

Jitender Kumar Rana
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TITLE OPINION AND SEARCH REPORT

TSR/TORRENT/DEC/2025

Date: 24.12.2025

To

Whom it may concern

Title Investigation Report

1.	Name of the Branch / Department / Vertical Business Unit / Office seeking opinion	IDBI Trusteeship Services Limited
	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	
	Name of the Borrower	M/s Torrent Pharmaceutical Ltd
2.	Name of the Mortgagor	M/s Torrent Pharmaceutical Ltd
	Constitution of the Mortgagor (eg: individual, company, society, trust, LLP, HUF, partnership, etc.)	PUBLIC LIMITED COMPANY
3.	Complete or full description of the immovable property / (ies) offered as security including the following details:	Total property/Land measuring 74.00 + 48.6 = 122.6 Bighas of land comprised under 1. Mohal Bhud a. Khewat No. 550 Khatauni No. 559 Kashra No.987, 1477/988, 1032/1, 1034, 1035, 1045, 1448/1235, 1449/1235, 1450/1235, 1451/1235, 1452/1235, 1453/1235, 1454/1235

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		kita 13 land measuring 40-15 Bighas (03-06-65 Hectares) b. Khewat No. 254 Khatauni No. 259 Kashra No. 1031, 1032, 1033, 1233, 1444/1234, 1445/1234, 1446/1234, 1447/1234, 1236, 1237 kita 10 land measuring 27-12-00 Bighas (02-07-69 Hectares) c. Khewat No. 485 Khatauni No. 494 Kashra No. 1478/988, 1037, 1043, 1044 kita 4 land measuring 5-13-00 Bighas (0-42-52Hectares) Total land 74-00 Bighas of land situated at Mohal Bhud Hadbast No. 188 Tehsil Baddi District Solan HP vide Jamabandi for the year 2018-19 as per revenue record . 2. Mohal Makhnu Majra Khewat No. 229 Khatauni No. 254 Khashra No. 535, 658, 663, 664, 665, 668, 669, 670, 671, 678, 679, 1097/680, 1098/680, 681, 682, 683, 684, 685, 687, 693, 694, 695, 696, 697, 698, 699, 700 Kita 27 land measuring 48-06-00 Bighas (3-63-46 Hectares) of land situated at Mohal Makhnu Mazra Hadbast No. 190 Tehsil Baddi District
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		Solan HP vide Jamabandi for the year 2018-19 as per revenue record. 3. LEASE HOLD RIGHTS OVER Khata No. 559 Khatouni No. 571 Khsra No./Plot No. 1036 &1232/1measuring 1Bigha13 Biswas &1 Bigha 11 Biswas total 03-04-00 Bigha-Biswas-Biswansi. Situated at Mohal Bhud H.B. No.188 Tehsil Baddi District Kangra HP vide jamabandi for the year 2018-19.
a) Survey No./Flat No./Door No./ /Shop No. /Ward No./ Building No/Plot No./ Building Name (as the case may be)		Mohal Bhud As per revenue record land situated at Mohal Bhud Hadbast No. 188 Tehsil Baddi District Solan HP vide Jamabandi for the year 2018-19 as per revenue record . Mohal Makhnu Majra As per revenue record land situated at Mohal Makhnu Mazra Hadbast No. 190 Tehsil Baddi District Solan HP vide Jamabandi for the year 2018-19 as per revenue record.
b) Extent / Area including plinth / built up area/carpet area in case of house property.		Factory area 74.00 + 48.6 +3.4 = 122.6+3.4 Bighas (09-20-32 Hectares)+ (0-24-08)
c) Location like name of the village, city, Taluka, Sub-District, District and State, etc.		Mohal Bhud As per revenue record land situated at Mohal Bhud Hadbast No. 188 Tehsil Baddi District Solan HP vide

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		Jamabandi for the year 2018-19 as per revenue record . Mohal Makhnu Majra As per revenue record land situated at Mohal Makhnu Mazra Hadbast No. 190 Tehsil Baddi District Solan HP vide Jamabandi for the year 2018-19 as per revenue record.
	d) Boundaries	North: South : East : West: Not provide in revenue record

4. List of Documents scrutinized for legal opinion: Note: Preferably only originals or certified extracts from the registering / land / revenue / other authorities to be examined.

