

Title Clearance Report

DATE:-20th February 2020

TO-STATE BANK OF INDIA

- ◆ **BORROWER :- M/s Techno Tarp & Polymers Pvt.Ltd**
- ◆ **R.S.No-33 Paikee Plot No-4913,4914,4915,Ad area 3908 sq.mt & 4920, 4921 Ad Area 5150 sq.mt Situated at limit of Sarigam-Umbergaon-District:- Valsad**

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ANNEXURE – A

The Piece and parcel of R.S.No-33 Paikie Plot No-4913,4914,4915, Ad area 3908 sq.mt & 4920, 4921 Ad Area 5150 sq.mt Situated at limit of Sarigam-Umbergaon-District:-Valsad.

➤ HISTORY OF PLOT NO-4913,4914,4915 AD AREA 3908 SQ.MT

- GIDC executed Registered lease deed vide serial no-256/10 Dated:-08/01/2010 in favor of M/s Techno Tarp & Polymers Pvt.Ltd for R.S.No-33 Paikie Plot No-4913,4914,4915, Ad area 3908 Situated at limit of –Manda-Umbergaon-District:-Valsad.
- Physical Possession was handed over to M/s Techno Tarp & Polymers Pvt.Ltd for R.S.No-33 Paikie Plot No-4913,4914,4915, Ad area 3908 Situated at limit of –Manda-Umbergaon-District:-Valsad This was Mutated in Possession Receipt vide serial no-GIDC/DEE/SRG/497 Dated:-11/11/2009. –
- ❖ **M/s Techno Tarp & Polymers Pvt.Ltd has an absolute owner (Lease holder) of R.S.No-33 Paikie Plot No-4913,4914,4915, Ad area 3908 sq.mt Situated at limit of –Manda-Umbergaon-District:-Valsad.**
- ❖ **M/s Techno Tarp & Polymers Pvt.Ltd Obtain loan from SBI Vile Parle Branch(E) Mumbai Branch and executed Mortgage vide serial no-1786/13 Dated:-02/07/2013 for R.S.No-33 Paikie Plot No-4913,4914,4915, Ad area 3908 sq.mt Situated at limit of –Manda-Umbergaon-District:-Valsad**

➤ HISTORY OF PLOT NO-4920,4921 AD AREA 5150.00 SQ.MT

- GIDC Plot No-4920 Ad area 2570 sq.mt was Allotted to Mr.Babubhai Pranlal & Bros vide serial no-5456 Dated:-09/07/1993.
- GIDC Plot No-4920 Ad area 2570 sq.mt was Handed Over to Mr.Babubhai Pranlal & Bros vide serial no-768 Dated:-06/08/1993.
- Lease deed vide serial no-2992/96 Dated:-18/12/1996 was executed by GIDC in favor of Mr.Babubhai Pranlal & Bros for GIDC Plot No-4920 Ad area 2570 sq.mt.
- Deed of assignment vide serial no-4960/05 Dated:-20/09/2005 was executed by Mr.Babubhai Pranlal & Bros in favor of M/s Techno Relief Overseas Pvt Ltd for GIDC Plot No-4920 Ad area 2570 sq.mt.
- Deed of assignment vide serial no-3685/2009 Dated:-26/05/2009 was executed by M/s Techno Relief Overseas Pvt Ltd in favor of M/s Techno Tarp & Polymers Pvt.Ltd for GIDC Plot No-4920 Ad area 2570 sq.mt.





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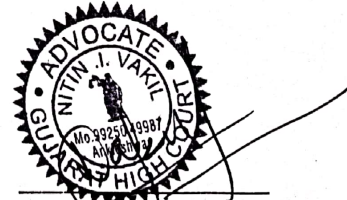
➤ M/s Techno Tarp & Polymers Pvt.Ltd has an absolute owner of GIDC Plot No-4920 Ad area 2570 sq.mt.

