

# ADV. PRANAY RAMKUMAR RAJPUT



## ADVOCATES AND LEGAL CONSULTANTS

C-727 INTERNATIONAL TRADE CENTRE MAJURAGATE RING ROAD SURAT-395002 GUJARAT INDIA.

©rajput.pranay@gmail.com | 9033114333 | 8866490933

Ref. No.


Date :

SBI-OVERSEAS-MAN-03-2023

21.03.2023

To,  
THE BRANCH MANAGER  
State Bank of India,  
Overseas Branch,  
Cuffe Parade, Mumbai

### REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

1	a	Name of the Branch/ Business Unit/Office seeking opinion.	STATE BANK OF INDIA OVERSEAS BRANCH CUFFE PARADE, MUMBAI BRANCH CODE: 004791
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	OBMU/AMT-II/2022-23
	c	Name of the Borrower.	MAN INDUSTRIES (INDIA) LTD. (ERW UNIT)
2	a	Type of Loan	MBA
	b	Type of property	Immovable Property
3	a	Name of the unit/concern/company/person offering the property/ (ies) as security.	MAN INDUSTRIES (INDIA) LTD. (ERW UNIT)
	b	Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Limited Company 

www.nyayasevak.com | ceo@nyayasevak.com | 95747-66000

#### SURAT OFFICE

C-727 International Trade Centre  
Majuragate Ring Road  
Surat-395 002-Gujarat India

#### UK OFFICE

72-75 Aston Road North  
Aston Cross Birmingham B64DA  
United Kingdom

#### MUMBAI OFFICE


A-106, Royal Sands  
Near Bhakti Vedanta School  
Shashtri Nagar Andheri West  
Mumbai-400053 Maharashtra

	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrowers/Mortgagors
4	a	Value of Loan (Rs. in crores)	165
5		Complete or full description of the immovable property (ies) offered as security including the following details.	<p>All that piece and parcel of Non-Irrigated Agricultural land bearing Revenue Survey No.471/2 and Admeasuring in total Hectare: 1-27-48, Acres: 3.06 Gunthas being Situated at Village Khedoi, Tehsil Anjar, Sub-Registration District Anjar in Registration District Kutch, Gujarat State and which is bounded as under:</p> <p>Towards North: Waste Land and Land of Survey No.470.</p> <p>Towards South: Land of Survey No.471/1</p> <p>Towards East: Land of Survey No.474</p> <p>Towards West: Old Cart-way of Village Khedoi</p>
	a	Survey No.	Revenue Survey no.471/2
	b	Door/House No. (in case of house property)	Not Applicable
	c	Extent/ area including plinth/ built up area in case of house property	Not Applicable



	d	Locations like name of the place, village, city, Registration, Sub-District etc. boundaries.	Village Khedoi, Sub-District Anjar in District Kutch, Gujarat State
6	a	Particulars of the documents scrutinized- serially and chronologically.	As Per Annexure-B
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. <b>Note:</b> Only originals or certified extracts from the registering/land/revenue/other authorities be examined.	As Per Annexure-B
Sr · N o	Date	Name /Nature of document	Original/certified copy/certified/extract/photocopy etc.
			In case of copies, whether the original was scrutinized by the advocate. <b><u>"As per Annexure-B"</u></b>
7	a	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) <b>(HL : If the value of loan =&gt; Rs.1 crore and in case of commercial loans irrespective of the loan</b>	Yes, certified copies obtained. List of Documents available in the revenue records are Scrutinized and copies of Search Receipt along with the copy of Nil Encumbrances Certificate is attached herewith.



		component)	
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?  (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	Yes
8	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?	The Relevant Records Prior to 2007 are Not available online and relevant revenue records such as village Form No.6 & 7/12 Extract can be verified from the online portal of revenue department of the State Government i.e., <a href="https://anyror.gujarat.gov.in">https://anyror.gujarat.gov.in</a>
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes  
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and	No

		if so whether such verification was made?	
	d	Whether proper registration of documents completed. Details thereof to be provided.	Yes.
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Office of Sub-Registrar of Assurances Anjar District, Kutch (SRO-Anjar)
	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/ registrar- general. If so, please name all such offices?	No
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10	a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	As per <b>ANNEXURE-C</b> giving brief description about the tracing of titles available in the revenue records of the concerned departments.
	b	Wherever Minor's interest or other	No Minor's Interest



