



Indore,14-09-2023

To,
The Branch Manager,
Union Bank of India
SINDHI COLONY BRANCH
Indore, M.P.

TITLE REPORT & LEGAL OPINION

1.	Name and address of the Branch to whom the title report is given	Union Bank of India, SINDHI COLONY BRANCH
2.	Name of Account & details of Borrower/ Prospective Purchaser	Mr. Ayush S/o Shri Shayam Kabra, R/o- 23, Royal Residency, Pipliyahana, Indore, (MP)
3.	Full Description of Property	Commercially Diverted land of Survey No. 67/2/1/2/1 (Old survey No.67/2/1/kha/1) Situated at Village Rahukhedhi, Patwari halka No. 59, Tehsil Sanwer, District Indore, (MP) having area 0.236 hectare (2360 sq.mtr.) <u>BOUNDARIES</u> Spot inspection should be done & Boundaries should be confirmed By Bank approved valuer.
3.1	NATURE OF IMMOVABLE PROPERTY (Please describe the property details here properly. General and vague description should be avoided)	Free Hold
3.2	(i) Survey No. (ii) Hissa No (iii) Ghat No (iv) Town Survey No (v) Khasra No (vi) Patta No (vii) Khatha No (viii) Plot No (Local name of the field as applicable including sub-division should be mentioned)	Commercially Diverted land of Survey No. 67/2/1/2/1 (Old survey No.67/2/1/kha/1) Situated at Village Rahukhedhi, Patwari halka No. 59, Tehsil Sanwer, District Indore, (MP) having area 0.236 hectare (2360 sq.mtr.)
3.3	Number / Identification details as per building map/ plan (mention here numbers like flat numbers etc. mentioned as per map/plan in the case of flats/ condominium/apartments)	As above





Registration and Stamp Department
(Commercial TAX) MP



Receipt

Reference ID	34140920234052272
Payment Transaction ID	PTID1409202356617289
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	pooja inani
Date of payment realized in Sampada	14-09-2023 05:49 pm
Consumption Status	NOT CONSUMED
Case Number	NA
Party Name	VIVEK NAGAR ADVOCATE
Consumed Office Name	NA
Consumed By User	NA
No of years	30
Duration	1993-1994 To 2022-2023



3.4	Extent of Property (Please mention as described in document/ title deed and show it in sq. ft also)	Commercially Diverted land of Survey No. 67/2/1/2/1 (Old survey No.67/2/1/kha/1) Situated at Village Rahukhedi, Patwari halka No. 59, Tehsil Sanwer, District Indore, (MP) having area 0.236 hectare (2360 sq.mtr.)
3.5	Name/s of the Owner/s (full description of the owner/s should be given)	Mr. Ayush S/o Shri Shayam Kabra, R/o- 23, Royal Residency, Pipliyahana, Indore, (MP)
3.6	Nature of ownership <input type="checkbox"/> Freehold <input type="checkbox"/> Lease hold (mention the residual lease term clearly) <input type="checkbox"/> License <input type="checkbox"/> Undivided interest (mention the shares) <input type="checkbox"/> Trust Property (mention whether the borrower is a Trustee or beneficiary) <input type="checkbox"/> Assignee/ Grantee of Govt. <input type="checkbox"/> Cultivating tenant. <input type="checkbox"/> Title only by possession (mention whether adverse possession/ or others) <input type="checkbox"/> As a Member/Share holder of society <input type="checkbox"/> As a mortgagee <input type="checkbox"/> As a servant owner of easement right <input type="checkbox"/> Any other (Please mention the nature of ownership here)	Free Hold
4.	<u>Tracing of title {Conducted Search from Registrar Office Indore}</u>	

1. As per documents and information made available to me I find that as evident from perusal of Khasra P-II from 1993-94 agriculture Land bearing Survey No. 67/2 having area 0.525 Hect. of Village Rahukhedi, Tehsil Sanwer, District Indore, MP was in ownership and possession of Shri Chhogalal S/o Shri Munnalal, R/o- Gram rahukhedi, tehsil Sanwer district Indore, MP, as evident from perusal of Khasra P-II from 1993-94.