- ✓ GIDC Plot No-4921 Ad area 2580 sq.mt was Allotted to Ms.Babubhai enterprises vide serial no-5120 Dated:-02/07/1993.
- ✓ Lease deed vide serial no-2995/96 Dated:-18/12/96 was executed in favor of Ms.Babubhai enterprises for GIDC Plot No-4921 Ad area 2580 sq.mt.
- ✓ Transfer Order was executed by GIDC vide Order No-GIDC/DM/VPI/PLT/SRG/FTO/3380 Dated:-08/08/2006.
- ✓ Deed of Assignment vide serial no-4961/05 Dated:-20/09/2005 was Executed by Ms.Babubhai enterprises in favor of M/s Techno Relief Overseas Pvt Ltd.
- ✓ Deed of assignment vide serial no-3685/2009 Dated:-26/05/2009 was executed by M/s Techno Relief Overseas Pvt Ltd in favor of M/s Techno Tarp & Polymers Pvt.Ltd for GIDC Plot No-4921 Ad area 2580 sq.mt
- ❖ M/s Techno Tarp & Polymers Pvt.Ltd Obtain loan from SBI Vile Parle Branch(E)Mumbai Branch and executed Mortgage vide serial no-1785/13 Dated:-02/07/2013 for R.S.No-33 Paikie Plot No-GIDC Plot No-4921 Ad area 2580 sq.mt Situated at limit of -Manda-Umbergaon-District:-Valsad.

M/s Techno Tarp & Polymers Pvt.Ltd has an absolute owner (Lease holder)of R.S.No-33 Paikie Plot No-4913,4914,4915,Ad area 3908 sq.mt & 4920, 4921 Ad Area 5150 sq.mt Situated at limit of Sarigam-Umbergaon-District:-Valsad was Mortgage with SBI Vile Parle Branch(E)Mumbai Branch.

Date: 20/02/2020.

Place: Ankleshwar.



(Nitin I. Vakil)

Advocate



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ANNEXURE – B

Report of Investigation of the title in respect of immovable property

(All column/item are to be completed /commented by the Panel Advocate)

| | | |
|---|---|---|
| 1 | a) Name of the Branch /BU/Office Seeking opinion | SBI Vile Parle Branch(E)Mumbai Branch |
| | b) Reference No. and date of the letter under the cover of which the document tendered for security are forwarded | ---- |
| | c) Name of the Borrower | M/s Techno Tarp & Polymers Pvt.Ltd |
| 2 | a) Name of the Unit / Concern / Company / Person offering the property / (ies) as security. | M/s Techno Tarp & Polymers Pvt.Ltd |
| | b) Constitution of the Unit / concern / person / body / authority offering the property for creation of charge. | M/s Techno Tarp & Polymers Pvt.Ltd |
| | c) State as to under what capacity is security offered (Whether as Joint Application of borrower or as guarantor, etc.) | Borrower |
| 3 | Complete or full Description of the immovable property/(ies) offered as security including the following details. | R.S.No-33 Paikee Plot No-4913,4914,4915, Ad area 3908 sq.mt & 4920, 4921 Ad Area 5150 sq.mt Situated at limit of Sarigam-Umbergaon-District:-Valsad |
| | a) Survey No | R.S.No-33 Paikee Plot No-4913,4914,4915, Ad area 3908 sq.mt & 4920, 4921 Ad Area 5150 sq.mt Situated at limit of Sarigam-Umbergaon-District:-Valsad |
| | b) Door/House No (in case of house property) | Not Applicable because not a house property |
| | c) Extent/area including plinth/built up area in case of house property | N.A |
| | d) Location like name of the place, village, city, registration, sub-district etc. Boundries. | SRO-Ta – Umbergaon, Pardi ❖ Boundaries of Plot No-4913,4614,4915 are as Under ✓ East:-Plot No-4921,4922,4923 ✓ West:-16 Mt Road ✓ North:-16 mt vide road & Plot No-4912 Plot No-4922 ✓ South:-Plot No-4920,4921 & 4916 |

