

Panel Lawyer / Authorized



**Dr. Sanjay Jain Advocate**

LL.B Ph.D

SBI, UBI, CBI, BOI, BOD, CANARA,  
AXIS, NJGB MBGB, AU. S.FINACE,  
ICICI

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No- 003342 /TSR / UBI /Sapna

**TITLE REPORT**

**Date 12.07.2023**

**[Annexure to Information Circular No- 5279 dated-05.01.2022]**

To  
The Branch Manager  
Union Bank of India  
Branch - Sapna Sangeeta Road, Indore MP

Dear Sir, **Flat No-G-2 ( Sundaram Apartment )**

**Res:** Title opinion on the property for intervening period from 1993-94 to 2022-23 & Legal Title Search report Regarding on the All that piece and parcel of Flat No-G-2 - Sundaram Apartment Situated at Plot No- 116, Vidhaya Nagar Indore, MP, Super-built up area- 974 Sqft

1	Date of receipt of Original title deeds/ documents from Branch	Name & designation of the official who delivered the original title deeds /documents	Date of delivery of original title deeds / documents along with Title Search Report	Name & designation of the official to whom the original title deeds / /documents along with Title Search Report is Delivered.
		Ass. BM UBI-		Ass. BM UBI-


2	Name of the Title Holder-	Shri Sanjay Yadav s/o Shri Shankarlal Yadav R/o- Holker Science College Campus Indore MP								
3	Full Description of the Property	<b>Property Flat No-G-2 - Sundaram Apartment</b> Situating at Plot No- 116, Vidhaya Nagar Indore, MP , Super-built up area- 974 Sqft  which is bounded as under Boundary - <table border="1"><tbody><tr><td>East</td><td>Plot No-115</td></tr><tr><td>West</td><td>Prakosht No- G-1</td></tr><tr><td>North</td><td>Parking</td></tr><tr><td>South</td><td>Road</td></tr></tbody></table> i)- Original registered title Deed - bearing registration MP 179132022A11083132 dated- 31.10.2022 - Seller duly executed the sale deed, stamped and registered in the office of the Sub-registrar, Indore MP	East	Plot No-115	West	Prakosht No- G-1	North	Parking	South	Road
East	Plot No-115									
West	Prakosht No- G-1									
North	Parking									
South	Road									

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3.1	NATURE OF IMMOVEABLE PROPERTY	Residential Property
3.2	i. Survey No.	<b>Property Flat No-G-2 - Sundaram Apartment</b> Situated at Plot No- 116, Vidhaya Nagar Indore ,MP ,Super-built up area- 974 Sqft
	ii. Hisssa No.	
	iii Ghat No.	
	iv Town No.	
	v Khasra No.	
	vi Patta No.	
	vii Khata No.	
	viii Plot No.	
	Local Name of the field as applicable Including sub - divisions should be mentioned /	
3.3	Number / Identification details as per building Map/ plan	<b>Property Flat No-G-2 - Sundaram Apartment</b> Situated at Plot No- 116, Vidhaya Nagar Indore ,MP ,Super-buildup area- 974 Sqft
3.4	Extent of property	, Super-builtup area- 974 Sqft
3.5	Name/s of the Owners/s	<b>Borrower-</b> Shri Sanjay Yadav s/o Shri Shankarlal Yadav R/o- Holker Science College Campus Indore MP
3.6	Nature of ownership	
	I - Freehold	Freehold
	II- Lease hold ( mention the residual lease term clearly	--
	III - Unidivided Iterest (mention the shares)	--
	IV- Trust Property (mention whether the borrower is a Trustee or beneficiary)	--
	V- Assignee/ Grantee of Govt.	--
	VI - Cultivating tenant	--
	VII- Title only by possession(mention whether adverse possession/or others)	--
	VIII As a Member/ share holder Of society	--

