दमण और दीव DAMAN AND DIU

025449

-- 18 --

Rs. 9,11,000/- (Rupees Nine Lacs eleven

thousand only) already paid by the purchaser

-- 17 --

to the vendor, the receipt of which sum the Vendor do hereby acknowledge to the Purchaser, the Vendor do hereby Schedule hereunder written.

TRANSFER, CONVEY and ASSIGN into the

Purchaser M/S. J. B. CORPORATION as WITNESSES (I)

of SALE the said premises being as follows :

Industrial Gais bearing No. 22 & 22A,

1. In pursuance of the said agreement and in consideration of the fair market value of

As there is no stamp paper for the value of Rs. 54,000
Additional stamp paper for completion of the
value is attached herewith.

Signature of Vendor

Signature of Purchaser

-: 18 :-

Rs. 9,11,000/- (Rupees Nine lacs eleven

thousand only) already paid by the purchaser

to the vendor, the receipt of which sum the
Vendors do hereby acknowledge to the
Purchasers, the Vendors do hereby
TRANSFER, CONVEY and ASSIGN unto the

Purchaser **M/S. J. B. CORPORATION** by way
of SALE the said premises being an

Industrial Gala bearing No. 22 & 22A,

...19/-

in pursuance of the said agreement and in
consideration of the fair market value of

admeasuring 1430.00 square feet situated on the Ground Floor of the building constructed, lying and being on the Plot bearing Survey Nos. 361(1) to 361(5), situated at village Kachigam, Nani Daman, Taluka of Daman, within the village Panchayat jurisdiction of Kachigam Group Gram Panchayat, Taluka of Daman, District and Sub District of Daman and more particularly identified in the SCHEDULE written hereunder AND ALL the estate, right, title, claim, interest and demand whatsoever of the Vendors in or to the said property hereby transferred and conveyed and every part thereof TO HOLD the same to the Purchasers as absolute owners forever TOGETHER WITH all fences, hedges, ditches, lights, liberties, accesses, ways, waters, water courses, privileges, easements, paths, passages, appurtenances, advantages and profits whatsoever in or to the said property hereby transferred, conveyed and sold and more particularly identified in the SCHEDULE written hereunder, belonging to or in any way appertaining or usually held or occupied therewith to belong or appurtenant thereto.



2. The Vendor do hereby covenant with the purchaser as follows :-

(A) **THAT** the said premises hereby sold and conveyed and more particularly identified in the **SCHEDULE** written hereinunder shall quietly be entered into and upon and held and enjoyed by the Purchaser and profits received therefrom without any interruption or disturbance by the Vendor or any other person or persons claiming through or under the vendors and without any lawful disturbance or interruption by any other person whomsoever.

(B) **THAT** the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said property hereby sold as may reasonably be required.



(C) **THAT** the said property hereby sold and more particularly identified in the SCHEDULE hereunder written is free from encumbrances, charges and onus.

(D) **THAT** the title of the said property hereby sold subsists and the Vendor have power to sell the same.

(E) **THAT** the Vendor have not received any notice for acquisition of the said premises hereby conveyed from the Government and there is no case or proceedings pending in any Court of law or competent authority.

(F) **THAT** the Purchaser may apply for and obtain the mutation entry relating to the said premises hereby sold, transferred and



(B) The Purchasers shall not throw dirt, rubbish, rags or other refuse in the open space of plot purchased on in the Daman Ganga-Creek and shall try to avoid any type of pollution.

(C) The Purchasers may carry on any type of construction or modification to the premises on the said property sold to them over the unutilized FSI, which shall be further granted to the purchaser by the competent authorities.

SCHEDULE

(OF THE PROPERTY HEREBY SOLD TO)

ALL THAT piece and parcel being an Industrial Gala No. 22 & 22A, having built up area of 1430.00 square feet situated on the Ground Floor of the building constructed, lying and being on the Plot bearing Survey Nos. 361(1) to 361(5),



-: 24 :-

situated at village Kachigam, Nani Daman, Taluka of Daman, within the village Panchayat jurisdiction of Kachigam Group Gram Panchayat, Taluka of Daman, District and Sub District of Daman, not described in the Land Registration Office and nor found enrolled in the Taluka Revenue Office, forming an independent unit, is bounded as under:-

- On or towards the EAST : By the Common Space ;
- On or towards the WEST : By the Common Space;
- On or towards the NORTH: By the Gala No. 21 & 21A and;
- On or towards the SOUTH: By the Gala No. 23 & 23A.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day and year first herein before mentioned.

