

LEX FAVIOS

Advocates & Solicitors

E-299, Greater Kailash, Part-I, New Delhi-110048, India

Telephone: 91-11-41435188/ 45264524

To,

AXIS TRUSTEE SERVICES LIMITED

The Ruby, 2nd Floor, SW,

29 Senapati Babat Marg,

Dadar West, Mumbai - 400028

Date: 11.12.2024

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

1	a	Name of the Branch/Business Unit/Office seeking opinion.	AXIS TRUSTEE SERVICES LIMITED The Ruby, 2 nd Floor, SW, 29 Senapati Babat Marg, Dadar West, Mumbai - 400028
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny is forwarded.	As per Email dated 03.12.2024
	c	Name of the Borrower.	M/S JINDAL SAW LIMITED (Formerly known as Saw Pipes Limited) , a limited company incorporated under The Companies Act, 1956 (as amended by The Companies Act, 2013) having its registered office at A-1, UPSIDC Industrial Area, Nandgaon Road Kosi Kalan, Mathura, Uttar Pradesh, India - 281403 and CIN No. L27104UP1984PLC023979.
2	a	Type of Loan	Debentures
	b	Type of property	Non Agricultural (Industrial)
3	a	Name of the unit/concern/company/person offering the property/ (ies) as security.	M/S JINDAL SAW LIMITED (Formerly known as Saw Pipes Limited) , a limited company incorporated under The Companies Act, 1956 (as amended by The Companies Act, 2013) having its registered office at A-1, UPSIDC Industrial Area, Nandgaon Road Kosi Kalan, Mathura, Uttar Pradesh, India - 281403 and CIN No. L27104UP1984PLC023979.



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	b	Constitution of the unit/concern/person/body/ authority offering the property for creation of charge.	Limited Company
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
4	a	Value of Loan (Rs. In crores)	As per Sanction
5		Complete or full description of the immovable property (ies) offered as security including the following details.	All that piece and parcel of non-agricultural commercial property bearing revenue survey no. 92/2 admeasuring acre 9-05 Gunthas i.e. 36928 square meters situated at Sim of Nanakapaya, Taluka Mundra the Registration District Kutch and Sub-District Mandvi.
	a	Survey No.	Survey no. 92/2
	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.	Sim of Nanakapaya, Taluka Mundra the Registration District Kutch and Sub-District Mandvi. Boundaries: East: Nanakapaya Sim Revenue Survey no. 97/2 agricultural land of Sadarudin Ramjanali Khoja and others. West: River North: Existing Village Road South: Nanakapaya Sim Revenue Survey no. 93.
6	a	Particulars of the documents scrutinized serially and chronologically.	a) Certified Copy of Sale Deed dated 02.11.1999 executed by Barot Samat Dosal in favour of Saw Pipes Limited registered as Document no. 2505 dated



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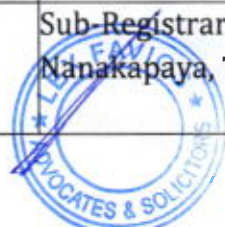
			04.11.1999 in the office of Sub-Registrar Mandvi. b) Certified Copy of Encumbrance Certificate dated 09.12.2024.	
	b	Nature of documents verified and as to whether they are originals or certified copies, or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/ other authorities be examined.	Certified Documents Available on record	
Sr. No	Date	Name / Nature of document	Original/ certified copy / certified extract/ photocopy etc.	In case of copies, whether the original was scrutinized by the advocate.
I.	04.11.1999	Sale Deed dated 02.11.1999 executed by Barot Samat Dosal in favour of Saw Pipes Limited registered as Document no. 2505 in the office of Sub-Registrar Mandvi.	Certified Copy	No
II.	09.12.2024	Encumbrance Certificate	Certified Copy	No
7	a	Whether certified copy of all title documents is 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.) (HL: If the value of loan => Rs.1 crore and in case of commercial loans irrespective	Yes, Certified Copy is Available.	

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		of the loan 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?	No
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	Not Available
	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?	No (Only Available for physical Verification)
	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?	Sub-Registrar Assurances Mandvi of Village Nanakapaya, Taluka Mundra, District Kutch.