पनल लाल आच्युत षड्हाकेर  
गनियम बँक ऑफ इंडिया


IX- As a mortgagee	--
X- As a servient owner of	--
XI- easement right	---
XII Any other ( Please mention the nature of ownership here)	---
4.	<p><b>Description of Chain of title</b></p> <p>On perusal and record of photocopies of documents provided by the present owner on the basis of available documents it is found that-</p> <p>That as per information &amp; Basically according to rev record year 1997-98 documents made available to me. I find that said <b>Property Flat No-G-2 - Malti-storey building Sundaram Apartment</b> Situated at Plot No- 116, Vidhaya Nagar Indore ,MP ,Super-builtup area- 974 Sqft <b>-previously belong to -Shri Manjyoti Griha Nirman Sahkari Sanstha Maryadit , Indore . ( Registration No- D.R./I.D..R./575 /Dated-12.07.1994)</b></p> <p>That, Shri Manjyoti Griha Nirman Sahkari Sanstha Maryadit , Indore regarding the construction of the Malti-storey building <b>Sundaram Apartment, on Plot No- 116 ,having area- 3645 Sqft ( 62.5 Feet x 54 Feet)</b> after obtaining permission from Indore Municipal Corporation, "Construction work of the building has been done as per permission .the map of building has been approved. whose admission No- 4750 is dated- 16/02/1996 , the Declaration of Bhawan has been done by giving document No- 1- M/2205 in office of Sub-registrar, Indore on Dated- 20.09.1996 .</p> <p><b>After , Shri Manjyoti Griha Nirman Sahkari Sanstha Maryadit , Indore sold Flat No-G-2 - Malti-storey building Sundaram Apartment</b> Situated at Plot No- 116, Vidhaya Nagar Indore ,MP ,Super-builtup area- 974 Sqft to Shri Purushottam s/o Shri Madanlal Ji Gupta R/o 33/2, Murai Mohalla ,Indore MP , through registered sale deed no - 283 (k) Dated- 17.04.1997 at SRO Indore MP</p> <p><b>After, Shri Purushottam s/o Shri Madanlal Ji Gupta R/o 33/2, Murai Mohalla ,Indore MP , sold Flat No-G-2 - Malti-storey building Sundaram Apartment</b> Situated at Plot No- 116, Vidhaya Nagar Indore ,MP ,Super-builtup area- 974 Sqft to Dr Rajesh Bansal s/o Late Shri Rameshawardayal Ji Bansal R/o -2 Manishbag Colony Indore MP. through registered sale deed no - 1A/1155 (cha) dated-11.01.1999 at SRO Indore.</p> <p><b>After, Dr Rajesh Bansal s/o Late Shri Rameshawardayal Ji Bansal R/o -2 Manishbag Colony Indore MP sold Flat No-G-2 - Malti-storey building Sundaram Apartment</b> Situated at Plot No- 116, Vidhaya Nagar Indore ,MP ,Super-builtup area- 974 Sqft to (1) Smt Manju w/o Anilkumar Agrawal (2) Shri Anil Kumar s/o Shri Manoharlal Agrawal ,Boths R/o-77 ,Sarvodhya Nagar Indore MP. through registered sale deed no 1A/4508(k) dated- 24.03.2007 at SRO Indore MP .</p>