SIGNED AND DELIVERED by the
the within Named
SHRI MEHUL CHUNILAL NAGDA, as a
Proprietor of **M/S. RAINBOW PRINTS**
.....**THE VENDOR**.....



M/S



SIGNED AND DELIVERED by the
the within Named

SRI ANILKUMAR PUSHKARLAL MITTAL)

as a Partner of, for and on)

behalf of **M/S. J. B. CORPORATION**)

..... **THE PURCHASER**)



Anil Kumar

IN THE PRESENCE OF WITNESSES :-

1) ~~*[Signature]*~~ *Arjun B. Patel.*
Patkara, Damam.

2) ~~*[Signature]*~~ *Shivaji A. Gund.*
Bonnath, Damam.

Ms. MABLE SOANS
B.A.LL.M

Ms. CYBLE SOANS
B.Sc.LL.M

MABLE & ASSOCIATES
ADVOCATES

J B CORPN TCCL

9th March 2011

The Sr. Br. Manager,
Punjab National Bank,
Thane (East) Branch

Dear Sir,

Re: Mortgage Loan
A/c. M/s. J. B. Corporation, a partnership firm

We confirm having issued our Legal Scrutiny Report on 12th September 2009 with regard to **Industrial Galas No.22 and 22A**, adm. 1430 sq. ft. both situate on the ground floor, in the building No.22A of the building constructed on land bearing Survey Nos. 361(1) to 361(5) situate at Village Kachigam, Nani Daman, Taluka of Daman, within the village Panchayat jurisdiction of Kachigam Group Grampanchayat, Taluka of Daman, District and Sub-Dist of Daman.

However in the said Legal Scrutiny Report, through inadvertence it was left out to be mentioned, that we have not given our opinion in respect of investigation of title of the aforesaid property to any Bank or Financial Institution.

Hence this letter be kept along with our Legal Scrutiny Report dated 12/9/2009.

Yours faithfully,
For **MABLE & ASSOCIATES,**

Mable Soans

MABLE SOANS

Mumbai Off. : 407, Biryah House, 265 Bazar Gate Street, Mumbai - 400 001 ☎ : 22705608
Thane Off. : C/o. M/s. C. M. & Sons, 30 Punjani Ind. Estate, Khopat, Thane (W) - 400 601
Telefax : 25475452 / 25470792

Ms. MABLE SOANS
B.A.L.L.M.

Ms. CYBLE SOANS
B.Sc.L.L.M.

MABLE & ASSOCIATES
ADVOCATES

SPECIAL REPORT ON TITLE

Reg: **Industrial Galas No.22 and 22A**, adm. 1430 sq. ft. both situate on the ground floor, in the building No.22A of the building constructed on land bearing Survey Nos. 361(1) to 361(5) situate at Village Kachigam, Nani Daman, Taluka of Daman, within the village Panchayat jurisdiction of Kachigam Group Grampanchayat, Taluka of Daman, District and Sub-Dist of Daman and bounded as under:
East: by the common space, West: by the common space
North: by the Gala No.21 & 21A & South: by the Gala No.23 & 23A

Belonging to M/s. J. B. Corporation, a partnership firm

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A PARTICULARS	
1. Name of the Borrowers with address.	M/s. J. B. Corporation, a partnership firm 12, 2 nd Fanaswadi, Ground Floor, Dadiseth Agiary Lane, Mumbai 400 002
2. Name of the persons-offering Mortgage with parentage/ constitution and address.	M/s. J. B. Corporation, a partnership firm
3. Details of the property to be mortgaged as per title deed.	Industrial Galas No.22 and 22A , adm. 1430 sq. ft. both situate on the ground floor, in the building No.22A of the building constructed on land bearing Survey Nos. 361(1) to 361(5) situate at Village Kachigam, Nani Daman, Taluka of Daman, within the village Panchayat jurisdiction of Kachigam Group Grampanchayat, Taluka of Daman, District and Sub-Dist of Daman
B. <u>INVESTIGATIONS</u>	
1. Details of the title deeds documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgaged (with full particulars regarding nature of documents/date of execution and details of registration).	Refer Annexure
2. Whether documents given to the Counsel are original one or mere copies of the documents?	Copies kaku