Page 3/12





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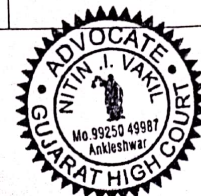
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| | | | | | <ul style="list-style-type: none">❖ Boundaries of Plot No-4920 & 4921 are as Under✓ East:-Plot No-4913 & 4915✓ West:-16 Mt Road✓ North:-Plot No-4922✓ South:-Plot No-4916 & 4918 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------|---|--|--|------|--|--|---|------------|---|------------|---|------------|---|------------|---|------------|-----------------------------------|------------|---|------------|---|------------|---|------------|---|------------|---|------------|--------------------------------------|------------|---|------------|--------------------------------------|------------|--|--|--|
| 4 | a) Particulars of the documents scrutinized serially and chronologically. b) Nature of documents verified and as to whether they are originals or certified. Note : Only originals or certified extracts from the registration / and / revenue / other authorities be examined. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | In case of copies whether the original was scrutinized by the advocate | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | <table border="1"><thead><tr><th>S r. No</th><th>Date</th><th>Name/nature of Document</th><th>Original/ certified copy/ certified extracts/photo copy etc.</th></tr></thead><tbody><tr><td>1</td><td>08/01/2010</td><td>Registered Lease Deed vide serial no-256/10</td><td>Photo copy</td></tr><tr><td>2</td><td>11/11/2009</td><td>Allotment latter vide order No-GIDC/DEE/SRG/497</td><td>Photo copy</td></tr><tr><td>3</td><td>18/12/1996</td><td>Lease deed vide serial no-2992/96</td><td>Photo copy</td></tr><tr><td>4</td><td>20/09/2005</td><td>Deed of assignment vide serial no-4960/05</td><td>Photo copy</td></tr><tr><td>5</td><td>26/05/2009</td><td>Deed of assignment vide serial no-3685/09</td><td>Photo copy</td></tr><tr><td>6</td><td>02/07/2013</td><td>Mortgage deed vide serial no-1785/13</td><td>Photo copy</td></tr><tr><td>7</td><td>02/07/2013</td><td>Mortgage deed vide serial no-1786/13</td><td>Photo Copy</td></tr></tbody></table> | S r. No | Date | Name/nature of Document | Original/ certified copy/ certified extracts/photo copy etc. | 1 | 08/01/2010 | Registered Lease Deed vide serial no-256/10 | Photo copy | 2 | 11/11/2009 | Allotment latter vide order No-GIDC/DEE/SRG/497 | Photo copy | 3 | 18/12/1996 | Lease deed vide serial no-2992/96 | Photo copy | 4 | 20/09/2005 | Deed of assignment vide serial no-4960/05 | Photo copy | 5 | 26/05/2009 | Deed of assignment vide serial no-3685/09 | Photo copy | 6 | 02/07/2013 | Mortgage deed vide serial no-1785/13 | Photo copy | 7 | 02/07/2013 | Mortgage deed vide serial no-1786/13 | Photo Copy | | | |
| S r. No | Date | Name/nature of Document | Original/ certified copy/ certified extracts/photo copy etc. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 2 | 11/11/2009 | Allotment latter vide order No-GIDC/DEE/SRG/497 | Photo copy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 18/12/1996 | Lease deed vide serial no-2992/96 | Photo copy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 20/09/2005 | Deed of assignment vide serial no-4960/05 | Photo copy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 26/05/2009 | Deed of assignment vide serial no-3685/09 | Photo copy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 02/07/2013 | Mortgage deed vide serial no-1785/13 | Photo copy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 02/07/2013 | Mortgage deed vide serial no-1786/13 | Photo Copy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Whether certified copy of all title document are obtained from the relevant sub register office and compared with the Documents made available by the proposed mortgage?(Please also enclosed all such certified copies and relevant fee receipts along with TIR) | | | | I Submit NEC from Sub Registrar -Umnergaon & Pardi District:-Valsad | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | a)Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system? b)if such online /computer record are available, whether any verification or cross checking are made and the comments/finding in this regard. | | | | Yes anyrore.gujarat.gov.in anyrore.gujarat.gov.in | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |





