

SADHNA NEHLANI
ADVOCATE

REPORT OF INVESTIGATION OF TITLE IN
RESPECT OF IMMOVABLE PROPERTY

:: OWNER/BORROWER ::

- (1) SMT. SARITA JAIN**
(2) MR. MANISH JAIN

Property: Residential House on Plot
No. 34-A, Scheme No. 55, New
Palasia, (Palasia-2-C
Extension), Indore (MP)

Office : 101, Mehtani Market,
M.T.H. Compound, Indore (M.P.)
☎ 0731-2533996 📞 : 94250-57461
E-mail : nehlanis5@gmail.com



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

1. a) Name of Branch/Business Unit/Office seeking opinion : State Bank of India,
IFB Branch YN Road, Indore (M.P.)
- b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded : Branch Manager
Date : 20/10/2020
- c) Name of the Borrower : (1) Smt. Sarita W/o Mr. Manish Jain
(2) Mr. Manish S/o Mr. Mangilal Jain
2. a) Name of the unit/concern/ company / person offering the property as security : (1) Smt. Sarita W/o Mr. Manish Jain
(2) Mr. Manish S/o Mr. Mangilal Jain
both Address - 17, Dilpasan Colony,
Indore (MP)
- b) Constitution of the unit/concern/ person/ body/authority offering the property for creation of charge. : Joint Concern
- c) State as to under what capacity is security offered whether as joint applicant or borrower or as guarantor etc.) : Borrower
3. Complete or full description of the immovable property offered as security including the following details. : Residential House on Plot No. 34-A,
Scheme No. 55, New Palasia, (Palasia-2-C Extension), Indore (MP)
- (a) Survey No. : -
- (b) Door/House No. (In case house property) : House No. 34-A
- (c) Extent/area including plinth/built up area in case of house property : **Plot Area 2400 Sq.ft.**
Constructed GF=1000 Sq.ft.
Constructed FF=1000 Sq.ft.
Total Construction=2000 Sq.ft.
- (d) Locations like name of the place, village, city, registration, sub-district etc. : Scheme No. 55, New Palasia, (Palasia-2-C Extension), Indore (MP)

BOUNDARIES :

East : Plot No. 35
West : Plot No. 34
North : Plot No. 21
South : Road

4. Particulars of the documents scrutinized- serially and chrono-logically : Sale Deed NO. MP179132017A1123232
Dated 19.03.2017

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- b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified : The original documents verified

Sr. No.	Date	Name/Nature of the document	Original/certified copy/ certified extract/ photocopy, etc.	In case of copies whether the original was scrutinized by the advocate
1.		Sale Deed No. MP179132017A1123232 Dated 19.03.2017 in favour of Smt. Sarita Jain & Mr. Manish Jain.		Original scrutinized
2.		Sale Deed No. 1A/913 Dated 13.06.1995 in favour of Mr. Nitin Kumar.		--"--
3.		Sale Deed No. 1A/914 Dated 13.06.1995 in favour of Mr. Nitin Kumar.		--"--
4.		Sale Deed No. 1A/8199/73 Dated 31.12.1973 in favour of Mr. Manishankar Ji Joshi		Certified copy
5.		Sanction Map with Permission for Construction No. 1103 Dated 05.07.1996 from Indore Municipal Corporation Indore.		Xerox
6.		Latest paid Property Tax Receipt		--"--
5.		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgage? (Please also enclose all such certified copies and relevant fee receipts along with the TIR).		Yes
b)		(i) 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?		Yes
		(ii) 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. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).		Yes

Neeraj



6. a) Whether the records of registrar office are revenue authorities relevant to the property in question are available for verification through any online portal or computer system? : This column is related to revenue land, this property is not applicable as revenue land.
- b) If such online/computer records are available, whether any verification or cross checking area made and the comments/ finding in this regard. : This column is related to revenue land, this property is not applicable as revenue land.
- c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made? : Not applicable
7. a) Property offered is security falls within the jurisdiction of which sub-registrar office? : The property in question falls within jurisdiction of sub-registrar Indore
- 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? : It is not possible in M.P. because of directions given by the Hon'ble High Court.
- c) Whether search has been made at all the offices named at (b) above? : No, it is 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? : Multiple titles are not found.
8. 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/ 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. : Given on the separate sheet.
- (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)
9. Nature of title of intended Mortgagor over the Property (whether full ownership rights Leasehold Rights, Occupancy / Possessory Rights or Inam Holder or Govt. Grantee / Allottee etc. : Ownership Rights