- | | |
|---|---|
| 3. Whether documents given as original title deeds raise any doubt or suspicion? | No |
| 4. Whether the particulars of registration as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office? | Yes |
| 5. Whether the property has been mutated in the name of the person-offering mortgage? | Yes |
| 6. Whether Equitable Mortgage can be created at the place when the branch disbursing the loan is situate? | Yes
Equitable Mortgage can be created at Banks' Thane (East) Branch |
| 7. Whether there is any bar under any local law for the creation of the mortgage? (In some States there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes). | No |
| 8. Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States there are restrictions for sale of property to residents outside the State). | No |
| 9. Whether all the approval clearance/sanctions required for creation of the mortgage have been obtained? if not obtained approvals what are such sanctions, approvals and clearances yet to be obtained? | The Borrower be called upon to obtain Consent Letter from the Developers/Society granting permission for creation of Equitable Mortgage in respect of the Industrial Units in favour of the Bank. |

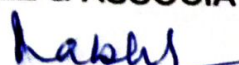
We have handed over back the copies of the title deeds and other documents shown to us to the Bank.

Encl:

1. Annexure with Search Notes

26th November 2009

For MABLE & ASSOCIATES,


MABLE SOANS

**MABLE & ASSOCIATES
ADVOCATES**

Annexure- III

CERTIFICATE

Date: -26th November 2009

**The Branch Manager,
Punjab National Bank,
Thane (East) Branch**

Re: Report on title in respect of **Industrial Galas No.22 and 22A** adm. 1430 sq. ft. both situate on the ground floor, in the building No.22A of the building constructed on land bearing Survey Nos. 361(1) to 361(5) situate at Village Kachigam, Nani Daman, Taluka of Daman, within the village Panchayat jurisdiction of Kachigam Group Grampanchayat, Taluka of Daman, District and Sub-Dist of Daman

As requested, we have conducted the legal investigation of the title and made search of records in the Office of the Sub-Registrar at Daman as required in the matter.

We have answered all the queries in the Special Report, which is enclosed.

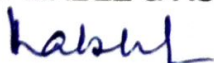
Chain of title relating to the property is complete as given in the Annexure hereto.

We hereby certify that **M/s. J. B. Corporation, a partnership firm** has clear, valid and marketable title over the above said property free from encumbrance and they are competent to create the mortgage.

A valid mortgage can be created by deposit of the original title deeds along with other title deeds as listed in the annexure annexed hereto.

The search report, which is annexed hereto, is conducted for the period from 1997 to 2009. The said Report does not disclose any encumbrance as stated therein.

For **MABLE & ASSOCIATES**



MABLE SOANS

MABLE & ASSOCIATES
ADVOCATES

CHAIN OF TITLE

Re: Industrial Galas No.22 and 22A adm. 1430 sq. ft. both situate on the ground floor, in the building No.22A of the building constructed on land bearing Survey Nos. 361(1) to 361(5) situate at Village Kachigam, Nani Daman, Taluka of Daman, within the village Panchayat jurisdiction of Kachigam Group Grampanchayat, Taluka of Daman, District and Sub-Dist of Daman not described in the land Registration Office and nor found enrolled in the Taluka Revenue Office forming an Independents unit

Devolution of Title:

1. One M/s. Ganesh Industrial Estate, a partnership firm, owned seized and possessed land adm. 6604.50 sq. mtrs bearing Survey No.361/1 to 361/5 situate at Village Kachigam, within the jurisdiction of Kachigam village Panchayat, Taluka of Daman, District and Sub-Dist of Daman not described in the Land Registration Office of the judicial division of Daman nor found enrolled in the Taluka Revenue Office (hereinafter for brevity sake referred to as "the property").
2. The office of the Collector, Daman by an Order No.COL/LND/90-91/6601 dated 17th February 1993 granted permission for purchase of the said property to M/s. Ganesh Industrial Estate, a partnership firm on the terms and conditions as set out therein.
3. M/s. Ganesh Industrial Estate, a partnership firm purchased the said property pursuant to a Deed of Sale and the said Deed of Sale is lodged for registration under Registration Receipt No.350/94 to 355/94 at the office of the Sub-Registrar of Assurances, Daman and is duly registered.
4. The office of the Mamlatdar, Daman by an Order No.3/1/94/LND/155 dated 13th April 1994 ordered to carry out Mutation Entry in favour of M/s. Ganesh Industrial Estate, a partnership firm in the Records of Rights of Village Kachigam on the terms and conditions as set out therein.
5. Thus, M/s. Ganesh Industrial Estate, a partnership firm became absolute owners of the said property.