Sr.No	Date	Name / Nature of the Document	Original / certified copy / extract / photo copy / etc.	In case of copies, whether the original was scrutinized by the Advocate and reasons for non-availability of Original/Certified copy
1.	Date and no. mentioned below as ANNEXURE :	Sale Deeds vide which the property has been purchased by the Torrent Pharmaceuticals Ltd registered with Sub Registrar, Nalagarha. (Photocopy)	photocopies	Photocopies/original not available due to the reasons already lying with the bank.

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2.		Jamabandi for the years a. Mohal Bhud 1988-89, 1993-94, 1998-99, 2003-04, 2008-09, 2013-14, 2018-19 (Photocopy) b. Mohal Makhnu Majra 1989-90, 1994-95, 1999-00, 2003-04, 2008-09, 2013-14 & 2018-19 (Photocopy)	Certified copies	
3.	No. BBNDA-03-BADDI-TCP-C No.:939/BB-1534 dated 13-06-2025	TCP approval from Town & country planner BBNDA Baddi Solan HP	Certified copy	
4.	04-11-2025 & 09-12-2025	Tatima for Mohals Bhud and Makhnu Majra resp.	Certified copies	
5.	Receipt No. 1779 Dated 26/06/2025	External Development Charges	Computer generated	
6.	Deed Reg. No. 2079 dated 12-09-2006 Sub-Registrar Nalagarh Solan HP	Lease deed in favour of Torrent pharma ltd. By Govt of HP through Industry Department	Photocopy	

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5.	Whether certified copy of all title documents are obtained from the concerned 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).	No
	a) 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?	NA
	b) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. <i>(In case original title deed is not produced for comparing with the certified or photo copies, such cases should be handled more diligently & cautiously).</i>	Verified photocopies page by page and the document appear complete, though not verified with original as they are lying with the bank.
6	a) Whether the records of Sub-Registrar Office or Revenue authorities relevant to the property in question are available for verification through any online portal*	Only land revenue records through link HIMBHOOMI-ROR Distribution Through Public Interface
	b) If such online records are available, whether any verification or cross checking are made and the comments / findings in this regard?	
	c) Whether the genuineness of the stamp paper used for registration is possible to get verified from any online government portal and if so, whether stamp paper used is genuine or not ?	
7.	a) Property offered as security falls within the jurisdiction of which Sub- Registrar Office?	Sub-Registrar Baddi District Solan HP
	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.	Only sub- Registrar Baddi
	c) Whether search has been made at all the offices named at (b) above?	Sub-registrar Baddi (Previously was Nalagarh)

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	d) Whether the searches in the offices or registering authorities or any other records reveal registration or multiple title documents in respect of the property in question?	No
8.	Devolution of Title: <i>Note: The tracing of the title shall be from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title 7 interest to the current title holder; and 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. The advocate has to trace the mortgager's /if/e to the Immovable Properties at least for thirteen years (however, if connected title deeds reveal any circumstances or incidence which necessitate further tracing of mortgager's title, it shall also be done). Ideally, title is required to be traced for 30 years. While tracing the devolution, advocate has to specify document is duly stamped, executed and registered, if not registered, the reasons implications thereof. Further, Advocate has to give his specific comments on the restrictive covenants, if any, in the main title deed Sale Deeds Lease Deed 7 Agreement, etc. The title report should also cover the freehold as well the leasehold interest of the mortgagor in the property.</i>	• That as per the Revenue Records (Jamabandi) maintained by the concerned Halqa Patwari for the last 30 years i.e. Mohal Bhud 1988-89, 1993-94, 1998-99, 2003-04, 2008-09, 2013-14 & 2018-19 Mohal Makhnu Majra 1988-89, 1993-94, 1998-99, 2003-04, 2008-09, 2013-14 & 2018-19 the aforementioned land under consideration is presently shown under the ownership of Torrent Pharmaceutical Ltd which was purchased by the Torrent Pharmaceutical Ltd from various land holders in the year of 2004 and 2016. They all were shown previously as owner in possession within a span of 30 years period over the said land and now the same has been reflected vide revenue