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| | c)Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made? | Not applicable |
| 7 | a)property offered as security falls within the jurisdiction of which sub-registrar Office? | Umnergaon & Pardi District:-Valsad |
| | b)whether it is possible to have registration of documents in respect of the property in question ,at more than one office of sub registrar/district registrar-general if so,please name all such office? | Not applicable |
| | c)Whether search has been made at all the office named at (b)above? | Umnergaon & Pardi District:-Valsad |
| | d)Whether the search in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question? | Not applicable |
| 8 | Chain of tracing the title | As in annexure -A |
| 9 | Nature of Title of the intended Mortgagor over the Property (Whether full ownership rights, leasehold Rights, Occupancy / Possessory /Rights or Inam Holder or Govt. Grantee/Allot tee etc.) | Ownership Right Presently Property Mortgage with SBI vide serial no-1785/13 & 1786/13 |
| 10 | If leasehold whether | Yes |
| | a)lease deed is dully stamped and registered | Yes |
| | b)lease is permitted to mortgage the leasehold right | Yes |
| | c)duration of the lease/unexpired period of lease | 99 Years |
| | d)if a sub lease,check the lease deed in favor of lessee as to whether lease deed permits sub leasing and mortgage by sub-lessee also | Not applicable |
| | e)Whether the leasehold right permit for the creation of any superstructure (if applicable)? | Not applicable |
| 11 | f)Right to get renewal of the leasehold right and nature there of | Not applicable |
| | If Gov.grant/allotment/Lease-cum/sale Agreement whether, Grant/agreement etc. provides for alienable right to the mortgagor with or without conditions | No |
| | The mortgagor is competent to create charge on such property | Not applicable |
| | Whether any permission from gov.or any other authority is required for creation of mortgage and if so whether such valid permission is available | Not applicable |
| 12 | If occupancy right, whether | No |
| | a)Such right is heritable and transferable | Not applicable |
| | b)Mortgage can be created | Not applicable |
| 13 | Nature of Minor's interest, if any and if so whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reason fo coming to such conclusion. | Not applicable |





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|----|--|----------------|
| 14 | If the property has been transfer by way of gift/settlement deed whether | Not Applicable |
| | a)The gift/settlement Deed is duly stamped and registered | Not Applicable |
| | b) The gift/settlement Deed has been attested by two witness | Not applicable |
| | c) The gift/settlement Deed transfer the property to Donee | Not applicable |
| | d)whether the donee has accepted the gift by signing The gift/settlement Deed or by a separated or by implication or by action. | Not applicable |
| | e)whether there is any restriction on the donor in executing the gift/ settlement deed in question. | No |
| | f)whether the donee is in possession of the gifted property | Not applicable |
| | g)whether any life interest is reserved for the donor or any other person and whether there is a need any other person to join the creation of mortgage | Not applicable |
| | h)Any other aspect affecting the validity of the title passed through the gift settlement deed. | Not applicable |
| 15 | a)In case of partition/family settlement deeds, whether The original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage. | Not applicable |
| | b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. | Not applicable |
| | c) Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon. | Not applicable |
| | d) In respect of partition by a decree of court, whether such decree has become final and all other condition/formalities are completed/complied with. | Not applicable |
| | e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, addition precautions to be taken for avoiding multiple mortgages? | Not applicable |
| 16 | Whether the title documents include any testamentary documents/wills? | No |
| | a)In case of wills,whether the will is registered will or unregistered will? | Not applicable |
| | b) whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court? | Not applicable |
| | c) Whether the property is mutated on the basis of will? | Not applicable |
| | d) whether the original will is available? | Not applicable |
| | e) Whether the original death certificate of the testator is available? | Not applicable |
| | f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will,all parties have acted upon the will,etc.which are relevant to rely on the will,availability of mother/Original title deeds are to be explained.) | Not applicable |