  
 व. राजेश जेन  
 वैनल लॉयअर / अधलकृत एडवोकेट  
 यूनलयन बँक ऑफ इंडलया

	<p><i>After, (1) Smt Manju w/o Anilkumar Agrawal (2) Shri Anil Kumar s/o Shri Manoharlal Agrawal ,Boths R/o-77 ,Sarvodhya Nagar Indore MP. sold <b>Flat No-G-2</b> - Multi-storey building <b>Sundaram Apartment</b> Situated at Plot No- 116, Vidhaya Nagar Indore ,MP ,Super-builtup area- 974 Sqft to Shri Sanjay Yadav s/o Shri Shankarlal Yadav R/o- Holker Science College Campus Indore MP, through registered sale deed no bearing registration MP 179132022A11083132 dated- 31.10.2022 - Seller duly executed the sale deed, stamped and registered in the office of the Sub-registrar. Indore MP</i></p> <p><i>After Present Owner got the nomination done in the Municipal Corporation in the Municipal Corporation, Memo No- 13/1092 dated- 12.11,2022</i></p> <p><i>I furnish this report In continuation to the said title -report, I have carried out search of Index No-II ,Book No1, pertaining to the said property for period of <b>30 years from- 1993-94 up to 2022-23</b> by depositing search fee vide receipt date- 12.07.2023 ( &amp; 25.05.2023) as maintained as maintained and made available in the office of Sub-Registrar of Assurances &amp; Documents.</i></p>							
5	Title deeds/ document details which ownership is acquired							
	<table border="1"> <thead> <tr> <th data-bbox="267 1302 634 1381">Owner Name</th> <th data-bbox="634 1302 1019 1381">Name /Nature of Deed</th> <th data-bbox="1019 1302 1536 1381">Details like office of the Registration No &amp; Date.</th> </tr> </thead> <tbody> <tr> <td data-bbox="267 1381 634 2034"> <p><b>- Owner Name</b></p> <p>1)- Shri Sanjay Yadav s/o Shri Shankarlal Yadav R/o- Holker Science College Campus Indore MP,</p> <p><b>Seller</b> - Smt Manju w/o Anilkumar Agrawal (2) Shri Anil Kumar s/o Shri Manoharlal Agrawal ,Boths R/o-77 ,Sarvodhya Nagar Indore MP.</p> </td> <td data-bbox="634 1381 1019 2034"> <p><b>Registered Sale Deed</b></p> <p>Seller duly executed the sale -deed, stamped and registere the sale deed in the office of the sub-registrar.</p> </td> <td data-bbox="1019 1381 1536 2034"> <p>bearing registration MP 179132022A11083132 dated- 31.10.2022</p> </td> </tr> </tbody> </table>	Owner Name	Name /Nature of Deed	Details like office of the Registration No & Date.	<p><b>- Owner Name</b></p> <p>1)- Shri Sanjay Yadav s/o Shri Shankarlal Yadav R/o- Holker Science College Campus Indore MP,</p> <p><b>Seller</b> - Smt Manju w/o Anilkumar Agrawal (2) Shri Anil Kumar s/o Shri Manoharlal Agrawal ,Boths R/o-77 ,Sarvodhya Nagar Indore MP.</p>	<p><b>Registered Sale Deed</b></p> <p>Seller duly executed the sale -deed, stamped and registere the sale deed in the office of the sub-registrar.</p>	<p>bearing registration MP 179132022A11083132 dated- 31.10.2022</p>	
Owner Name	Name /Nature of Deed	Details like office of the Registration No & Date.						
<p><b>- Owner Name</b></p> <p>1)- Shri Sanjay Yadav s/o Shri Shankarlal Yadav R/o- Holker Science College Campus Indore MP,</p> <p><b>Seller</b> - Smt Manju w/o Anilkumar Agrawal (2) Shri Anil Kumar s/o Shri Manoharlal Agrawal ,Boths R/o-77 ,Sarvodhya Nagar Indore MP.</p>	<p><b>Registered Sale Deed</b></p> <p>Seller duly executed the sale -deed, stamped and registere the sale deed in the office of the sub-registrar.</p>	<p>bearing registration MP 179132022A11083132 dated- 31.10.2022</p>						
6	<p><b>List of encumbrances</b></p> <p>(I)-Nature of encumbrances</p> <p><input type="checkbox"/> Charge under contract</p> <p><input type="checkbox"/> Mortgage</p>	<p>Not Applicable</p>						