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		record as per latest Jamabandies under the ownership of the Torrent Pharmaceutical Ltd. as per details given above. The details of land purchased in Mohal Makhnu Majra And Mohal Bhud is explained below in tabular form
9.	Nature of Title of the intended Mortgagor over the Property <i>Whether full ownership rights, Leasehold Rights, Occupancy / Possessory Rights or Inam Holder of Govt. Grantee / Allottee etc.)</i>	Full ownership rights and partly lease hold
10.	If leasehold:	
	a) Whether Lease Deed is duly stamped and registered?	Yes
	b) Whether Lessee is permitted to mortgage the Leasehold right?	Can not mortgage until permission is sought and the same is granted by the lessor.
	c) Whether any permission is required or not from the Lessor and if so, permission has been obtained or not?	Permission is required from the lessor.
	d) What is the duration of the Lease / unexpired period of lease?	95 years commencing from 08-09-2006
	e) 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.	NA
	f) Whether the leasehold rights permits for the creation of any mortgage over the superstructure (If applicable)?	No
	g) Any arrears towards lease rentals or other amounts payable to the lessor?	No

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	h) In case of resumption of land by the lessor, any prior notice will be issued to the lender as per the lease deed?	Not mentioned
	i) Whether the lessor has reserved any priority rights over the lease hold property?	Lessee is bound to sought prior permissions in case of mortgage, sub lettings etc.
	j) Whether in the event of enforcement, the prospective purchaser will be recognized as the lessee in terms of the lease deed / permission to create mortgage?	Only once permission is granted by the lessor
	k) Whether any right provided in Lease Deed to get the renewal of the leasehold rights and nature thereof.	No
11.	(a) If Govt. grant / allotment / Lease-cum-Sale Agreement/ Grant / agreement etc., whether provides for alienable rights to the mortgagor with or without conditions?	Conditional alienation rights
	(b) Whether the mortgagor is competent to create mortgage on such property?	Yes once the permission is granted by the lessor.
	(c) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so, whether such permission is available?	Yes
12.	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.	NA
13.	If the property has been transferred by way of Gift / Settlement Deed, whether:	NA
	a) The Gift / Settlement Deed is duly stamped and registered?	
	b) The Gift / Settlement Deed transfers the property to Donee/ transferee?	
	c) the Donee has accepted the gift by signing the Gift Deed or by a separate writing or by implication or by actions?	
	d) there is any restriction on the Donor in execution of the Gift / Settlement Deed in	

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	question?	
	e) the Donee is in possession of gifted property?	
	f) 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 creation of mortgage?	
	g) the property is coming within the ambit of Maintenance and Welfare of Parents and Senior Citizens Act, 2007 (<i>Section 23 of the Act to be examined</i>)	
	h) Any other aspect affecting the validity of the title passed through the Gift / Settlement Deed?'	
14.	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 enforceable mortgage.	NA
	b) Whether mutation has been affected and whether the mortgagor is in possession and enjoyment of his share?	
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon?	
	d) In respect of partition by decree of court, whether such decree has become final and all other conditions / formalities are completed / complied with.	
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	
15.	Whether the title documents include any testamentary documents / Wills?	NA
	a) In case of Wills, whether the Will is registered Will or unregistered Will?	
	b) Whether Will in the matter needs a mandatory probate, if so, whether the same is probated or letter of administration is issued by a competent court in respect of the Will?	

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	c) Whether the property is mutated on the basis of Will?	
	d) Whether the original Will is available?	
	e) Whether the original death certificate of the testator is available?	
	f) In case the Will is not probated, what are the circumstances and / or documents to establish, the Will in question, is the last and final Will of the testator? <i>(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 Parent Original title deeds are to be explained.)</i>	
16.	a) Whether the property is subject to any Wakf rights?	NA
	b) Whether the property belongs to Church / Temple or any religious / other institutions having any restriction in creation of charges / mortgage on such properties?	
	c) Precautions / permissions, if any in respect of the above cases for creation of mortgage?	
17.	a) Where the property is HUF / Joint family property, mortgage is created for family benefit / legal necessity, whether the Major Coparceners have no objection / joined in execution minor's share if any, rights of female members or any other precautions to be taken etc.	NA
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	
18.	a) Whether the property belongs to any Trust or is subject to the rights of any Trust?	NA