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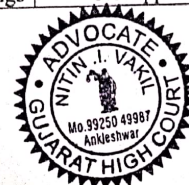
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| 17 | a) Whether the property is subject to any wakf rights? | No |
| | b) Whether the property belongs to church/temple or any religious/other institutions have if any restriction in creation of charges on such properties? | Not applicable |
| | c) Precautions/permissions, if any in respect of the above cases for creation of mortgage? | Not applicable |
| 18 | a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legnecessity, whether the major coparceners have no objection/join in execution, minor's share if any, rights of female members etc. | No |
| | b) Please also comment on any other aspect which may adversely affect the validity of security in such cases? | Not applicable |
| 19 | a) Whether the property belongs to any trust or is subject to the rights of any trust? | No |
| | b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? | Not applicable |
| | c) If so additional precautions/permissions to be obtained for creation of valid mortgage? | Not applicable |
| | d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter | Not applicable |
| 20 | a) If the property is agriculture land, whether the local laws permit mortgage of Agricultural land and whether there are any restriction for creation/enforcement of mortgage | No |
| | b) In case of agriculture property other relevant records/documents as per local; laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage? | Not Applicable |
| | c) In the case of conversion of Agriculture land for commercial purpose or otherwise whether requisite procedure followed/permission obtained | Not applicable |
| 21 | Whether the property is affected by any local laws or other regulation having a bearing on the creation security (viz. Agricultural laws, weaker section, minorities, land laws, SEZ regulations, costal zone Regulations, Environmental clearance, etc) | No |
| 22 | a) Whether the property is subject to any pending or proposed land acquisition proceedings? | Not applicable |
| | b) Whether any search/enquiry is made with the land acquisition office and the outcome of such search/enquiry. | Not applicable |
| 23 | a) Whether the property is involved in or subject matter of any litigation which is pending or concluded? | No |
| | b) If so whether such litigation would adversely affected the creation of a valid mortgage or have any implication of its future enforcement? | Not applicable |
| | c) Whether the title document have any court seal/markings which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/markings. | Not applicable |
| 24 | a) In case of partnership firm, whether the property belongs | Not applicable |





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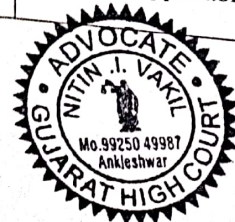
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| | to the firm and the deed is properly registered | Not applicable |
| | b)Property belonging to partners,whether thrown on hotchpot?whether formalities for the same have been completed as per applicable laws? | Not applicable |
| | c)whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of firm. | Not applicable |
| 25 | Whether the property belongs to a Limited company,check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents,Registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc. | Yes Director |
| 26 | In case of Societies, Association,the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions,bye-laws. | Not applicable |
| 27 | a)Whether any POA is involved in the chain of title? | No POA is not involved |
| | b) Whether the POA involved is one coupled with interest, I.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favor of the builder/developer and as such is irrevocable as per law. | Not applicable |
| | c) In case the title documents is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs Agreements of sale ,sale Deeds,etc.in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (common POA) | Not applicable |
| | d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA. | Not applicable |
| 28 | Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly Executed/ stamped/ authenticated in terms of the Law of the place, where it is executed. | Not Applicable |
| 29 | If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building; (b) Development Agreement/Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sale (duly registered); (f) Payment of proper stamp duty; (g) Requirement of registration of sale agreement, development agreement, POA, etc.; (h) Approval of building plan, permission of appropriate/ local authority, etc.; (i) Conveyance in favour of Society/ Condominium concerned; | Industrial Unit Not Applicable Not Applicable Not Applicable Yes Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable |





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| | (j) Occupancy Certificate/allotment letter/letter of possession; (k) Membership details in the Society etc.; (l) Share Certificates; (m) No Objection Letter from the Society; (n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Law s etc.; (o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; (p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. (q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc. | Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable |
| 30 | Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof. | Not applicable |
| 31 | The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any. | 1990 to 2020 |
| 32 | Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy? | Tax Paid |
| 33 | (a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained. | Not Applicable |
| 34 | Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question. | Not Applicable |
| 35 | Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/Village records? | Yes. |
| 36 | (a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents? | Yes Not Applicable Yes |
| 37 | Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any. | Yes Yes No |
| 38 | In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same. | Not Applicable |

Page 9/12



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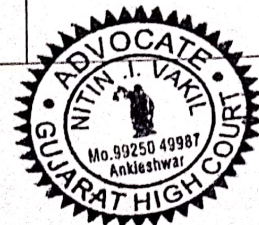


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| 30 | Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof. | Not applicable |
| 31 | The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any. | 1990 to 2020 |
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| 33 | (a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained. | Not Applicable |
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| 35 | Whether the name of mortgagor is reflected as owner in the revenue/ Muncipal/Village records? | Yes. |
| 36 | (a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents? | Yes Not Applicable |
| 37 | Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any. | Yes No, Such Document are available to scrutinize |
| 38 | In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same. | Not Applicable |