	<p>clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p>In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory.</p> <p>(Separate Sheets may be used)</p>	
	<p>c 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 reasons for coming to such conclusion.</p>	Not Applicable
11	<p>a 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/Allottee etc.)</p>	<p>Ownership Rights</p>
	<b>If Ownership Rights,</b>	
	<p>a Details of the Conveyance Documents</p>	As per NEC Certificate
	<p>b Whether the document is properly stamped.</p>	Yes
	<p>c Whether the document is properly</p>	Yes



	registered,	
	<b>If leasehold, whether</b>	No Leasehold
a	The Lease Deed is duly stamped and Registered	Not Applicable
b	The lessee is permitted to mortgage the Leasehold right,	Not Applicable
c	duration of the Lease/unexpired period of lease,	Not Applicable
d	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
F	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
	<b>If Govt. grant/ allotment/ Lease-cum/Sale Agreement/ Occupancy/ Inam Holder/ Allottee etc. whether;</b>	No Government Grant/ Allotment/ Lease- Cum Sale Agreement/ Occupancy/ Inam Holder/ Allottee
a	Grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
b	The mortgagor is competent to create charge on such property?	Not Applicable
c	Any permission from Govt. or any other authority is required for	Not Applicable



	creation of mortgage and if so whether such valid permission is available?	
	<b>If occupancy right, whether;</b>	No Occupancy Right
a	Such right is heritable and transferable,	Not applicable
b	Mortgage can be created.	Not applicable
<b>12</b>	Has the property been transferred by way of Gift/Settlement Deed	No Gift Deed/Settlement Deed
a	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
b	The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
d	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
e	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
f	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable
g	Whether the Donee is in possession of the gifted property?	Not Applicable
h	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the	Not Applicable





	creation of mortgage;	
13	k Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Nil
	Has the property been transferred by way of partition/family settlement deed	No Partition/ Family Settlement Deed
	a 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	Not Applicable
	c Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	d Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	e In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable
	f Whether any of the documents in question are executed in counterparts or in more than one	No



	set? If so, additional precautions to be taken for avoiding multiple mortgages?	
14	Whether the title documents include any testamentary documents /wills?	No Testamentary Documents/Wills
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?	Not Applicable
g	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	Not Applicable



		Mother/Original title deeds are to be explained.	
15		Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	No Wakf / church / temple rights
	a	Any restriction in creation of charges on such properties?	No
	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Nil
16	a	Where the property is a HUF/joint family property?	No HUF/ Joint Family Property
	b	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No
	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Nil
17	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	Not Applicable




		mortgage of the property?	
	c	If YES, 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.	Nil
<b>18</b>		Is the property an agricultural land	No (N.A. Land)
	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable
	b	In case of agricultural 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 Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not Applicable
<b>19</b>	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security	No



		creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	
	b	Additional aspects relevant for investigation of title as per local laws.	Nil
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No such pending or proposed land acquisition proceedings were found from the revenue records,  But to safeguard Bank's interest a separate declaration is to be obtained from the intended mortgagor with this regard.
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Not Applicable
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No such pending or proposed litigation were found from the revenue records, But to safeguard Bank's interest a separate declaration is to be obtained from the intended mortgagor with this regard.



	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No, But separate declaration is to be obtained from the intended mortgagor with this regards
	c	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	No
22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No
	b	Property belonging to partner(s), 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 the firm?	Not Applicable
23	a	Whether the property belongs to a Limited Company, check the Board resolution, authorization to create mortgage/execution of documents,	Yes 

	Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	
b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes / No.	Yes vide Sale Deed No.10298/2021 SRO-Anjar.
b/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company /LLP (seller) and the vendee company (purchaser)?	No
b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	No
b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable
24	In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite	Not Applicable



		resolutions, bye-laws.	
25	a	Whether any POA is involved in the chain of title during the period of search?	No
	b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not Applicable
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable
	d	In case of Builder's POA, whether a certified copy of POA is available	No Builder's POA







	and the same has been verified/ compared with the original POA.	
c	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	No such details were available but to safeguard the Bank's interest separate declaration/affidavit is to be obtained.
g	Please comment on the genuineness of POA?	Not Applicable
h	The unequivocal opinion on the enforceability and validity of the POA.	Nil