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	b) Whether the Trust is a private or public Trust and whether Trust Deed specifically authorizes the mortgage of the property?	
	c) If so additional precautions / permissions (eg: Charity Commissioner's Permission) to be obtained for creation of valid mortgage?	
	d) Requirements, if any for creation of mortgage as per the central / state laws applicable to the Trust (including under Section 92 of Civil Procedure Code, 1908) in the matter.	
19.	a) If any property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation / enforcement of mortgage?	NA(Nature of Property is a factory as per revenue entries)
	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?	
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, mention details of the permission.	
	d) Whether post conversion, the same agricultural activity is carried over. Whether the nature of the land is continued to be indicated as agri-land in Revenue records? If yes, will there be any problem for enforcing the security under SARFAESI Act?	
	e) Whether any change in boundaries noticed for proper approach to the property, subsequent to conversion?	
20.	Whether the property is affected by any local laws or other regulations having a bearing on creation of security (viz., Agricultural Laws, Weaker Sections, Minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	The said land has been purchased after taking permission from the Government of Himachal Pradesh that the said would not be used for any other purposes except for which it has been purchased i.e. for running a factory and that also with the condition that to be constructed within a period of two years from the date of purchase
21.	a) Whether the property is subject to any land acquisition proceedings?	NA

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	b) Whether any search / enquiry is made with the Land Acquisition Office and the outcome of such search / enquiry.	
22.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Revenue record does not show any such entries
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	
	c) Whether any winding up/insolvency proceeding are pending against the Mortgagor?	
	d) 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
23.	a) In case of Partnership Firm, whether the property belongs to the Firm and the title deed is registered in the name of the Partnership Firm.	NA
	b) Property belonging to Partners, whether thrown in the hotchpotch? Whether formalities for the same have been completed as per applicable laws/Partnership Deed?	
	c) In terms of the Partnership Deed who are all authorized to create mortgage on behalf of the	
24.	a) If the property belongs to a Limited Company, check the authority of the Company to create security/mortgage, in the Constitutional Documents.	
	b) Registration of any prior charges with the Registrar of Companies (RoC)	The report dated 09-12-2025 of Company secretary Rajesh Parekh & Co. perused and as per his verification of the record of company the observations are as follows: Detail of Charges over the above mentioned property with the registrar of companies Gujarat for Torrent Pharmaceuticals Ltd. CIN-L24230GJ1972PLC002126. ♣ That vide Charge Id- 100212700 dated 06-05-2022 the abovementioned property in Village Makhnu Majra (afore mentioned)

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		has been mortgaged with the IDBI Trusteeship Services Limited Asian Building Ground Floor, 17, R, Kamani Marg Ballard Estate Mumbai Maharashtra 400001 as security Trustee , by way of first ranking pari passu charge on the properties and portfolio of trademarks for a loan amounting INR One Thousand Crores . ♣ That vide Charge Id- 100220772 dated 28-11-2018 and modification dated 06-10-2022 the above mentioned property in village Bhud has been mortgaged by depositing the title deeds with the Union Bank of India Industrial Finance Branch Ahmedabad, C.U. Shah Chambers, Nr. Gujarat Vidhyapith, Ashram Road, Ahmedabad-380014(Gujarat) as security for securing credit facility for an amount of INR Five Hundred Fifty Crore. ♣ That vide Charge Id- 100173917 dated 26-04-2018 and modification dated 09-05-2022 the above mentioned property in village Makhnu Majra has been mortgaged by depositing the title deeds with the IDBI Trusteeship Services Limited Asian Building Ground Floor,17,R,Kamani Marg Ballard Estate Mumbai Maharashtra 400001 as security for securing credit facility for an amount of INR Six Hundred Crore. ♣ That vide Charge Id- 100201579 dated 13-03-2018 and last modification dated 06-05-2022 the above mentioned property in village Bhud and Makhnu Majra has been mortgaged by depositing the title deeds with the IDBI Trusteeship Services Limited Asian Building Ground Floor,17,R,Kamani Marg Ballard Estate Mumbai
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		Mhaharashtra 400001 as security for securing credit facility for an amount of INR Ten Thousand Crores .
	c) Whether the property (to be mortgaged) is purchased by the above company from any other Company or Limited Liability Partnership (LLP) firm? 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)?	NA
	d) Whether the above search of charges reveals any prior charges / encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? (Yes / No)	Yes
	e) If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied? (Yes / No)	No
25.	In case of Societies, Association, the required authority / power to borrow and whether the mortgage can be created in terms of the requisite resolutions, bye-laws, etc.	NA
26.	a) Whether any Power of Attorney (POA) is involved in the chain of title?	NA
	b) Whether the POA involved is coupled with rights of transfer of immovable property, i.e., 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.	
	c) Whether the concerned POA is executed outside India? If so, whether the requisite formalities are completed.	
	d) 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).	