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	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?	Not Applicable
	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.	During, the inspection at Sub Registrar, Assurances, Mandvi, and Sub-Registrar Mundra from 1994 to 2024 it was revealed that the said Property was originally was owned by Turk Lalmamad Sumar by a Sale Deed dated 24-05-1974. Thereafter the Said Turk Lalmamad Sumar sold the Said Property as an agriculture land to Barot Samat Dosal by a Sale Deed dated 06-10-1986 and which Sale Deed has been registered with the Sub-Registrar, Mandvi (Kutch) under Serial No. 383 in respect of the agricultural land bearing Survey No. 92/2 admeasuring 36928-0 Sq. Mtrs. By virtue of the abovementioned Sale Deed dated 6-10-1986 the name of Barot Samat Dosal was mutated in the revenue records as owner/occupier by mutation entry No.618 dated 21-10-1986. Thereafter the Said Property was converted into non-agricultural land by the Taluka



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Development Officer, Mundra vide its order No. MTP/ REV/N.A./4/NANA KAPAYA-99-2000 dated 29-10-1999 for commercial use under Section 65 of the Bombay Land Revenue code, 1879 and as a result of the Order the status of the Said Property had changed from agricultural to non agricultural land in respect of the land bearing Survey No. 92/2 admeasuring 36928-00 Sq. Mtrs. The same was mutated in the revenue records as is evidenced by mutation entry No.1235 dated 03-11-1999 which was certified on 23-12-1999 and thus, Barot Samat Dosal became absolute owner of the Said non-agricultural Property.

Thereafter the said Barot Samat Dosal sold the said Property to Saw Pipes Limited by a Sale Deed dated 2nd November 1999, which Sale Deed has been registered with the Sub-Registrar, Mandvi (Kutch) on 4th November, 1999 under Serial No. 2505.

By virtue of the above Sale Deed registered on 4th November 1999 under Serial No. 2505, the name of the Company as the owner/ occupier of the Said non-agricultural Property was mutated by mutation entry No.1240 dated 12-11-1999 which was certified on 23-12-1999.

It is observed that the purchaser company Saw Pipes Limited has changed its name to Jindal saw Limited under the provisions of Companies Act, 1956, after passing necessary resolutions and Registrar of Companies, Uttar Pradesh, Uttaranchal (then), Kanpur has issued fresh certificate of incorporation consequent upon change of name on 11-01-2005.



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The effect for the change of Company's name is given in the revenue records as is evidenced by mutation entry No.2372 dated 21.09.2013 which duly certified.

Thereafter the use of Said Property was converted from commercial use to industrial use by Taluka Development Officer, Mundra as is evidenced by mutation entry No.1428 dated 08-02-2002 which was certified on 26-04-2002.

It is observed from Village form No.7/12 dated 04.07.2019 that an entry about is pendes notice issued in respect of pending appeal No. 24/09 is recorded in the column of second rights. On perusing the papers submitted to us in respect of this lis pendes notice it is observed that Khanija Bai Musa Mahamad, Mahmmad Musha Mamad and Nur Ali Musha Mamad through their power of attorney Khoja Anwarali Karmali has filed Misc. No.40/2004 against Share Ali Rashid Khoja in respect of probate solicited by the applicants for the will executed by one Mamad Premji during his life time on 5-11-1964.

Thereafter, the Court of Sr. Civil Principal Judge, Bhuj the Hon'ble Court granted probate for properties bearing survey No.92/2 and others which was set aside by order of District Judge, Bhuj being regular Civil Appeal No.24/2009 dated 12.03.2020.

We find from the revenue records that land bearing survey no.92/2 was not owned by late Sherali Rashidali Khoja or his legal heirs as per Revenue records. Therefore, this lis pendes notice in respect of this survey No.92/2 may prove to be redundant because the ownership does not match. However, the outcome of the



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		litigation is still pending. As per the last order, the matter was transferred before to Mandvi Court as per O.O. No. 4719/2021 dated 19.06.2021 by the Principal Sr. Civil Judge. The outcome of the litigation is still pending. At present JINDAL SAW LIMITED is the owner and has the transferable rights on the above noted land.	
b	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. 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. (Separate Sheets may be used)	No	
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.	Not Applicable	
11	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.)	Freehold Property
		If Ownership Rights,	