26		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
27	<p>I. <b>If the property is a flat/ apartment or residential/ commercial complex</b></p> <p>a Promoter's/Land owner's title building;</p> <p>b Development Agreement/Power of Attorney;</p> <p>c Extent of authority of the Developer/builder;</p> <p>d Independent title verification of the Land and/or building in question;</p> <p>e Agreement for sale (duly registered);</p> <p>f Payment of proper stamp duty;</p> <p>g Requirement of registration of sale agreement, development agreement, POA, etc.;</p> <p>h Approval of building plan, permission of appropriate/ local authority, etc.;</p> <p>I Conveyance in favour of</p>	<p>N.A. Land (Industrial Purpose)</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>	



	Society/Condominium concerned;	
j	Occupancy Certificate/allotment letter/letter of possession;	Not Applicable
k	Membership details in the Society etc.;	Not Applicable
l	Share Certificates;	Not Applicable
m	No Objection Letter from the Society;	Not Applicable
n	All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Yes But to safeguard the Bank's interest a Separate declaration is to be obtained from the intended mortgagor with this regards.
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	No
p	If the property is a vacant and construction is yet to be made, approval of lay-out and other precautions, if any.	Not Applicable
q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	It is to be verified from Bank's approved Valuer/Architect.
II. A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	No 

	II. B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
	II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	II.D	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
28		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 found on record
29		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.	From 2007 to 2023
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yes Paid. 

31	a	Urban land ceiling clearance, whether required and if so, details thereon	The said Act is repealed by the Notification of State Government of Gujarat dated 27/03/1999.
	b	Whether No Objection Certificate under the Income Tax Act is required / obtained?	Certificate from the approved and registered Chartered Account be contained.
32	a	Details of RTC extracts/mutation extracts/Katha extract pertaining to the property in question.	As Per Annexure
	b	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/ Village records?	Yes
33	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/partition of the property is legally valid?	Yes, as per valuation Report.
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	To be verified by the empaneled valuer of the Bank.



34	a	Whether the property can be identified from the following 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
	b	Discrepancy/doubtful	No difference/ discrepancy was found on record.
35	a	Whether the documents i.e. Valuation report / approved sanction plan reflects / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document.  the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	No Such Valuation report was made available at the time of preparation of TIR, Bank to consider the valuation Report of the approved/ empaneled Valuer for the Same.
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b	<b>Property is SARFAESI compliant</b>	Yes



		(Y/N)	
37	a	Whether original title deeds are available for creation of equitable mortgage	Yes
	b	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
38		Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Separate declaration is to be obtained from the Intended Mortgagor.
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Managing Director and/or Authorized Signatory of MAN INDUSTRIES (INDIA) LTD.

Date: 21.03.2023

Place: Surat



**FOR PRANAY RAMKUMAR RAJPUT**

Pranay Ramkumar Rajput  
B.S.L., L.L.B., C.L.M. (U.K)  
Advocate

C-727, International Trade Centre,  
Majuragate, Ring Road, Surat-395002

**ANNEXURE-B**  
**LIST OF DOCUMENTS SCRUTINIZED**

1. Copy of Registered Sale Deed bearing Registration No.149 of 1988 Executed by and between Patidar Kanji Khimji in favour of Patel Dayalal Vishram.
2. Copy of Registration Receipt and Certified Copy of Index-II bearing Sale deed Registration No. 149 of 1988.
3. Original Registered Sale Deed bearing Registration No.10298 of 2021 Executed by and between (1) Dayalal Vishram Patidar, (2) Amrutben Dayalal Patel, (3) Dilipbhai Dayalal Patel , (4) Dipakbhai Dayalal Patel, (5) Madhuben Dilipbhai Patel, and (6) Jyotiben Dipakbhai Patel in favour of Mr. Jignesh Kumar Vinodchandra Shah being Authorized Signatory of Man Industries (India) Ltd.
4. Original Registration Receipt and Certified Copy of Index-II bearing Sale deed Registration No.10298 of 2021.
5. Copy of Collector of Kutch vide its order bearing reference No. 1430/01/04/053/2021 dated 14.10.2021 has issued the permission for bonafide Industrial Purpose.
6. Village Form Nos.6 & 8 and 7/12 Extract of Village Khedoi Taluka Anjar District Kutchh.
7. Copy of Latest Tax Receipts/Vera Bill/Light Bill.
8. Copy of Incorporation Certificate.
9. N.A. Order.