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	e) 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.	
	f) In case of Common POA (i.e., POA other than Builder's POA) please clarify the following clauses in respect of POA.	
	g) Whether the original POA is verified and the Title Investigation is done on the basis of original POA?	
	h) Whether the POA is a registered one?	
	i) Whether the POA is a special or general one?	
	j) Whether the POA contains a specific authority for execution of the title document in question?	
	k) 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?)	
	l) Please comment on the genuineness of POA?	
	m) The unequivocal opinion on the enforceability and validity of the POA.	
27.	Whether mortgage is being created by a POA holder? If yes, the extent of the power given therein and whether the same is properly executed / stamped / authenticated / registered in terms of the law of the place, where it is executed.	NO
28.	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	Only point h. applicable TCP approval from Town & country planner BBNDA Baddi Solan HP No. BBNDA-03-BADDI-TCP-C No.:939/BB-1534 dated 13-06-2025. In case of point f. stamp duty on lease deed is duly paid.

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	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. 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 Laws etc. o. Requirements for noting the Bank charges on the records on 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.	
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29.	Encumbrances, Attachments, and / or claims whether of Government, Central or State or other Local authorities or Third Party Claims, Lien, or other lenders/creditors etc. and details thereof.	Details provided in Para 24 supra in ROC details
30.	The period covered under the Encumbrances Certificate and the name of the person (including any other lender) in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Do
31.	Details regarding property tax or land revenue or municipal tax, society dues or other statutory dues paid / payable as on date and if not paid, what remedy? <i>[After obtaining necessary documentary proof from the borrower/mortgagor it has to be commented whether upto date taxes/cess have been paid or not]</i>	External Development Charges paid till 26/06/2025 vide Receipt No. 1779 Dated 26/06/2025
32.	a) Urban land ceiling clearance whether required? If so, details thereof. b) The advocate to make a specific mention about passing of consideration from the buyer to the seller. c) Please confirm that the property is not affected in terms of the provisions of Benami Transaction (Prohibition) Act, 1988	NA
33.	Details of Records of Rights, Tenancy & Crops (RTC) extracts / mutation extracts / Katha extracts / Mandal Revenue office pertaining to the property in question.	Details provided in Annexure attached herewith.
34.	Whether the name of mortgagor is reflected as owner / lessee in the revenue/ Municipal / Village records?	Owner
35.	a) Whether the property offered as security is clearly demarcated?	Revenue record provide the boundaries of Khasras/Plots
	b) Whether the property has clear access do as per documents? <i>{The property should be legally accessible through normal carriers to transport goods to factories & houses, as the se may be}</i>	Revenue record does not reveal any thing.
36.	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	Revenue record provides proper address GST Registration Number: 02AAACT5456A1ZX Provides the same address

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	c) Document in relation to GST Registration, if any, applicable d) Other utility bills, if any	
37.	In respect of the boundaries of the property, whether there is a difference / discrepancy in any of the title documents or any other documents or the actual current boundary? If so, please elaborate / comment on the same.	Not mentioned in the revenue record
38.	If 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.	Yes plots described in the revenue record reflected in the approval.
39.	Any bar / restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of adequate stamp duty etc. <i>[Advocate may provide his opinion as to whether the concerned Branch (which has entrusted him with the assignment of Title Investigation Report) falls within the "Notified Town" declared by the appropriate authority for creation of equitable mortgage]</i>	Property has to be mortgaged through Registered Mortgage there are no restrictions as per local laws. After registration charge must be entered in the revenue record in the form of Mutation.
40.	Whether the Bank will be able to enforce SARFAESI Act, if required, against the Property offered as security? (Yes / No)	Yes
41.	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 etc., as also any precaution to be taken by the Bank in this regard.	Through Registered Mortgage. Documents required latest Jamabandies for the year 2018-19 attested by the village revenue officer(patwari).
42.	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.	Permissible
43.	Additional aspect relevant for investigation of title as per local laws.	Nothing
44.	Additional suggestions, if any to safe guard the interest of Bank ensuring the perfection of security.	Lien must be reflected in the revenue record of the Mortgagor.
45.	The specific persons who are required to create mortgage, deposit title documents for creating mortgage.	Person duly authorized by the company.