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10. If leasehold, whether : No
- a) Lease Deed is duly stamped and registered : Not applicable
- b) Lease is permitted to mortgage the Lease hold right, : --"--
- c) duration of the Lease/unexpired period of lease, : --"--
- d) if, a sub-lease, check the lease deed in favour of : --"--
Lease as to whether Lease Deed permits sub-leasing
and mortgage by Sub-Lease also.
- e) Whether the leasehold rights permits for the creation : --"--
of any superstructure (if applicable)?
- f) Right to get renewal of the leasehold rights and : --"--
nature thereof.
11. If Govt. grant / allotment / Lease-cum / Sale Agreement, : No Grant
whether :
- a) grant/Agreement etc. provides for alienable rights to the : NIL
mortgage with or without conditions,
- b) The mortgage is competent to create charge on such : --"--
property.
- c) Whether any permission from Govt. or any other authority : --"--
is required for creation of mortgage and if so whether such
valid permission is available.
12. If occupancy right, whether; : No occupancy right
- a) Such right is heritable and transferable, : NIL
- b) Mortgage can be created. : NIL
13. Nature of Minor's interest, if any and if so, whether : No minor is involved
creation of mortgage could be possible- the modalities
/procedure to be followed and the reasons for coming to
such conclusion.
14. If the property has been transferred by way of Gift/ : No, it is not transferred
Settlement Deed, whether. by way of gift
- a) The Gift/ Settlement Deed is duly stamped are : --"--
registered;
- b) The Gift/Settlement Deed has been attested by two : --"--
witnesses;

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- c) The Gift/Settlement Deed transfers the property to Donee; : ---"
- d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions; : ---"
- e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question; : ---"
15. a) In case of partition/family settlement deeds, whether the original deed is available for deposit, if not the modality/procedure to be followed to create a valid and enforceable mortgage. : No
- b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. : Not applicable
- c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. : ---"
- d) In respect of partition by a 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 counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages? : ---"
16. Whether the title documents include any testamentary documents /wills? : No
- a) In case of wills, whether the will is registered will or unregistered will? : Not applicable
- b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court? : ---"
- c) Whether the property is mutated on the basis of will? : ---"
- d) Whether the original will is available? : ---"

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- e) Whether the original certificate of the testator is available? : ---"
- f) Whether the circumstances and/or documents to establish the will in question are the last and final will of the testator? : ---"
- (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will etc., which are relevant to rely on the will, availability of Mother/ Original title deeds are to be explained.)
17. a) Whether the property is subject to any wakf rights? : No, the property is not wakf rights.
- b) Whether the property belongs to church/temple or any religious/ other institutions having any restriction in creation of charges on such properties? : No
- c) Precautions/permissions, if any in respect of the above cases for creation of mortgage? : Not applicable
18. a) Where the property is a HUF/joint family property, mortgage is creation for family benefit/legal necessity, whether the Major Coparceners have no objection /joint in execution, minor's share if any, rights of female members etc. : No
- b) Please also comment on any other aspect which may adversely affect the validity of security in such cases? : No
19. a) Whether the property belongs to any trust or is subject to the rights of any trust? : No, it is not belong to any trust
- b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? : Not applicable
- c) If so additional precautions/permissions to be obtained for creation of valid mortgage? : ---"
20. a) If the property is Agriculture land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for enforcing, thereon. : Not applicable