  
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	<p> <input type="checkbox"/> Negative lien  <input type="checkbox"/> Leas/ lenancy  <input type="checkbox"/> Right of Maintenance/ reversion  <input type="checkbox"/> Charge by operation of law  <input type="checkbox"/> Preemption right  <input type="checkbox"/> Right to specific performance under an agreement to sell  <input type="checkbox"/> Liens/ first charge under laws  <input type="checkbox"/> Right of reversion to Government  <input type="checkbox"/> List pendens </p> <p>(2)-Name of the person in whose favour Encumbrances Is subsisting</p> <p>(3)- Date on which encumbrances has come into existence</p>	<p>Not Applicable</p> <p>Not Applicable</p>
7	<p><b>View on encumbrances</b>  In the case of encumbrance the advocate should clearly opine as to :</p> <p> <input type="checkbox"/> How far such an encumbrance would affect the value of the property.  <input type="checkbox"/> Any permission / approvals are required for the Bank to create security  <input type="checkbox"/> The extent to which banks security would be jeopardized because of encumbrance Manner and cost of removal encumbrance </p>	<p>Not Applicable -</p>
8	<p><b>Regulatory Issues.</b>  Clearly provide the following details</p> <p> <input type="checkbox"/> Whether the property is affected by Land Ceiling Law –  <input type="checkbox"/> Whether the property is affected by Land fragmentation Law –  <input type="checkbox"/> Whether the property is affected by Forest Law - </p>	<p>Not Applicable  Property is not subject to any regulatory issue.</p>

  
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<p><i>II Whether the property is affected by Planning Law -</i></p> <p><i>II Whether the property is affected by Urban Land Ceiling Law - No</i></p> <p><i>II Whether the property is affected by Rent restriction/control Law - No</i></p> <p><i>II Whether the property is affected by Environment Law -</i></p> <p><i>II Whether the property is affected by user restriction under Municipal /revenue Law - No</i></p> <p><i>III Any other regulatory issue relating to property such as requirement of permission from Development Authority under law relating to industrial parks</i></p> <p><i>Advocate has to give a report clearly that property is not subject any regulatory issues if nothing above is applicable:</i></p>	
<p>91 <b>Views on regulatory hurdles</b>  <i>If the property is affected by regulatory issues the Advocate has to give a clear view as to:</i></p> <p><i>II How far such an encumbrance would affect the value of the property.</i></p> <p><i>II Any permission / approvals are required for the Bank to create security</i></p> <p><i>II The extent to which banks security would be jeopardized because of encumbrance</i></p> <p><i>II Manner and cost of removal encumbrance</i></p>	<p>Not Applicable</p>

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10	<p>List of documents/ deeds provided to the Advocate and Perused by him</p> <p>( The Advocate has give full description of documents received and perused by him one by one )</p>	<p>(1) Original Sale Deed- bearing registration MP 179132022A11083132 dated- 31.10.2022</p> <p>(2)- Original Sale Deed- registered sale deed no - 283 (k) Dated-17.04.1997 at SRO Indore MP</p> <p>(3)- Original Sale Deed-1A/1155 (cha) dated- 11.01.1999 at SRO Indore.</p> <p>(4)-Original Sale Deed-registered sale deed no 1A/4508(k) dated- 24.03.2007 at SRO Indore MP .</p> <p>(5)-Original , nomination Memo No- 13/1092 dated- 12.11,2022</p>
11	<p>List of documents found out while examining the deeds As above and in the search in the offices of registrar/ Revenue authorities affecting the property and examined</p> <p>(Advocate should take out certified copies and examine the same in the case of documents found out by him during examination as above in colum 10)</p>	<p>The above documents have been traced during the search period of 30 years - 1993-94 to 2022-23 depositing search fee vide receipt 12.07.2023 ( &amp; 25.05.2023) conducting by me on the basis of the available records of Index no-02 of the Sub Registrar Indore .</p>
12	List of further documents called for , examined and perused	NA
13	Whether the documents examined are duly stamped as Per the Stamp Act.	<p>Yes</p> <p>The deeds is validly executed adequately stamped and duly Registered for a consideration</p>
14	Whether the Registration endorsements are in order	<p>Yes.</p> <p>in office of sub-registrar Indore</p>
15 -	Certificate of examination	<p>I Dr. Sanjay Jain Advocate certify that I have examined each and every page The documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious.</p>
16	Certificate of title	<p>I Dr. Sanjay Jain Advocate certify that The title to the property of the borrower is clear and marketable without any further Act on the port of mortgager)</p>