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46.	a)Whether the real estate project comes under Real Estate (Regulation and Development) Act, 2016? (Yes / No)	NA
	b)Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	
	c)Whether the registered agreement for sale as prescribed in the above Act / Rules there under is executed?	
	d)Whether the details of the agreement / plot in question are verified with the list of number and types of apartment or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	
47.	Observations on searches conducted in CERSAI portal in respect of the property Proposed to be mortgaged.	• Chain of title is clear. • As per ROC details already have a charge over the property. • Revenue record does not show any charge. • As per revenue record the nature of the land is Factory.
48.	Site Inspection: a) Details with regard to access & right of way b) Whether the boundaries are as per the title documents or not? c) Whether Mortgagor's name is displayed on the board? d) Nearest land mark e) Whether there is any cultivation or other activity is seen on the property? f) Whether the property is demarcated with compound wall or otherwise? g) Whether the property proposed to be mortgaged is having viz. temple, Well, Playground, garden / parks?	The details must be provided by another agency of the bank.
49.	possession: (a) Please indicate whether the property offered as security is in the possession of the mortgagor/lessee/third party/tenant. (b) In case tenant is occupying the property proposed to be mortgaged,	As per revenue record major portion of this property is shown under ownership and possession of Torrent Pharmaceutical Ltd. Only a part of the property is a lease hold property

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	please comment on the rights of the tenant in terms of the local tenancy laws/ tenancy agreement and its impact on the enforceability of mortgage.	NA
50.	Conclusion and Recommendation <i>Advocate to give the suitability of the property for creation of mortgage and the type mortgage (mortgage by deposit of title eds, English Mortgage, etc.) to be created. Advocate may also suggest the corrective measures to make the title clear and marketable. In case the title is defective suggest the corrective measures and which documents are required to be obtained for the purpose of creation of mortgage. Advocate has specifically comment on whether the equitable mortgage requires any stamp duty or registration as per the local laws and if the same needs to be recorded intimated to any local authorities]</i>	For creation of registered Mortgage following documents required: Latest jamabandi for the year 2018-19 in both Mohal. Stamp charges to be calculated as 0.05% of the loan amount.

Note: In case separate sheets are required, the same may be used, signed and annexed.

51. List of Documents to be deposited with Bank for creation of Mortgage:

S.No	Document No.	Document Nature	Parties	Original #/ Photo copy
1.		Jamabandies for the years 1993-94, 1998-99, 2003-04, 2008-09, 2013-14 & 2018-19		Certified copies
2.	Refer to Annexure	Sale deeds mentioned in the annexure below		Original
3.		Registered Mortgage deed		Original or PDF(Online down loaded) as applicable
4.	Deed Reg. No. 2079 dated 08-09-	Lease deed and PTM		Original

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	2006			
5.		Jamabandi for the year 2018-19 with lien of the bank		Certified copy

!! Note. Genuineness Certificate has to be issued separately by the Advocate in the prescribed format.

Certificate:

I certify that ..Torrent Pharmaceuticals Limited.. has a valid, clear and marketable title to the immovable property stated above and is mortgageable and enforceable*.

**any conditions are to be complied with by the mortgagor the same will have to be specifically mentioned, irrespective of the same mentioned herein above.*

Jitender Rana

Advocate

Encl: SRO Inspection Fee Receipt enclosed herewith .

ANNEXURE:-

- That as per the Revenue Records (Jamabandi) maintained by the concerned Halqa Patwari for the last 30 years i.e.

Mohal Bhud 1988-89, 1993-94, 1998-99, 2003-04, 2008-09, 2013-14 & 2018-19

Mohal Makhnu Majra 1988-89, 1993-94, 1998-99, 2003-04, 2008-09, 2013-14 & 2018-19 the aforementioned land under consideration was purchased by the Torrent Pharmaceutical Ltd from various land holders in the year of 2004 and 2016. They all were shown previously as owner in possession within a span of 30 years period over the said land and now the same has been reflected vide revenue record as per latest Jamabandies under the owner ship of the Torrent Pharmaceutical Ltd. as per details given above.

