

Panel Lawyer / Authorized Adv



**Dr. Sanjay Jain Advocate**

LL.B Ph.D

SBI, UBI, CBI, BOI, BOD, CANARA,  
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Ref No- 03/TSR 1UBI/Sindhi Colony

**TITLE REPORT**

Date- 08.09..2023

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

To  
The Branch Manager  
Union Bank of India  
Branch - Sindhi Colony Indore MP

Property- 878 area- 12900 sqmtr

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.
		BM Sindhi Colony ,	08.09..2023	BM Sindhi Colony

2	Name of the Account (Borrower):  <b>the mortgagor</b>	M/S SETHI AGRITECH PVT LTD through Director Shri Kamlesh Sethi S/o Shri Manakchand Sethi ,having Address-53/1, Malharganj, Indore MP  (i)- Shri Kamlesh Sethi S/o Shri Manakchand Sethi , (ii)- Asha Serthi w/o Shri Kamlesh Sethi (iii)- M/S SETHI AGRITECH PVT LTD						
3	Full Description of the Property	<u>Property - All those piece and parcels of Land and building Situated at Diverted Land of Survey no- 878 of Village- Dondwada, Rajaswa Nirishak Mandal Chalgoaon makhan, tehsil- khandwa distt- Khandwa MP, admeasuring area-12900 sqmtr</u> <u>Boundary - ( As per registered Sale deed)</u> <table border="1"><tbody><tr><td>East</td><td>Land of survey no-887 govt land</td></tr><tr><td>West</td><td>Land of survey no- 876</td></tr><tr><td>North</td><td>Land of survey 877/1,877/2,877/3</td></tr></tbody></table>	East	Land of survey no-887 govt land	West	Land of survey no- 876	North	Land of survey 877/1,877/2,877/3
East	Land of survey no-887 govt land							
West	Land of survey no- 876							
North	Land of survey 877/1,877/2,877/3							

Dr. Sanjay Jain  
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यूनियन बैंक ऑफ इंडिया

South

Land of survey 879

for security of the credit facilities granted  
by the UBI Branch- Sindhi Colony,, Indore MP

Relevant documents of the said property is still in the  
custody of the the UBI Branch Sindhi Colony Indore MP

(i)- Original Registered Sale Deed bearing registration  
No- 1A/3655 Dated- 30.11.2009 at SRO Khandwa

(ii)- Original Registered Sale Deed bearing registration  
No- 1A/3656 Dated- 30.11.2009 at SRO Khandwa

(iii)- Original Registered Sale Deed bearing  
registration No- 1A/6526 Dated- 19.01.2012 at SRO  
Khandwa

(iv)- Original Registered Sale Deed bearing  
registration No- 1A/6446 Dated- 31.03.2010 at SRO  
Khandwa

(v)- Original Registered Sale Deed bearing  
registration No- 1A/582 Dated- 24.05.2013 at SRO  
Khandwa

Collateral Security-

All those piece and parcels of Land and building  
Situating at Diverted Land of Survey no- 878 of  
Village- Dondwada ,Rajaswa Nirishak Mandal  
Chalgaon makhn ,tehsil- khandwa distt- Khandwa  
MP ,admeasuring area-12900 sqmtr .

The said property is mortgaged (for security of the credit  
facilities granted by the UBI Branch- Sindhi Colony ,  
Indore MP

Registered Declaation

MP219262023A12136616 Dated- 14.07.203 (P-21.07.2023)  
SRO- Khandwa MP

Mortgage Self-

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		<p><b>Mortgage Self-</b></p> <p>(i)- Shri Kamlesh Sethi S/o Shri Manakchand Sethi ,  (ii)- Asha Serthi w/o Shri Kamlesh Sethi  (iii)- M/S SETHI AGRITECH PVT LTD</p> <p>Granted to- M/S SETHI AGRITECH PVT LTD</p>
3.1	NATURE OF IMMOVEABLE PROPERTY	Free hold Property
3.2	i. Survey No.	<u>Property - All those piece and parcels of Land and building Situated at Diverted Land of Survey no- 878 of Village- Dondwada, Rajaswa Nirishak Mandal Chalgoaon makhan, tehsil- khandwa distt- Khandwa MP, admeasuring area- 12900 sqmtr</u>
	ii. Hissa 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	<u>Property - All those piece and parcels of Land and building Situated at Diverted Land of Survey no- 878 of Village- Dondwada, Rajaswa Nirishak Mandal Chalgoaon makhan, tehsil- khandwa distt- Khandwa MP, admeasuring area-12900 sqmtr .</u>
4	Extent of property	
5	Name/s of the Owners/s	(i)- Shri Kamlesh Sethi S/o Shri Manakchand Sethi , (ii)- Asha Serthi w/o Shri Kamlesh Sethi