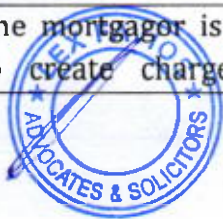
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a	Details of the Conveyance Documents	Sale Deed dated 02.11.1999 executed by Barot Samat Dosal in favour of Saw Pipes Limited and registered in the office of Sub-Registrar, Mandvi as Document no. 2505 dated 04.11.1999.
b	Whether the document is properly stamped.	Yes
c	Whether the document is properly registered.	Yes
	If leasehold, whether;	
a	The Lease Deed is duly stamped and registered	No
b	The lessee is permitted to mortgage the Leasehold right,	Not Applicable
c	Duration of lease/ unexpired period of lease.	Not Applicable
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 rights permit for the creation of any superstructure (if applicable)?	Not Applicable
f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
	If Govt. grant/ allotment/ Lease-cum/ Sale Agreement/ Occupancy /Inam Holder/ Allottee etc., whether;	No.
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	Not Applicable.



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		property?	
c		any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable.
		If occupancy right, whether;	
a		Such right is heritable and transferable,	Not Applicable.
b		Mortgage can be created.	Yes
12		Has the property been transferred by way of Gift/Settlement Deed.	No
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.
c		Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable.
d		The Gift/Settlement Deed transfers the property to Donee;	Not Applicable.
E		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.
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 for any other	Not Applicable



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		person to join the creation of mortgage;	
	H	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
13		Has the property been transferred by way of partition/family settlement deed	No
	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 affected	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 mortgage able 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 counter parts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
14		Whether the title documents include any	No

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		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 be 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 Mother/Original title deeds are to Be explained.	Not Applicable
15		Whether the property is subject to any wakf rights/ belongs to church/ temple or any religious/ other institutions	No
	A	any restriction in creation of charges on such properties?	Not Applicable



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	B	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
16	A	Where the property is a HUF/joint family property?	No
	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.	Not Applicable
	C	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
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 mortgage of the property?	Not Applicable
	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.	Not Applicable
18		Is the property an agricultural land	No, The said property was converted into non-agricultural land by the Taluka Development Officer, Mundra vide its order no. MTP/REV/N.A/4/NANAKAPAYA-99-2000 dated 29.10.1999.



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	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?	The said property was converted into non-agricultural land by the Taluka Development Officer, Mundra vide its order no. MTP/REV/N.A/4/NANAKAPAYA-99-2000 dated 29.10.1999.
19	A	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	Not Applicable
	B	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
20	A	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	B	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such	No



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		search/enquiry?	
21	A	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	It is observed from Revenue Form No.7/12 that a lis pendes notice was issued against the said Property. On perusing the documents and information available we observe that one Khanija Bai Musa Mamad, Mahmmad Musha Mamad and Nur Ali Musha Mamad through their power of attorney Khoja Anwarali Karmali has filed a Misc. No.40/2004 against Sher Ali Rashid Khoja in respect of probate solicited by the applicants for the Will executed by one Mamad Premji during his life time on 5-11-1964. Thereafter, the Court of Sr. Civil Principal Judge, Bhuj granted probate which was then set aside by an order of District Judge, Bhuj being regular Civil Appeal No.24/2009 dated 12.03.2020 transferring the matter to Mandvi Court vide order dated 19.06.2021 to decide the same afresh. The outcome of the litigation is still pending. However, we find from the revenue records for the last 30 years that land bearing survey no.92/2 was not owned by late Sherali Rashidali Khoja or his legal heirs. Therefore, this lis pendes notice in respect of survey No.92/2 may prove to be redundant. However, the final outcome of the litigation is still awaited. Presently, the matter is pending before Mandvi Court as transferred by Principal Sr. Civil Judge.
	B	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable



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	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?	Not Applicable
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?	No
	C	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	No
23	A	Whether the property belongs to a Limited Company, check the 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, Appropriate Board Resolution and copy of AOA/MOA to be kept on Trustee record.
	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.	Not Applicable



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	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)?	Not Applicable
	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)?	Not Applicable
	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 resolutions, byelaws.	No
25		Whether any POA is involved in the chain of title during the period of search?	No
26		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given there in and whether the same is properly executed/stamped/ authenticated in terms of the Law of the place, where it is executed.	No