The details of land purchased in Mohal **Makhnu Majra**

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And **Mohal Bhud** is explained below in tabular form

S.No.	No.	First Party Name	Father's Name	Khewat No.	Khatoni No.	Khasara No.	Area in Bighas
1	492/19.08.04 Mutation no. 1431	Sh.Nisha Ram	Sh. Nathu Ram	180 MIN	189 MIN	988/2	0 Bigha 2 Biswa
2	531/13.09.04 Mutation no. 1078	Sh. Pritam	Sh. Doulat Ram	38 MIN	39 MIN	700	1 Bigha 16 Biswa
3	478/07.08.04 Mutation no. 1079	Sh.Pola Ram	Sh. Pyara Ram	54 MIN	56 MIN	664	0 Bigha 18 Biswa
		Sh.Geeta Ram	Sh. Pyara Ram	54 MIN	57 MIN	663	1 Bigha 04 Biswa
4	726/22.03.04 Mutation no. 1053	Smt.Baggo	Sh. Abhay Ram	2	2	696	1 Bigha 06 Biswa
		Smt.Rano	Sh. Abhay Ram	3	3	697	4 Bigha 06 Biswa
5	1060/12.05.04	Sh Parkash Chand		180 MIN	189 MIN	988/1	0 Bigha 12 Biswa
6	695/17.03.04 Mutation no. 1048	Sh.Pola Ram	Sh. Pyara Ram	54 MIN	56 MIN	669	0 Bigha 03 Biswa
		Sh.Geeta Ram	Sh. Pyara Ram	54 MIN	56 MIN	683	6 Bigha 10 Biswa
		Sh.Ram Swaroop		54 MIN	57 MIN	684	1 Bigha 13 Biswa
				54 MIN	57 MIN	685	1 Bigha 19 Biswa
				54 MIN	56 MIN	693	1 Bigha 18 Biswa

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				54 MIN	56 MIN	658	0 Bigha 09 Biswa
7	2293/15.09.04 Mutation no. 1064	Smt.Mamta	Sh. Abhaye Ram			696/697	0 Bigha 13 Biswa
8	711/18.03.04 Mutation no. 1051	Sh. Chhottu	Sh. Bhaju	54 MIN	57 MIN	663	1 Bigha 0 Biswa
				54 MIN	56 MIN	664	0 Bigha 19 Biswa
				54 MIN	56 MIN	665	0 Bigha 03 Biswa
9	718/19.03.04 Mutation no. 1415	Sh. Pritam	Sh. Doulat Ram	132 MIN	139 MIN	1032	3 Bigha 14 Biswa
	Mutation no. 1415 &1078	Sh. Ramkaran	Sh. Doulat Ram	253 MIN	266 MIN	987	1 Bigha 05 Biswa
		Sh. Ami Chand	Sh. Dhannu	253 MIN	266 MIN	1032/1	0 Bigha 13 Biswa
10	701/17.03.04 Mutation no. 1423	Sh. Ram Lok	Sh. Taru	112 MIN	119 MIN	1236	3 Bigha 16 Biswa
11	698/18.03.04 Mutation no. 1420	Sh. Bagat Ram	Sh. Nanak	134 MIN	141 MIN	1233	0 Bigha 7 Biswa
		Sh.Ranjeet	Sh. Nanak	134 MIN	141 MIN	1445/1234	3 Bigha 2 Biswa
		Sh.Dalel	Sh. Nanak	134 MIN	141 MIN	1447/1234	0 Bigha 11 Biswa
				248 MIN	261 MIN	1449/1235	2 Bigha 6 Biswa
				248 MIN	261 MIN	1452/1235	4 Bigha 7 Biswa
12	699/18.03.04	Sh. Ram Gopal	Sh. Doulat Ram	135 MIN	142 MIN	1446/1234	1 Bigha 11 Biswa
	Mutation no. 1419			249 MIN	262 MIN	1451/1235	1 Bigha 6 Biswa