**DATE: 21.03.2023**

**PLACE : SURAT**



**FOR PRANAY RAMKUMAR RAJPUT**

**Pranay Ramkumar Rajput**

**B.S.L., L.L.B., C.L.M. (U.K)**

Advocate

C-727, International Trade Centre,  
Majuragate, Ring Road, Surat-395002



**ANNEXURE-C**  
**(CHAIN OF TITLE)**



**ALL THAT PIECE AND PARCAL OF NON IRRIGATED AGRICULTURAL LAND BEARING REVENUE SURVEY NO.471/2 AND ADMEASURING IN TOTAL HECTARE: 1-27-48, ACRES 3.06 GUNTHAS, SITUATED AT VILLAGE KHEDOI, TEHSIL ANJAR, SUB- REGISTRATION DISTRICT ANJAR IN REGISTRATION DISTRICT-KUTCH, GUJARAT STATE (REFERRED TO AS THE "SCHUDUELED LAND" HEREIN).**

As per the documents provided to us and as per the records available in revenue department, the schedule land bearing Survey No.471/2 admeasuring acres 3.06 Gunthas situated at Village Khedoi in Tehsil Anjar of District - Kutch which known as "Doniyo" was under ownership and possession of Patidar Khimji Govind on old tenure basis under section 7(1) of the Inam Abolition Act. Mutation entry to this effect is mutated in the Revenue Records vide Entry No.76, which was certified later on. Since then Patidar Khimji Govind became the lawful owner of the Scheduled land.

That thereafter, on death of Patidar Khimji Govind the scheduled land was mutated in the name of his son Patidar Kanji Khimji. Mutation entry to this effect is mutated in the Revenue Records vide entry No.1258, which was certified later on.

Thereafter on 17/02/1988, Patidar Kanji Khimji has sold and conveyed the Scheduled land to Patel Dayalal Vishram by executing registered sale deed bearing Registration No.149. Mutation entry to this effect is mutated in the Revenue Records vide Entry No.1309 dated 18/03/1990, which was certified later on.

That on 14/01/2011, Dayalal Vishram Patidar (Patel) has added the names of his wife namely Amrutben Dayalal Patel and his two Sons namely (1) Dilipbhai Dayalal Patel and (2) Dipakbhai Dayalal Patel as the co-owners of the schedule land. Mutation entry to this effect is mutated in the Revenue Records vide Entry



No.3679, which was certified later on.

Thereafter on 22/11/2019, Dilipbhai Dayalal Patel has added the name of his wife namely Madhuben Dilipbhai Patel as co-owner of the scheduled land. Mutation entry to this effect is mutated in the Revenue Records vide Entry No.5451, which was certified later on.

Thereafter on 22/11/2019, Dipakbhai Dayalal Patel has added the name of his wife namely Jyotiben Dipakbhai Patel as co-owner of the scheduled land. Mutation entry to this effect is mutated in the Revenue Records vide Entry No.5452, which was certified later on.

Since then, (1) Dayalal Vishram Patidar, (2) Amrutben Dayalal Patel, (3) Dilipbhai Dayalal Patel , (4) Dipakbhai Dayalal Patel, (5) Madhuben Dilipbhai Patel, and (6) Jyotiben Dipakbhai Patel became the lawful owners of the Scheduled Land.

Thereafter on 01/11/2021, the said co-owners namely (1) Dayalal Vishram Patidar, (2) Amrutben Dayalal Patel, (3) Dilipbhai Dayalal Patel , (4) Dipakbhai Dayalal Patel, (5) Madhuben Dilipbhai Patel, and (6) Jyotiben Dipakbhai Patel has sold, transferred, conveyed, assigned all their rights, title and interest in the land to Mr. JigneshKumar Vinodchandra Shah being Authorized Signatory of Man Industries (India) Limited for total consideration of Rs.45,70,650/- (Rupees Fourty Five Lacs Seventy Thousand Six Hundred and Fifty Only) by executing a Registered Sale Deed No.10298. Since then, Man Industries (India) Limited became the lawful owner of the Scheduled land.