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27	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third-Party claims, Liens etc. and details thereof.	The subject property is unencumbered except mortgage created in favour of ICICI Bank Limited as an agent of security trustee for lenders including SBI. (a) mortgage and charge created by Memorandum of Entry dated 02-05-2011 for Rs. 350.00 Crores executed by the Company in favour of ICICI Bank Limited for self and 14 other lenders and registered with the Sub-Registrar, Mandvi / Mundra on 29-08-2011 under Serial No.6250. (b) mortgage and charge created by Memorandum of Entry dated 29-08-2011 for Rs. 300.00 Crores executed by the Company in favour of ICICI Bank Limited acting as agent of Axis Trustee Services Limited and registered with the Sub-Registrar, Mandvi / Mundra on the same day under Serial No.6251. (c) mortgage and charge created by Memorandum of Entry dated 18-09-2012 for Rs. 237.00 Crores executed by the Company in favour of ICICI Bank Limited acting as agent of Karnataka Bank and registered with the Sub-Registrar, Mandvi / Mundra on the same day under Serial No.6294. (d) mortgage and charge created by Memorandum of Entry dated 05.03.2013 executed by the Company in favour of ICICI Bank Limited acting as agent of Axis Trustee Services Limited as Trustee for YES Bank, State Bank of India and SBI Capital Markets Limited for the financial assistances aggregating to Rs.400,00,00,000/- and registered with the Sub-Registrar, Mundra on 07.03.2013 under Serial
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			No. 1007. (e) mortgage and charge created by Memorandum of Entry dated 16.05.2014 executed by the Company in favour of ICICI Bank Limited acting for self and acting as agent of State Bank of India, State Bank of Mysore, Canara Bank, Axis Bank Limited, ING Vysya Bank, State Bank of Patiala, Karnataka Bank Limited, HDFC Bank Limited, State Bank of Travancore, Punjab National Bank, Standard Chartered Bank, Development Bank of Singapore and United Bank of India for the financial assistances aggregating to Rs.5200,00,00,000/ and registered with the Sub Registrar, Mundra on 23.05.2014 under Serial No.2275. (f) mortgage and charge created by Memorandum of Entry dated 02.02.2016 executed by the Company in favour of ICICI Bank Limited acting as agent of Canara Bank, Axis Bank Limited, ING Vysya Bank Limited, State Bank of India, State Bank of Patiala, Karnataka Bank Limited, HDFC Bank Limited, State Bank of Travancore, State Bank of Mysore, Punjab National Bank, Standard Chartered Bank, Development Bank of Singapore and United Bank of India for the financial assistances aggregating to Rs.5,200,00,00,000/ and registered with the Sub Registrar, Mundra on the same day under Serial No.736. (g) mortgage and charge created by Memorandum of Entry dated 06.03.2018
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			executed by the Company in favour of ICICI Bank Limited, ICICI Bank Limited for itself and as acting as agent of (a) Axis Trustee Services Limited as Security Trustee for: - (i) Axis Bank Limited. (ii) Bank of Baroda; and (iii) The Lakshmi Vilas Bank Limited and (b) The Lakshmi Vilas Bank Limited for the financial assistances aggregating to Rs.900,00,00,000/ and registered with the Sub Registrar, Mundra on the same day under Serial No. 1765. (h) mortgage and charge created by Memorandum of Entry dated 29.07.2019 executed by the Company in favour of ICICI Bank Limited as Security Agent of Security Trustee for Working Capital Lenders for the financial assistances aggregating to Rs. 1,000,00,00,000/ and registered with the Sub Registrar, Mundra on the same day under Serial No.4646. (i) mortgage and charge created by Memorandum of Entry dated 11.11.2020 executed by the Company in favour of ICICI Bank Limited as Security Agent for Aditya Birla Finance Limited for the financial assistances aggregating to Rs. 75,00,00,000/ and registered with the Sub Registrar, Mundra on the same day under Serial No.3778. (j) mortgage and charge created by Memorandum of Entry dated 11.11.2020 executed by the Company in
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			favour of ICICI Bank Limited as Security Agent for SBM Bank for the financial assistances aggregating to Rs. 50,00,00,000/ and registered with the Sub Registrar, Mundra on the same day under Serial No.3779. (k) mortgage and charge created by Memorandum of Entry dated 23.12.2020 executed by the Company in favour of ICICI Bank Limited as Security Agent for working capital lenders for the financial assistances aggregating to Rs. 1620,00,00,000/ and registered with the Sub Registrar, Mundra on the same day under Serial No.4370. (l) mortgage and charge created by Memorandum of Entry dated 10.03.2021 executed by the Company in favour of ICICI Bank Limited as Security Agent of security trustee for the financial assistances aggregating to Rs. 200,00,00,000/ and registered with the Sub Registrar, Mundra on the same day under Serial No.1181. (m) mortgage and charge created by Memorandum of Entry dated 20.03.2021 executed by the Company in favour of ICICI Bank Limited as Security Agent of security trustee for the financial assistances aggregating to Rs. 500,00,00,000/ and registered with the Sub Registrar, Mundra on the same day under Serial No.1383. (n) mortgage and charge created by Memorandum of Entry dated 23.03.2022 executed by the Company in favour of ICICI Bank Limited as Security
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Advocates & Solicitors