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- b) In case of agricultural property other relevant records /documents are per local laws, if any are to be verified to ensure the validity of the title and rights to enforce the mortgage? : Not applicable
- c) In the case of conversion of Agricultural land for commercial purpose or otherwise, whether requisite procedure followed/permission obtained. : ---"
21. Whether the property is affected by any local laws or other regulation having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.) : No
22. a) Whether the property is subject to any pending or proposed land acquisition proceedings? : No proceedings are pending /No proposed land acquisition pending.
- b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry. : Not applicable
23. a) Whether the property is involved in or subject matter of any litigation which is pending or concluded? : There is no litigation pending are concluded
- 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
- c) Whether the title documents have any court seal/ marking which points out any litigation attachment /security to court in respect of the property in question/ In such case please comment on such seal /marking. : No there is no mark/seal of the court on the document
24. a) In case of partnership firm, whether the property belongs to the firm and the deed is property registered. : No, the property doesn't belong to a partnership firm.
- b) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws? : Not applicable

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- c) Whether the person creating mortgage has/have authority to create mortgage for and on behalf of the firm. : ---"
25. Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, Authorisation to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Associations/ provision for common seal etc. : No, the property doesn't belong to any company.
- b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? : Not applicable
- ii) 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)? : ---"
- iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) : ---"
- iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? : ---"
26. In case of Societies, Association, the required authority /power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws. : Not applicable
27. a) Whether any POA is involved in the chain of title? : Not applicable
- b) Whether the POA involved is one coupled with interest 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) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) : ---"

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one executed by the Builders viz. Companies /Firms/
Individual or Proprietary Concerns in favour of their
Partners / Employee Authorized Representatives to
sign Flat Allotment Letters, NOCs, Agreement of
Sale, Sale Deeds, etc. in favour of buyers of flats/
units (Builder's POA) or (ii) other type of POA
(Common POA).

- d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA. : ---"
- e) In case of Builder's POA, (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. : ---"
- i. Whether the original POA is verified and the title investigation is done on the basis of original POA? : ---"
- ii. Whether the POA is a registered one? : ---"
- iii. Whether the POA is a special or general one? : ---"
- iv. Whether the POA contains a specific authority for execution of title document in question? : ---"
- f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also ?) : ---"
- g) Please comment on the genuineness of POA? : ---"
- h) The unequivocal opinion on the enforceability and validity of the POA? : ---"
- 28 Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/ authenticated in terms of the Law of the place, where it is executed. : Not applicable
29. If the property is a flat/apartment or residential/ commercial complex, check. : Not applicable

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- | | | |
|---|---|-------|
| a) Promoter's/Land owners title to the land /building | : | --"-- |
| b) Development Agreement/Power of Attorney | : | --"-- |
| c) Extent of authority of the Developer/builder | : | --"-- |
| d) Independent title verification of the Land and/or building in question | : | --"-- |
| e) Agreement for sale (duly registered) | : | --"-- |
| f) Payment of proper stamp duty | : | --"-- |
| g) Requirement of registration of sale agreement, development agreement, POA, etc; | : | --"-- |
| h) Approval of building plan, permission of appropriate /local authority, etc; | : | --"-- |
| i) Conveyance in favor 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 Law etc. | : | --"-- |
| o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; | : | --"-- |
| p) If the property is 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. | : | --"-- |
30. Encumbrances, Attachments, and claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof :
- Freehold property

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31. The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any. : Search carried out for 30 years period from 1990-91 to 2020-2021 in Sub-Registrar office
32. Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid what remedy? : All the taxes and other dues paid up to date.
33. a) Urban land ceiling clearance, whether required and if so, details thereon. : Ceiling Act has been repealed in the state of M.P.
- b) Whether No Objection Certificate under the Income Tax Act is required/obtained. : NOC is not required to be obtained from IT Department.
34. Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question : Not applicable
35. Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records? : Not applicable
36. a) Whether the property offered as security is clearly demarcated? : As per deed property is clear demarcated.
- b) Whether the demarcation/partition of the property is legally valid? : Yes
- c) Whether the property has clear access as per documents? : Yes
- (The property should be legally accessible through normal carriers to transport goods to factories/ houses, as the case may be).
37. Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? : Yes
- a) Document in relation to electricity connection; : Yes
- b) Document in relation to water connection; : Yes
- c) Document in relation to Sale Tax Registration, if any applicable; : Not applicable