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मुंबई नगर आर एच डेवेलपर्स



3.6	Nature of ownership I - Freehold II - Lease hold (mention the residual lease term clearly) III - Undivided Interest (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 IX- As a mortgagee X- As a servient owner of XI- easement right XII Any other ( Please mention the nature of ownership here)	ownership Freehold  -- -- -- -- -- -- -- -- --- ---
4.	Tracing of title	<div style="border: 1px solid black; padding: 10px;"> <p><b>Description of Chain of title from the year 2022 - up to -2023-24 to the latest deed</b></p> <p>This is the supplementary search Report and previous title report is already submitted on year by <b>Bank Panel Lawyer</b> -That chain of title is mentioned in previous report . hence there is no comments given by regarding title</p> <p>On perusal and record of Original /photocopies of documents provided by the present owner on the basis of available documents it is found that- <b>Said Property bearing - All those piece and parcels of Land and building Situated at Diverted Land of Survey no All/ those piece</b></p> </div>

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and parcels of Land and building Situated at Diverted Land of Survey no- 878 of Village- Dondwada ,Rajaswa Nirishak Mandal Chalgoaon makhn ,tehsil- khandwa distt- Khandwa MP ,admeasuring area-12900 sqmtr . He/She has been purchased and got the property through registered sale deed No- Original Registered Sale Deed bearing registration No- 1A/582 Dated- 24.05.2013 at SRO Khandwa at SRO Khandwa from former owner

The said property is mortgaged (for security of the credit facilities granted by the **UBI Branch- Sindhi Colony , Indore MP**

**Registered Declaation**

**MP219262023A12136616 Dated- 14.07.203  
(P-21.07.2023)**

**SRO- Khandwa MP**

**Mortgage Self-**

- (i)- Shri Kamlesh Sethi S/o Shri Manakchand Sethi
- (ii)- Asha Serthi w/o Shri Kamlesh Sethi
- (iii)- M/S SETHI AGRITECH PVT LTD

**Granted to- M/S SETHI AGRITECH PVT LTD  
PVT LTD**

I furnish this report In continuation to the said title -report, I have carried out search of Index No- 11 ,Book No1, pertaining to the said property for period of **01 Years 2022-23** by depositing search fee vide receipt date- 08.09.2023 as maintained and made available in the office of Sub- Registrar of Assurances & Documents,

I have not found any recored entry of -deeds pertaining to the aforesaid property which affects the title of the said owner or creates any charge on it. & that the said property is unencumbered during the said period of search ,except the mortgage Charge of **UBI Branch- Sindhi Colony Indore MP**

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युनाइटेड बैंक ऑफ इंडिया

The said property can be mortgaged/re-mortgaged and charge can be enhanced on it, keeping in view of title -report drafted by Bank Panel Lawyer and taking possession constructive possession of the title deeds and documents/ declarations mentioned therein .In addition to it,

(1)- Upto -date property tax payment receipt,- year-2023-24

(2)- Affidavit of the said owner , be obtained. Year- 2023-24

5 Title deeds/ document details which ownership is acquired

Owner Name	Name /Nature of Deed	Details like office of the Regn Regn No & Date.
Mr Nitin Palod s/o Mahendra Palod R/o- 70, Bhakt Prahalad Nagar , Indore MP	Sale Deed	registered sale deed No- : <b>Original Registered Sale Deed bearing registration No- 1A/582 Dated- 24.05.2013 at SRO Khandwa</b>