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यूनियन बैंक ऑफ इंडिया

Thanking You

Sub registrar office Date 12.07.2023  
Place- Indore

Yours faithfully  
श्री. राजू जी  
वकील/अभिज्ञ प्रवर्तक  
वकील/अभिज्ञ प्रवर्तक

<p>18</p> <p>Any other suggestion or Advise to protect the security Interest of the Bank</p> <p>- Spot inspection should be taken &amp; confirm the aforesaid boundaries</p>	
<p>17</p> <p>List of the documents to be deposited for creating the Mortgage by deposit of title deeds.</p> <p>(1)- Original Sale Deed-bearing registration MP 179132022A11083132 dated-31.10.2022</p> <p>(2)- Original Sale Deed-registered sale deed no - 283 (k) Dated-17.04.1997 at SRO Indore MP</p> <p>(3)- Original Sale Deed-1A/1155 (cha) dated- 11.01.1999 at SRO Indore.</p> <p>(4)-Original Sale Deed-registered sale deed no 1A/4508(k) dated-24.03.2007 at SRO Indore MP.</p> <p>(5)-Original , nomination Memo No- 13/1092 dated- 12.11.2022</p> <p>And In addition to it,</p> <p>(6)- Up to -date property tax payment receipt,- year-2022-23</p> <p>(7)- Affidavit of the said owner, be obtained Year-2022-23</p> <p>This is to certify that the above document If taken would create valid mortgage by deposit title deeds.</p>	
<p>&amp; That the title to the property of the borrower Is clear and marketable ) without any further Act on the part of borrower.</p>	



## *Affidevit*

*we Applicant-/Borrower- 1)- Shri Sanjay Yadav s/o Shri Shankarlal Yadav R/o- Holker Science College Campus Indore MP take oath and state as under :-*

*That the Property Flat No-G-2 - Sundaram Apartment Situated at Plot No- 116, Vidhaya Nagar Indore, MP, Super-buildup area- 974 Sqft. Acquired Sale Deed- bearing registration MP 179132022A11083132 dated- 31.10.2022 belongs to us (Deponents)*

*That, there is no tax of the government, semi-government Departments is due in respect of aforesaid property and no proceeding is pending in any court or authority any.*

*That, there are no pending litigation against said property in any court of law nor any judgement affecting title of said property. The property is free from encumbrances, charges or claims.*

*That, The deponent will not transfer, alienate or create any charge over the property.*

*Dated-*

*Deponent & Borrower*

## *Verification*

*We the deponent named above solemnly affirm on oath that contents set out in various paras of this affidavit are true to the best of my personal knowledge and belief, nothing stated therein is false nor any untrue statements made therein.*

*Dated*

*Deponent & Borrower*



Registration and Stamp Department  
(Commercial TAX) MP



Receipt

Reference ID	34120720233869885
Payment Transaction ID	PTTID1207202354434028
Service	Document Search fee - Manual Process
Revenue Major Head	0030
Revenue Sub major head	03
Revenue Minor head	500
Mode of Payment	SP CREDIT LIMIT
Amount paid	50
Payment done by	SSEMA TALREJA
Date of payment realized in Sampada	12-07-2023 06:53 pm
Consumption Status	NOT CONSUMED
Case Number	NA
Party Name	अधिवक्ता डी संजय जैन
Consumed Office Name	NA
Consumed By User	NA
No of years	1
Duration	2022-2023 To 2022-2023



Registration and Stamp Department  
(Commercial TAX) MP



Receipt

Reference ID	34250520233648864
Payment Transaction ID	PTID2505202352602758
Service	Document Search fee - Manual Process
Revenue Major Head	0030
Revenue Sub major head	03
Revenue Minor head	800
Mode of Payment	SP CREDIT LIMIT
Amount paid	1500
Payment done by	SSEMA TALREJA
Date of payment realized in Sampada	25-05-2023 02:52 pm
Consumption Status	NOT CONSUMED
Case Number	NA
Party Name	अधिवक्ता डॉ संजय जैन
Consumed Office Name	NA
Consumed By User	NA
No of years	30
Duration	1993-1994 To 2022-2023