2. That, by a Regd. Sale Deed No. 1A/606(H) dated. 27-05-1996, Shri Chhogalal S/o Shri Munnalal, R/o- Gram rahukhedi, tehsil Sanwer district Indore, MP, had Sold agriculture Land bearing Survey No. 67/2 Rakba 0.525 Hect. of Village Rahukhedi, Tehsil Sanwer, District Indore, MP to Shri Sunil S/o Shri Nanuram ji Verma, R/o- Laadgali, Dhar, (MP).

3. That, thereafter, Shri Sunil S/o Shri Nanuram ji Verma, R/o- Laadgali, Dhar, (MP) has Sold agriculture Land bearing Survey No. 67/2 Rakba 0.525 hectare, 67/6 rakba 0.178 Hect., 67/5 rakba 0.104 hectare total rakba 0.808 hectare of Village Rahukhedi, Tehsil Sanwer, District Indore, MP to Shri Bansi S/o Shri Kesariya Ji, R/o- Gram Nalcha, Distt. Dhar, MP by Vide Registered Sale deed No. 1A/5840 dated 20-03-1998.





4. That, thereafter, Shri Bansi S/o Shri Kesariya Ji, R/o- Gram Nalcha, Distt. Dhar, MP had got diverted land vide Diversion order in case No. 44/A-2/1999-2000 dated 24-08-2000 for commercial purpose From S.D.O. (REV.) Sanwer, Distt. Indore, MP for aforesaid land.

5. That, thereafter, Shri Bansi S/o Shri Kesariya Ji, R/o- Gram Nalcha, Distt. Dhar,MP had Sold Diverted Land Survey No. 67/2 paiki (67/2/1/kha) Rakba 0.236 Hect. & Survey No. 67/6 paiki (67/6/ka/2) rakba 0.086 hectare total rakba 0.322 hectare of Village Rahukhedi, Tehsil Sanwer, District Indore, MP to Mr. Ayush S/o Shri Shayam Kabra, R/o- 23, Royal Residency, Pipliyahana, Indore, (MP) by Vide Regd. Sale deed no. 1A/6724 dated 08-03-2011.

6. That, As the Survey No. 67/6 paiki (67/6/ka/2) rakba 0.086 hectare was wrongly mentioned in the Sale deed no. 1A/6724 dated 08-03-2011, therefore Bansi S/o Shri Kesariya Ji has executed Regd. Amendment deed no. 1A/3182 dated 10-08-2011 in favour of Mr. Ayush S/o Shri Shayam Kabra, R/o- 23, Royal Residency, Pipliyahana, Indore, (MP) and as per amended deed of sale only S. NO. 67/2 paiki (67/2/1/kha) Rakba 0.236 Hect. Was sold to Mr. Ayush S/o Shri Shayam Kabra.

7. That, Mr. Ayush S/o Shri Shayam Kabra, R/o- 23, Royal Residency, Pipliyahana, Indore, (MP) is owner of the Diverted Land Survey No. 67/2/1/kha (Now new Survey no. 67/2/1/2/1) Rakba 0.236 Hect. of Village Rahukhedi, Tehsil Sanwer, District Indore, MP and his name mutated in revnue record by order in case no. 160/A-6/2010-2011 dated 14-03-2011.

5.	Title deed/document details under which ownership is acquired	Regd. Sale Deed No.1A/6724 dated 08-03-2011 & Regd. Amendment deed no. 1A/3182 dated 10-08-2011.	
6.	List of encumbrances	Freehold	
6.1	Nature of encumbrance: <input type="checkbox"/> Charge under contract <input type="checkbox"/> Mortgage <input type="checkbox"/> Negative Lien <input type="checkbox"/> Leas/tenancy <input type="checkbox"/> Right of Maintenance/reversion <input type="checkbox"/> Charge by operation of Law <input type="checkbox"/> Preemption rights <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"/> Lis pendens	N.A.	
6.2	Name of the person in whose favour encumbrance is subsisting.	N.A.	
6.3	Date on which encumbrance has come into existence.	Not Available	