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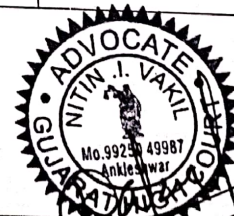
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| 39 | If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds.(If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate. | Valuation Report is Not available |
| 40 | Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc. | Not Applicable |
| 41 | Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security? | Yes |
| 42 | In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard. | Not Applicable |
| 43 | Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases. | Not Applicable |
| 44 | Additional aspects relevant for investigation of title as per local laws. | Not Applicable |
| 45 | Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security. | Not Applicable |
| 46 | The specific persons who are required to create mortgage/to deposit documents creating mortgage. | M/s Techno Tarp & Polymers Pvt.Ltd |
| 47 | Whether the REAL ESTATE PROJECT COMES UNDER REAL ESTATE(REGULATION AND DEVELOPMENT)ACT,2016 (Y/N) | No. (RERA is Not Applicable for Property Purchased before 01/05/2017) |
| | Whether the Project is Registered with the Real Estate Regulatory Authority? If so, the detail of such Registration are to be Furnished, | Not Applicable |
| | Whether the Registered agreement for sale as prescribed in the above Act/Rules there is Executed? | Not Applicable |
| | Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of REAL ESTATE REGULATORY AUTHORITY | Not Applicable |

Date :20/02/2020.

Place :Ankleshwar.



(Nitin I. Vakil)

Advocate



NITIN I. VAKIL

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ADVOCATE

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ANNEXURE - C
CERTIFICATE OF TITLE.

1. I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that :
2. I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s)Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search. I also confirm having verified and check the record of the relevant Government Offices/Sub Registrar(S)/Office(s), Revenue records, Municipal/ Panchayat Office, Land acquisition Office, Registrar of Company Office, wakf Board (where ever Applicable)
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. ~~There are no prior Mortgage/ Charges~~ (Under Charge of SBI) encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1990 to 2020 vide Receipt No. 2020.10.6.0022.5.1..... pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favor of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
7. ~~Minor(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable).~~
8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower **M/s Techno Tarp & Polymers Pvt.Ltd**
9. I certify that **M/s Techno Tarp & Polymers Pvt.Ltd** has an absolute, Clear and Marketable title over the Schedule property, I further certify that the above title deeds are genuine and a valid mortgage can be created the said mortgage would be enforceable.





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10. In case of creation of Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage.

1. Original Registered Lease Deed vide serial no-256/10 along with Index-2 & R.R
2. Original Allotment latter vide order No-GIDC/DEE/SRG/497
3. Original Lease deed vide serial no-2992/96 along with Index-2 & R.R
4. Original Deed of assignment vide serial no-4960/05 along with Index-2 & R.R
5. Original Deed of assignment vide serial no-3685/09 along with Index-2 & R.R
6. Original 2R Permission *df 27.03.15*
7. Original No due certificate from GIDC *27.07.11*
8. Original Amalgamation latter

11. There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

12. It is certified that The Property is SARFAESI Compliant.

❖ **SCHEDULE OF THE PROPERTY/(IES) :**

❖ R.S.No-33 Paikee Plot No-4913,4914,4915, Ad area 3908 sq.mt & 4920, 4921 Ad Area 5150 sq.mt Situated at limit of Sarigam-Umbergaon-District:-Valsad

❖ **BOUNDRIES OF THE PROPERTY/(IES)**

❖ Boundaries of Plot No-4913,4614,4915 are as Under

✓ East:-Plot No-4921,4922,4923

✓ West:-16 Mt Road

✓ North:-16 mt vide road & Plot No-4912 Plot No-4922

✓ South:-Plot No-4920,4921 & 4916

❖ Boundaries of Plot No-4920 & 4921 are as Under

✓ East:-Plot No-4913 & 4915

✓ West:-16 Mt Road

✓ North:-Plot No-4922

South:-Plot No-4916 & 4918

Date :20/02/2020.

Place :Ankleshwar.



Advocate