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- d) Other utility bills, if any. : Not applicable
38. In respect of the boundaries of the property, whether there is a difference, discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/comment on the same. : There is no difference & discrepancy in the boundary of the property in any of the title documents.
39. If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. : Valuation Report is available.
(if the valuation report and/or approved plan area not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.) Description and boundary match valuation report and property.
40. Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc. : There is no bar/restriction for creation of mortgage in these particular property
41. Whether the Bank will be able to enforce SARFESI Act, if required against the property offered security? : Yes, it is enforceable under SARFESI Act
Property is SARFAESI compliant (Y/N) : Yes
42. In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard. : Not applicable
43. Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage, and additional precautions, if any to be taken in such cases. : Not applicable
44. Additional aspects relevant for investigation of title as per local laws. : Nothing
45. Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security. : The bank authorised should inspect personally the proposed property on the spot.

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46. The specific persons who are required to create mortgage/ to deposit documents creating mortgage. : (1) Smt. Sarita W/o Mr. Manish Jain (2) Mr. Manish S/o Mr. Mangilal Jain both R/o - 17, Dilpasan Colony, Indore (MP)
47. (a) Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? : Not applicable
- (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 apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority? : --"--

Place: Indore
Date: 20/10/2020


(Sadhna Nehlani)
(Advocate)

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(Column no. 8)

ORIGIN OF TITLE :-

आवासीय म्यु.भवन मय भूखण्ड क्र. 34-ए, स्कीम नं. 55, न्यू पलासिया (पलासिया 2-सी एक्सटेंशन), तहसील व जिला इन्दौर पर स्थित है जिसका तल भूमि क्षेत्रफल 2400 वर्गफीट है, जिस पर पुराना तल मंजिल पर 1000 वर्गफीट प्रथम मंजिल पर 1000 वर्गफीट कुल 2000 वर्गफीट मकान निर्मित है।

आवासीय निर्मित मकान नं. 34-ए, स्कीम नं. 55, न्यू पलासिया, (पलासिया 2-सी एक्सटेंशन) तहसील व जिला इन्दौर का विस्तृत इतिहास निम्नानुसार है :-

- (1) इन्दौर सुधार न्यास इन्दौर तर्फे अध्यक्ष श्री एस.सी. कंसल कार्यालय इन्दौर के द्वारा विकसित की गई योजना क्रमांक 55, पलासिया 2-सी एक्सटेंशन, तहसील व जिला इन्दौर का प्लॉट नं. 34-ए, जिसका क्षेत्रफल 2400 वर्गफीट है, को श्री मणिशंकर जी जोशी पिता श्री लाभचंद जी जोशी, निवासी 89, इमली बाजार, इन्दौर को सम्पूर्ण प्रतिफल राशि रु. 6000/- में विक्रय करते हुए विक्रय पत्र उप पंजीयक कार्यालय इन्दौर में पंजीयन क्रमांक 1अ/08199/73 दिनांक 31/12/1973 को पंजीकृत कराया गया।

श्री मणिशंकर जी जोशी पिता श्री लाभचंद जी जोशी के द्वारा प्लॉट नं. 34-ए, स्कीम नं. 55, पलासिया 2-सी एक्सटेंशन, न्यू पलासिया, तहसील व जिला इन्दौर को दो भागों में विक्रय किया गया है, जिसका वर्णन निम्नानुसार है :-

प्लॉट नं. 34-ए का पूर्व तरफ का भाग

- (2) श्री मणिशंकर जी जोशी पिता श्री लाभचंद जी जोशी, निवासी इमली बाजार, इन्दौर के स्वामित्व व आधिपत्य का प्लॉट नं. 34-ए, स्कीम नं. 55, न्यू पलासिया, तहसील व जिला इन्दौर, जिसका तल भूमि क्षेत्रफल 2400 वर्गफीट है, पैकि पूर्व तरफ का भाग जिसका क्षेत्रफल 1200 वर्गफीट, को श्री नितिन कुमार पिता श्री स्व. सूर्यसेनजी मेहता, निवासी मंगलम अपार्टमेंट, 5-बी ओल्ड पलासिया, इन्दौर को सम्पूर्ण प्रतिफल राशि रु. 1,75,000/- में विक्रय कर विक्रय पत्र उप पंजीयक कार्यालय इन्दौर में पंजीयन क्रमांक