7.	View on encumbrance. In case of encumbrance, the advocate should clearly opine as to: <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"/> extent to which bank's security would be jeopardized because of encumbrance <input type="checkbox"/> Manner and cost of removal of encumbrance.	N.A.
8.	Regulatory Issues: Clearly provide the following details:- <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 <input type="checkbox"/> Whether the property is affected by Planning Law <input type="checkbox"/> Whether the property is affected by Urban Land Ceiling Law <input type="checkbox"/> Whether the property is affected by restriction /control Law <input type="checkbox"/> Whether the property is affected by Environment Law <input type="checkbox"/> Whether property is affected by user restrictions under Municipal/ revenue Law <input type="checkbox"/> Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks <u>Advocate has to give a report clearly that property is not subject to any regulatory issue, if nothing above is applicable</u>	Not Applicable. property is not subject to any regulatory issue.
9.	Views on regulatory hurdles. If the property is affected by regulatory issues, the advocate has to give a clear view, as to:- <input type="checkbox"/> How far such an encumbrance would affect value of property. <input type="checkbox"/> Any permission/approvals are required for Bank to create security <input type="checkbox"/> The extent to which Bank's Security would be jeopardized because of encumbrance <input type="checkbox"/> Manner and cost of removal of encumbrance	Not Applicable
10.	List of documents/ deeds provided to Advocate and perused by him. Advocate has to give full description of the documents received and perused by him one by one.	
<p>I have perused the documents as stated under forwarded to me and the borrower of the said property has valid title to the concerned property and Equitable Mortgage in favour of the Bank can be created on deposit of the documents of the title with the Bank as per Annexure-I.</p> <ol style="list-style-type: none"> 1. Certified copy of Regd. Sale Deed No. 1A/606(H) dated. 27-05-1996. 2. Original Regd. Sale Deed No. 1A/5840 dated 20-03-1998. 3. Original Regd. Sale Deed No. 1A/6724 dated 08-03-2011.. 4. Original Regd. Amendment Sale Deed No. 1A/3182 dated 10-08-2011. 5. Certified Copy of Revenue Form P-II Khasra Panchsala for the year 1993-94 to 2022-2023. 6. Photocopy of Diversion Order by S.D.O. (Rev.), Sanwer, distt. Indore in Case No. 44/A-2/1999-2000 dated 24-08-2000 u/s 172 of M.P.L.R.C. 		
11.	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. Advocate should take out certified copies and examine the same in the case of documents found out by him during examination as above in	The aforementioned title deeds have been traced during the search period of 30 years from 1993-94 to 2022-2023, conducting by me of the available records of index No.2, of the Sub. Registrar Indore vide Search receipt





	column 9.	no. Dt. 14-09-2023
12.	List of further documents called for, examined and perused.	Nil
13.	Whether the document examined are duly stamped as per the Stamp Act. Advocate should clearly state as to whether the documents are duly stamped are not as per stamp act.	Yes.
14.	Whether the Registration endorsements are in order. Advocate should clearly state as to whether registration endorsement are regular	Yes.
15.	<u>Certificate of examination</u> This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious. And All the original title documents are deposited with Union Bank of India.	
16.	<u>Certificate of title</u> This is to certify that the title to the property of the borrower is clear and marketable without any further act on the part of mortgager and can be mortgage in Union Bank Of India.	
17.	<u>List of documents to be deposited for creating the mortgage by deposit of title deeds</u>	
	<ol style="list-style-type: none"> 1. Photocopy of Regd. Sale Deed No. 1A/606(H) dated. 27-05-1996. 2. Original Regd. Sale Deed No. 1A/5840 dated 20-03-1998. 3. Original of Regd. Sale Deed No. 1A/6724 dated 08-03-2011.. 4. Original Regd. Amendment Sale Deed No. 1A/3182 dated 10-08-2011. 5. Certified copy of Revenue Form P-II Khasra Panchsala for the year 1993-94 to 2022-2023. 6. Copy of Diversion Order by S.D.O. (Rev.), Sanwer, distt. Indore in Case No. 44/A-2/1999-2000 dated 24-08-2000 u/s 172 of M.P.L.R.C. 7. Original Rin Pustika in favour of Ayush S/o Shri Shayam Kabra 8. Original TNCP Sanctioned lay out Plan and sanctioned map (in case of Construction) 9. Copy of property tax payment receipt and diversion tax payment receipt of current year. 10. Affidavit and declaration as usual. <p>This is to certify that above documents if taken would create valid mortgage by deposit of title deeds.</p>	
18.	Any other suggestion of Advise to protect the security interest of Bank	Spot inspection should be taken & confirm the aforesaid Boundaries.

Place : Indore (M.P.)

Date : 14-09-2023