E-299, Greater Kailash, Part-I, New Delhi-110048, India

Telephone: 91-11-41435188/ 45264524

			Agent of security trustee for the financial assistances aggregating to Rs. 245,00,00,000/ and registered with the Sub Registrar, Mundra on the same day under Serial No.1701. (o) mortgage and charge created by Memorandum of Entry dated 30.11.2023 executed by the Company in favour of ICICI Bank Limited as Security Agent of security trustee for the financial assistances aggregating to Rs. 23,00,00,00,000/ and registered with the Sub Registrar, Mundra on the same day under Serial No.7286. (p) mortgage and charge created by Memorandum of Entry dated 27.09.2024 executed by the Company in favour of ICICI Bank Limited as Security Agent of security trustee for the financial assistances aggregating to Rs. 310,00,00,000/ and registered with the Sub Registrar, Mundra on the same day under Serial No.6970.
28		The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge, if any.	Search carried out for a period from 1994 to 2024 (30 years).
29		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not Applicable



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30		Whether No Objection Certificate under the Income Tax Act is required/obtained?	Yes, No Objection Certificate under the Income Tax Act is required to be obtained. As per section 281 (1) (ii) of Income tax Act, prior permission of Income Tax Department is required to create mortgage of the subject property. However, in the absence of any notice of pendency of any proceedings or demand notice by Income Tax Department, a Declaration cum Indemnity by mortgagor along with certificate from a chartered accountant to this effect may be taken till the mortgagor obtains certificate u/s 281 of the Income Tax Act 1961.
31	A	Details of RTC extracts/mutation extracts/Katha extract pertaining to the property in question.	Yes
	B	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
32	A	Whether the Trustee will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	B	Property is SARFAESI compliant (Y/N)	Yes
33	A	Whether original title deeds are available for creation of equitable mortgage.	Yes



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	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 Trustee in this regard.	Not Applicable
34		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/S JINDAL SAW LIMITED (Formerly Known as SAW PIPES LIMITED).

Date: 11.12.2024



(Sumes Dewan)

Lex Favios

Advocates & Solicitors

Place - New Delhi.

LEX FAVIOS

Advocates & Solicitors

E-299, Greater Kailash, Part-I, New Delhi-110048, India

Telephone: 91-11-41435188/ 45264524

CERTIFICATE OF TITLE

1. I have examined the Certified Copies of Title Deeds and that the title documents referred to in the opinion are valid evidence of Ownership right, title and good interest and that the mortgage to be created shall satisfy the requirement of creation of **Equitable Mortgage/Registered Mortgage** and we further certify that:
2. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Revenue Records, and Registrar of Companies Office. During our search we observe a pending litigation which has been described in this report.
 1. Following scrutiny of title documents obtained from the concerned registrar office, certified copies of such title deeds obtained from the concerned registrar office.
 2. There are no prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from the search carried out at Sub-Registrar of Assurances, Mandvi for a period of 30 years from 1994 to 2024 other than those specified at Column 27.
 3. The said property is already mortgaged in favour of ICICI Bank on behalf of lenders.
 4. The Mortgage if created will be available to the Trustee for the liability of the **M/S JINDAL SAW LIMITED**.
 5. I certify that **M/S JINDAL SAW LIMITED** have an absolute, clear, and Marketable title over the Schedule Property.
 6. 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: -
 - a) Original Sale Deed dated 02.11.1999 executed by Barot Samat Dosal in favour of Saw Pipes Limited registered as Document no. 2505 dated 04.11.1999 in the office of Sub-Registrar, Mandvi.
 - b) Certified Copy of Encumbrance Certificate dated 09.12.2024.
 7. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
 8. It is certified that the property is SARFAESI compliant.