Thereafter, the said owners namely Man Industries (India) Limited has availed permission for use of said Agricultural land as Non-Agricultural for bonafide Industrial purpose as required permission under Section 89(A) of Bombay Tenancy & Agricultural Lands (Vidarbha Region and Kutch Area) Act, 1985 from the competent Authority being Collector of Kutch and the said competent authority i.e. Collector of Kutch vide its Order bearing Reference No. 1430/01/04/053/2021 has issued the said permission for Bonafide Industrial Purpose. Mutation entry to this effect is mutated in the Revenue

Department vide entry No. 5779 dated 14/10/2021, which was certified later on.

On search and investigation of the land in question from the record of Sub Registrar for last 30 years, and as per the non-encumbrance's certificate issued by the Sub Registrar, no charge lien and encumbrances are found on the record of rights. Title of the schedule property is clear and marketable.



**ANNEXURE-1**  
**CERTIFICATE OF TITLE**



1. We have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Registered 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 Registered Mortgage is created, it will satisfy the requirements of creation of Registered Mortgage and We further certify that;
2. We 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. We confirm having made a search in the Land/ Revenue records. We 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). We do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. We are liable/responsible, if any loss is caused to the Bank due to negligence on our part or by our agent in making search.
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), we 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/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **2007 to 2023** to pertaining to the Immovable Property covered by above said Title Deeds. The property is free from all Encumbrances with Ownership Rights.

6. In case of second/subsequent charge in favour 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. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **M/S. MAN INDUSTRIES (INDIA) LIMITED**.
8. We certify that **M/S. DIRECTOR OF MAN INDUSTRIES (INDIA) LIMITED** has and 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 and the said Mortgage would be enforceable.
9. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:
- Copy of Registered Sale Deed bearing Registration No.149 of 1988 Executed by and between Patidar Kanji Khimji in favour of Patel Dayalal Vishram.
  - Copy of Registration Receipt and Certified Copy of Index-II bearing Sale deed Registration No. 149 of 1988.
  - Original Registered Sale Deed bearing Registration No.10298 of 2021 Executed by and between (1) Dayalal Vishram Patidar, (2) Amrutben Dayalal Patel, (3) Dilipbhai Dayalal Patel , (4) Dipakbhai Dayalal Patel, (5) Madhuben Dilipbhai Patel, and (6) Jyotiben Dipakbhai Patel in favour of Mr. Jignesh Kumar Vinodchandra Shah being Authorized Signatory of Man Industries (India) Ltd.
  - Original Registration Receipt and Certified Copy of Index-II bearing Sale deed Registration No.10298 of 2021.



- Copy of Collector of Kutch vide its order bearing reference No. 1430/01/04/053/2021 dated 14.10.2021 has issued the permission for bonafide Industrial Purpose.
- Village Form Nos.6 & 8 and 7/12 Extract of Village Khedoi Taluka Anjar District Kutchh.
- Copy of Latest Tax Receipts/Vera Bill/Light Bill.
- Copy of Incorporation Certificate.
- N.A. Order.

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

**It is certified that property is SARFAESI compliant.**

**DATE: 21.03.2023**

**PLACE: SURAT**



**FOR PRANAY RAMKUMAR RAJPUT**

Pranay Ramkumar Rajput  
B.S.L., LL.B., C.L.M. (U.K)  
Advocate  
C-727, International Trade Centre,  
Majuragate, Ring Road, Surat-395002

**DISCLAIMER**

*The legal scrutiny report has been prepared on the basis of scrutiny, examination, verification, declaration and analysis of the documents and material information (written/verbal) supplied by client and bonafide believed to be true by us, as per the laws applicable to the property in question and we do not accept any liability arising out of loss suffered by the client or otherwise on account of any documents or information and/or declaration supplied turns out to be false or fraudulent or if any material document or information has been deliberately or negligently withheld.*