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6. The office of the Collector, Daman by an Order No.2/90/92-LND-6372 dated 5th February 1993 granted permission for change of user of the said property from agricultural to non-agricultural use on the terms and conditions as set out therein.
7. In accordance to the plans and specifications approved and sanctioned by the office of the concerned authority, M/s. Ganesh Industrial Estate, a partnership firm, constructed Industrial Building/s on the said property.
8. By a Deed of Sale dated 11th March 2004 made between M/s. Shree Ganesh Industrial Estate, a partnership firm (through its partner Mr. Haresh Narandas Prajapati) as the Vendor and M/s. Wellpack Industries, a partnership firm (through its Partner Mr. Mehul C. Nagda) as the Purchaser, M/s. Shree Ganesh Industrial Estate, a partnership firm (through its partner Mr. Haresh Narandas Prajapati) sold and transferred **Industrial Galas No.22 and 22A** adm. 1430 sq. ft. both situate on the ground floor, in the building No.22A of the building constructed on land bearing Survey Nos. 361(1) to 361(5) situate at Village Kachigam, Nani Daman, Taluka of Daman, within the village Panchayat jurisdiction of Kachigam Group Grampanchayat, Taluka of Daman, District and Sub-Dist of Daman (hereinafter for brevity sake referred to as "**Industrial Galas No.22 and 22A**") to M/s. Wellpack Industries, a partnership firm, for the consideration and on the terms and conditions as set out therein. The said Deed of Sale dated 11th March 2004 is lodged for registration under Registration Receipt No.5999/2004 on 11th March 2004 at the office of the Sub-Registrar of Assurances, Daman and is duly registered.
9. Thereafter, by a Deed of Sale dated 12th May 2005 made between M/s. Wellpack Industries, a partnership firm (through its Partner Mr. Bhavin Chandulal Shah) as the Vendor and M/s. Rainbow Prints, a proprietorship firm of Mr. Mehul Chunilal Nagda as the Purchaser, M/s. Wellpack Industries, a partnership firm (through its Partner Mr. Bhavin Chandulal Shah) sold and transferred **Industrial Galas No.22 and 22A** to M/s. Rainbow Prints, a proprietorship firm of Mr. Mehul Chunilal Nagda for the consideration and on the terms and conditions as set out therein. The

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MABLE & ASSOCIATES ADVOCATES

said Deed of Sale dated 12th May 2005 is lodged for registration under Registration Receipt No.916/2005 on 12th May 2005 at the office of the Sub-Registrar of Assurances, Daman and is duly registered.

10. Thereafter, by a Deed of Sale dated 10th June 2009 made between M/s. Rainbow Prints, a proprietorship firm of Mr. Mehul Chunilal Nagda as the Vendor and M/s. J. B. Corporation, a partnership firm (through its partner of Mr. Anilkumar Pushkarlal Mittal) as the Purchasers, M/s. Rainbow Prints, a proprietorship firm of Mr. Mehul Chunilal Nagda sold and transferred **Industrial Galas No.22 and 22A** to M/s. J. B. Corporation, a partnership firm (through its partner of Mr. Anilkumar Pushkarlal Mittal) for the consideration and on the terms and conditions as set out therein. The said Deed of Sale dated 10th June 2009 is lodged for registration under Registration Receipt No.1389/2009 on 10th June 2009 at the office of the Sub-Registrar of Assurances, Daman and is duly registered.
11. On perusal of the notes of search, we do not find any other document registered with regard to the said property.

Hence, in our opinion M/s. J. B. Corporation, a partnership firm, has clear and marketable title to the said property free from encumbrance.

Yours faithfully,
For **MABLE & ASSOCIATES**



MABLE SOANS

8. Title Clearance Certificate dated 26th November 2009 issued by M/s. Mable & Associates, Advocates alongwith notes of search
9. Declaration to be executed by the partnership firm
10. Power of Attorney to be executed by the partnership firm

SECOND SCHEDULE ABOVE REFERRED TO
(Description of the property)

Industrial Galas No.22 and 22A, adm. 1430 sq. ft. both situate on the ground floor, in the building No.22A of the building constructed on land bearing Survey Nos. 361(1) to 361(5) situate at Village Kachigam, Nani Daman, Taluka of Daman, within the village Panchayat jurisdiction of Kachigam Group Grampanchayat, Taluka of Daman, District and Sub-Dist of Daman and bounded as under:

East: by the common space,
West: by the common space
North: by the Gala No.21 & 21A &
South: by the Gala No.23 & 23A

Yours faithfully,

For J. B. Corporation

For.J.B.CORPORATION
Anil Kumar
Partner

For.J.B.CORPORATION
[Signature]
Partner

Partner/s