SCHEDULE OF THE PROPERTY

All that piece and parcel of non-agricultural commercial property bearing revenue survey no. 92/2 admeasuring acre 9-05 Gunthas i.e. 36928 square meters situated at Sim of Nanakapaya, Taluka Mundra the Registration District Kutch and Sub-District Mandvi.

Boundaries:

East: Nanakapaya Sim Revenue Survey no. 97/2 agricultural land of Sadarudin Ramjanali Khoja and others.

West: River

North: Existing Village Road

South: Nanakapaya Sim Revenue Survey no. 93.

Date: 11.12.2024

Place - New Delhi


Sumes Dewan
Lex Favios
Advocates & Solicitors

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

મિલકત નું વર્ણન : Revenue Survey No.92/2

ગામ : NANA KAPAYA.. /NANA KAPAYA..

પહોંચ નંબર 202415000013726

અરજી નંબર 4113

અરજી વર્ષ 2024

તારીખ 9

માહે ડિસેમ્બર

સને 2024

રજુ કરનારનું નામ : SUMESH H DEWAN

ચલણ નંબર : 20241209206167553

નીચે પ્રમાણે ફી પહોંચી રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... વર્ષ : 2008 થી 2024 280

ઈંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

અન્ય ફી

અંકે રૂપીયા બે સો એંશી પુરા

કુલ એકંદરે રૂ. 280.00

અનુબંધ વચનમ્



નોંધ: ૧) આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રાર ની સહી ની જરૂરિયાત નથી.

૨) સીસ્ટમ જનરેટેડ e-Application Receipt નકલ માં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.

૩) આ e-Application Receipt કચેરી કામકાજના ૩ દિવસમાં જે તે સબરજીસ્ટ્રાર કચેરીમાં રજૂ કર્યેથી આપ ભૌતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.



Digitally signed by:

DS INSPECTOR GENERAL OF REGISTRATION

S.R.O - MUNDRA

Date: 09-12-2024 18:45:04 IST

KACHCHH ,GUJARAT

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : SUMESH H DEWAN અરજી નંબર : ગામ નું નામ : NANA KAPAYA.. મિલકતનો પ્રકાર: Non-Agriculture

Search Year : 2008 - 2024 મિલકતનું વર્ણન: Revenue Survey No.92/2

દસ્તાવેજની આ શોધ S.R.O - MUNDRA મા 17 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ શોધ મા તા 09-12-2024 થી મળેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
હકપત્રો અનામત મૂકવા (ત્રણ મહિના પછી પરત) રૂ.3500000000.00	રે.સર્વ નંબર--92/2 ક્ષેત્રફળ--9.05 એ.ગું રે.સર્વ નંબર--97/2 ક્ષેત્રફળ--11.10 એ.ગું રે.સર્વ નંબર--93 ક્ષેત્રફળ--9.09 એ.ગું રે.સર્વ નંબર--94/1 ક્ષેત્રફળ--2.35 એ.ગું રે.સર્વ નંબર--94/2 ક્ષેત્રફળ--2.32 એ.ગું રે.સર્વ નંબર--95 ક્ષેત્રફળ--8.22 એ.ગું રે.સર્વ નંબર--207 ક્ષેત્રફળ--00.18 એ.ગું રે.સર્વ નંબર--96 ક્ષેત્રફળ--7.15 એ.ગું			Ms.Suhasini Beri Authorised Signatory of ICICI Bank Ltd. Acting for itself and as Agent of 1 Axis Bank Ltd. 2 U B I 3 C B 4 S B M 5 P N B 6 C A I B 7 I N G Vysya Bank 8 S B I 9 S C B 10 S B O P 11 K B 12 S Y N B 13 H D F C Bank 14 S B T Bank.	Jindal Saw Limited	02-05-2011 29-08-2011	6250	આ સીવાયેની બીજી મિલકત 1 જી.મથુરા (યુ.પી.) 2 જી. નાસીક (માહારાષ્ટ્ર) તથા 3 જી.દિલ્હી (દિલ્હી) નો સમાવેશ થાય છે.