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13A/913 दिनांक 13/06/1995 को पंजीकृत कराया गया होकर संपत्ति का हस्तांतरण किया गया।

चतुःसीमा निम्नानुसार है -

पूर्व में	-	प्लॉट नं. 35 योजना क्र. 55
पश्चिम में	-	इसी प्लॉट का शेष भाग
उत्तर में	-	प्लॉट नं. 21
दक्षिण में	-	रोड़

प्लॉट नं. 34-ए का पश्चिम तरफ का भाग

(3) श्री मणिशंकर जी जोशी पिता श्री लाभचंद जी जोशी, निवासी इमली बाजार, इन्दौर के स्वामित्व व आधिपत्य का प्लॉट नं. 34-ए, स्कीम नं. 55, पलासिया 2-सी एक्सटेंशन, न्यू पलासिया, तहसील व जिला इन्दौर, जिसका तल भूमि क्षेत्रफल 2400 वर्गफीट पैकि पश्चिम तरफ का भाग जिसका क्षेत्रफल 1200 वर्गफीट है, को श्री नितिन कुमार पिता श्री स्व. सूर्यसेनजी मेहता, निवासी मंगलम अपार्टमेंट, 5-वी ओल्ड पलासिया, इन्दौर को सम्पूर्ण प्रतिफल राशि रु. 1,75,000/- में विक्रय कर विक्रय पत्र उप पंजीयक कार्यालय इन्दौर में पंजीयन क्रमांक 13A/914 दिनांक 13/06/1995 को पंजीकृत कराया गया होकर संपत्ति का हस्तांतरण किया गया।

चतुःसीमा निम्नानुसार है -

पूर्व में	-	इसी प्लॉट का शेष भाग
पश्चिम में	-	प्लॉट नं. 34 योजना क्र. 55
उत्तर में	-	प्लॉट नं. 21
दक्षिण में	-	रोड़

(4) श्री नितिन कुमार पिता श्री स्व. सूर्यसेनजी मेहता प्लॉट नं. 34-ए, स्कीम नं. 55, न्यू पलासिया, तहसील व जिला इन्दौर को दो विक्रय पत्र के माध्यम से दो भागों में क्रय किया गया होकर नगर पालिक निगम इन्दौर में अपना नाम इन्द्राज कराया गया।

Sadhna



- (5) श्री नितिन कुमार के द्वारा इंदौर नगर पालिका निगम इंदौर से प्लॉट नं. 34-ए, स्कीम नं. 55, न्यू पलासिया, तहसील व जिला इन्दौर जिसका तल भूमि क्षेत्रफल 2400 वर्गफीट पर आवासीय भवन निर्माण करने हेतु भवन निर्माण अनुज्ञा भूमि विकास अधिनियम 1984/88 के नियम 27 के अधीन स्वीकृत मानचित्र दाखला क्रमांक 1103 दिनांक 05/07/1996 को अनुज्ञा दी गई है। तत्पश्चात् स्वीकृत मानचित्र अनुसार तल मंजिल पर 1000 वर्गफीट तथा प्रथम मंजिल पर 1000 वर्गफीट कुल 2000 वर्गफीट आवासीय भवन का निर्माण कराया गया है।
- (6) दिनांक 19/03/2017 के पंजीकृत विक्रय पत्र क्रमांक MP179132017A1123232 के जरिये श्री नितिन कुमार पिता श्री स्व. सूर्यसेनजी मेहता निवासी 34-ए, पलासिया, 2-सी एक्सटेंशन, न्यू पलासिया, इन्दौर के स्वामित्व व आधिपत्य का निर्मित मकान नं. 34-ए, स्कीम नं. 55, न्यू पलासिया, तहसील व जिला इन्दौर जिसका तल भूमि क्षेत्रफल 2400 वर्गफीट जिस पर तल मंजिल पर 1000 वर्गफीट तथा प्रथम मंजिल पर 1000 वर्गफीट कुल 2000 वर्गफीट है, को (1) श्रीमती सरिता जैन पति श्री मनीष जैन, (2) श्री मनीष जैन पिता श्री मांगीलाल जैन, निवासी 17, दिलपसन्द कॉलोनी, इन्दौर को सम्पूर्ण प्रतिफल राशि रु. 2,17,10,000/- में विक्रय का विक्रय पत्र उप पंजीयक कार्यालय इन्दौर में विधिवत् रूप से पंजीकृत कराया गया है।