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				249 MIN	262 MIN	1453/1235	2 Bigha 10 Biswa
13	710/18.03.04 Mutation no. 1052	Sh. Bhangi	Sh. Damroo	60 MIN	69 MIN	1097/680	1 Bigha 13 Biswa
				60 MIN	69 MIN	535	0 Bigha 14 Biswa
14	694/17.03.04 Mutation no. 1417	Sh.Pola Ram	Sh. Pyara Ram	251 MIN	264 MIN	1454/1235	5 Bigha 6 Biswa
15	708/18.03.04 Mutation no. 1421	Sh. Suchanand	Sh. Doulat Ram	250 MIN	263 MIN	1450/1235	5 Bigha 6 Biswa
16	696/17.03.04 Mutation no. 1418	Sh. Ram Swaroop	Sh. Santu	252 MIN	265 MIN	1448/1235	1 Bigha 16 Biswa
				136 MIN	143 MIN	1444/1234	3 Bigha 11 Biswa
17	709/18.03.04 Mutation no. 1045	Sh.Ram Gopal	Sh. Doulat Ram	51 MIN	53 MIN	670	0 Bigha 16 Biswa
		Sh. Suchanand	Sh. Doulat Ram	51 MIN	53 MIN	682	5 Bigha 02 Biswa
				51 MIN	53 MIN	681	3 Bigha 11 Biswa
				51 MIN	53 MIN	687	1 Bigha 11 Biswa
18	712/18.03.04 Mutation no. 1447	Sh. Raghubir Singh	Sh. Ram Gopal	151 MIN	177 MIN	668	2 Bigha 4 Biswa
19	724/20.03.04 Mutation no. 1046	Sh. Bachnu	Sh. Ami Chand	66 MIN	75 MIN	671	1 Bigha 05 Biswa
		Sh. Prem Chand	Sh. Ami Chand	66 MIN	75 MIN	679	0 Bigha 14 Biswa
		Sh. Daulat	Sh. Damru	66 MIN	75 MIN	678	0 Bigha 09 Biswa

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		Sh. Haru	Sh. Damru	66 MIN	75 MIN	1098/680	0 Bigha 19 Biswa
20	730/22.03.04 Mutation no. 1424	Sh. Abhey Ram	Sh. Inder	209 MIN	220 MIN	1034	12 Bigha 02 Biswa
		Smt. Amro	Sh. Lakshman	209 MIN	220 MIN	1035	1 Bigha 05 Biswa
		Smt. Premi	Sh. Lakshman	209 MIN	220 MIN	1045	2 Bigha 01 Biswa
21	733/22.03.04 Mutation no. 1050	Sh. Joginder	Sh. Lekh Ram	17 MIN	18 MIN	699	1 Bigha 17 Biswa
22	725/22.03.04 Mutation no. 1416	Sh. Pritam Singh	Sh. Naranjan Singh	143 MIN	150 MIN	1033	4 Bigha 0 Biswa
23	700/18.03.04 Mutation no. 1422	Sh. Taru	Sh. Dhannu	111 MIN	118 MIN	1237	3 Bigha 11 Biswa
24	693/17.03.04 Mutation no. 1049	Sh.Sarwan Singh	Sh.Ami Chand	11 MIN	11 MIN	694	0 Bigha 7 Biswa
		Sh.Ram Sawroop	Sh.Santu	11 MIN	11 MIN	698	1 Bigha 18 Biswa
		Sh.Sarwan Singh		55 MIN	58 MIN	695	0 Bigha 9 Biswa
25	1542/22.10.2016 Mutation no. 2032	Pyara Singh	Sh. Joginder Singh	181	186	1031	3 Bigha 9 Biswa
26	1541/22.10.2016 Mutation no. 2031	Sarwan Singh	Sh Amin Chand	254	267	1037	3 Bigha 1 Biswa
		Sarwan Singh	Sh Amin Chand	254	267	1043	1 Bigha 17 Biswa
		Sarwan Singh	Sh Amin Chand	254	267	1044	0 Bigha 13 Biswa

Vide Jamabandi for the year 1998-99 & 2008-09 Tehsil Nalagarh and Baddi District Solan

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Request No	898
Request Date	23-12-2025
Request By	Jitender Rana Adv
Address	HIM1282001
Fee Type	Inspection Fees
Purpose	Inspection of revenue records
No.of Copies	-
No.of Years	30
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