ઇ -પેમેન્ટ ટ્રાન્ઝેક્શન નંબર 20241209206167553 તા 09-12-2024 થી મળેલ છે.

Search By : SUMESH H DEWAN

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : SUMESH H DEWAN અરજી નંબર : ગામ નું નામ : NANA KAPAYA.. મિલકતનો પ્રકાર: Non-Agriculture

Search Year : 2008 - 2024 મિલકતનું વર્ણન: Revenue Survey No.92/2

દસ્તાવેજની આ શોધ S.R.O - MUNDRA મા 17 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ શોધ મા તા

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
હકપત્રો અનામત મૂકવા (ત્રણ મહિના પછી પરત) રૂ.2370000000.00	રે.સર્વે નંબર--92/2 ક્ષેત્રફળ--9.05 એ.ગું રે.સર્વે નંબર--97/2 ક્ષેત્રફળ--11.10 એ.ગું રે.સર્વે નંબર--93 ક્ષેત્રફળ--9.09 એ.ગું રે.સર્વે નંબર--94/1 ક્ષેત્રફળ--2.35 એ.ગું રે.સર્વે નંબર--94/2 ક્ષેત્રફળ--2.32 એ.ગું રે.સર્વે નંબર--95 ક્ષેત્રફળ--8.22 એ.ગું રે.સર્વે નંબર--207 ક્ષેત્રફળ--00.18 એ.ગું રે.સર્વે નંબર--96 ક્ષેત્રફળ--7.15 એ.ગું			ICICI Bank Ltd. acting as agent of Karnataka Bank Ltd. Through Its Authorised Signatory Shri Manas Tuli.	Jindal Saw Ltd.	18-09-2012 18-09-2012	6294	આ સીવાયેની બીજી મિલકત 1 જી.મથુરા (યુ.પી.) 2 જી. નાસીક (માહારાષ્ટ્ર) તથા 3 જી.દિલ્હી (દિલ્હી) નો સમાવેશ થાય છે.

ઇ-પેમેન્ટ ટ્રાન્ઝેક્શન નંબર 20241209206167553 તા 09-12-2024 થી મળેલ છે.

Search By : SUMESH H DEWAN

મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : SUMESH H DEWAN અરજી નંબર : ગામ નું નામ : NANA KAPAYA.. મિલકતનો પ્રકાર: Non-Agriculture

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દસ્તાવેજની આ શોધ S.R.O - MUNDRA મા 17 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ શોધ મા તા

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
હકપત્રો અનામત મૂકવા (ત્રણ મહિના પછી પરત)	રે.સર્વે નંબર--92/2 ક્ષેત્રફળ--9.05 એ.ગું રે.સર્વે નંબર--97/2 ક્ષેત્રફળ--11.10 એ.ગું રે.સર્વે નંબર--93 ક્ષેત્રફળ--9.09 એ.ગું રે.સર્વે નંબર--94/1 ક્ષેત્રફળ--2.35 એ.ગું રે.સર્વે નંબર--94/2 ક્ષેત્રફળ--2.32 એ.ગું રે.સર્વે નંબર--95 ક્ષેત્રફળ--8.22 એ.ગું રે.સર્વે નંબર--207 ક્ષેત્રફળ--00.18 એ.ગું રે.સર્વે નંબર--96 ક્ષેત્રફળ--7.15 એ.ગું			Ms.Suhasini Beri Authorised Signatory of ICICI Bank Ltd. Acting as Agent of Axis Trustee Services Ltd...	Jindal Saw Limited	29-08-2011 29-08-2011	6251	

ઇ-પેમેન્ટ ટ્રાન્ઝેક્શન નંબર 20241209206167553 તા 09-12-2024 થી મળેલ છે.

Search By : SUMESH H DEWAN

શોધ ફી	180.00
EC. ફી	100



૧) આ બોજાપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોકસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી. તેમજ નુકશાની માટેના કોઈપણ હકદાવા માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજાપત્રક (Encumbrance Certificate) હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/ચેડાં કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો છે.

આ અંગે કોઈ વિસંગતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.

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