उक्त विक्रय पत्र विधिवत् रूप से स्टॉम्प एक्ट व पंजीयन अधिनियम के तहत उप पंजीयक कार्यालय में पंजीकृत कराया गया होकर उक्त संपत्ति का हस्तांतरण किया गया है।

- (7) (1) श्रीमती सरिता जैन पति श्री मनीष जैन, (2) श्री मनीष जैन पिता श्री मांगीलाल जैन, निवासी 17, दिलपसन्द कॉलोनी, इन्दौर मकान नं. 34-ए, स्कीम नं. 55, न्यू पलासिया, तहसील व जिला इन्दौर के संबंध में विधिवत् रूप से संपत्तिकर जमा किया जा रहा है।

Attached :- Receipt No. 16901
Dated : 20.10.2020


(Sadhna Nehlani)
(Advocate)



Annexure C : Certificate Of Title

1. I have examined the Certified copy of original Title Deed intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/ Equitable/ English Mortgage (* please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/Equitable Mortgage is created. It will satisfy the requirements of creation of Registered/Equitable Mortgage and I further certify that:-Equitable Mortgage.
2. I have examined the documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/Revenue Records. I also confirm having verified and checked the records of the relevant Government Offices/ Sub-registrar(s) Office(s), Revenue Records, Municipal / Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (where applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records and relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary inquiries.
5. There are no prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1990-91 to 2020-2021 (30 Years) pertaining to the immovable property(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (delete, whichever is inapplicable)
7. Minor(s) and his/their interest in the property(ies) is to the extent of (Specify the share of the Minor with Name). NAP.
8. The mortgage if create, will be available to the Bank for the liability of the intending Borrower (1) Smt. Sarita Jain W/o Mr. Manish Jain (2) Mr. Manish S/o Mr. Mangilal Jain.

Sadhna Nehilani

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B.A.L.L.B. (Hons.)
ADVOCATE



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9. I certify that (1) Smt. Sarita Jain W/o Mr. Manish Jain (2) Mr. Manish S/o Mr. Mangilal Jain has/have an absolute, clear and marketable title over the Schedule property/(ies), I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the depositing of following title deeds documents would create a valid and enforceable mortgage:
- (1) Original Sale Deed No. MP179132017A1123232 Dated 19.03.2017 in favour of Smt. Sarita Jain & Mr. Manish Jain.
 - (2) Certified copy of Sale Deed No. MP179132017A1123232 Dated 19.03.2017 in favour of Smt. Sarita Jain & Mr. Manish Jain.
 - (3) Original Sale Deed No. 1A/913 Dated 13.06.1995 in favour of Mr. Nitin Kumar.
 - (4) Original Sale Deed No. 1A/914 Dated 13.06.1995 in favour of Mr. Nitin Kumar.
 - (5) Certified copy of Sale Deed No. 1A/8199/73 Dated 31.12.1973 in favour of Mr. Manishankar Ji Joshi
 - (6) Xerox copy of Sanction Map with Permission for Construction No. 1103 Dated 05.07.1996 from Indore Municipal Corporation Indore.
 - (7) Xerox copy of Latest paid Property Tax Receipt.
11. There are no legal impediments for creation of the Mortgage under applicable law/Rules in force.
12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

Residential House on Plot No. 34-A, Scheme No. 55, New Palasia,
(Palasia-2-C Extension), Indore (MP)

Place : Indore
Date : 20/10/2020


(Sadhna Nehlani)
(Advocate)