6 **List of encumbrances**

(1)-Nature of encumbrances

- Charge under contrect
- Mortgage
- Negative lien
- Leas/ lenancy
- Right of Maintenance/ reversion
- Charge by operation of law
- Preemption right
- Right to specific performance
- under an agreement to sell
- Liens/ first charge under

The said property is mortgaged (for security of the credit facilities granted by the UBI Branch- Sindhi Colony Indore MP

relevant documents of the said property is still in the custody of the the UBI Branch Sindhi Colony Indore MP

**Registered Declaation**

**MP219262023A12136616 Dated- 14.07.203/ (P-21.07.2023)**

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वेनल नायर / अधिकृत एडवोकेट  
सिड्डी बैंक ऑफ इंडिया

<p>laws          [] Right of reversion to Government          [] 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><b>SRO- Khandwa MP</b></p> <p><b>Mortgage Self-</b></p> <p>(i)- Shri Kamlesh Sethi S/o Shri Manakchand Sethi          (ii)- Asha Serthi w/o Shri Kamlesh Sethi          (iii)- M/S SETHI AGRITECH PVT LTD</p> <p><b>Granted to- M/S SETHI AGRITECH PVT LTD</b>  <b>PVT LTD</b></p>
<p>7 <b>View on encumbrances</b>          In the case of encumbrance the advocate should clearly opine as to :</p> <p>   How far such an encumbrance would affect the value of the property .</p> <p>   Any permission / approvals are required for the Bank to create security</p> <p>   The extent to which banks security would be jeopardized because of encumbrance          Manner and cost of removal encumbrance</p>	<p>(for security of the credit facilities granted by the <b>UBI Branch- Sindhi Colony, Indore MP</b></p>
<p><b>Regulatory Issues.</b>          Clearly provide the following details</p>	<p>Not Applicable          Property is not subject to any regulatory issue.</p>

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 ०७/०८/२०१८

II Whether the property is affected by Land Ceiling Law -

II Whether the property is affected by Land fragmentation Law -

II Whether the property is affected by Forest Law -

II Whether the property is affected by Planning Law -

II Whether the property is affected by Urban Land Ceiling Law - No

II Whether the property is affected by Rent restriction/control Law - No

II Whether the property is affected by Environment Law -

II Whether the property is affected by user restriction under Municipal /revenue Law - No

III Any other regulatory issue relating to property such as requirement of permission from Development Authority under law relating to industrial parks

Advocate has to give a report clearly that property is not subject any regulatory issues, if nothing above is applicable.

**Views on regulatory hurdles**

If the property is affected by

Not Applicable

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यूनियन बैंक ऑफ इंडिया



regulatory issues the Advocate has to give a clear view as to:

|| How far such an encumbrance would affect the value of the property.

|| Any permission / approvals are required for the Bank to create security

|| The extent to which banks security would be jeopardized because of encumbrance

|| Manner and cost of removal encumbrance

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List of documents/ deeds provided to the Advocate and Perused by him

( The Advocate has give full description of documents received and perused by him one by one )

**Registered Deed-**

Relevant documents of the said property is still in the custody of the the UBI Branch Sindhi Colony Indore MP

(i)- Original Registered Sale Deed bearing registration No- 1A/3656 Dated- 30.11.2009 at SRO Khandwa

(ii)- Original Registered Sale Deed bearing registration No- 1A/3655 Dated- 30.11.2009 at SRO Khandwa

(iii)- Original Registered Sale Deed bearing registration No- 1A/6526 Dated- 19.01.2012 at SRO Khandwa

(iv)- Original Registered Sale Deed bearing registration No- 1A/6446 Dated- 31.03.2010 at SRO Khandwa

(v)- Original Registered Sale Deed bearing registration No- 1A/582 Dated- 24.05.2013 at SRO Khandwa

- Declaration EM Registration Certificate - Registered Declaation

MP219262023A12136616 Dated- 14.07.203

(P-21.07.2023)

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युनिजन बँक ऑफ इंडिया

		<b>SRO- Khandwa MP</b>
		granted by the <b>UBI Branch- Sindhi Colony, Indore MP</b>
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 column 10)	The above documents have been traced during the search period of 01 years - <b>2023-24</b> depositing search fee vide receipt date- 08.09.,2023 conducting by me on the basis of the available records of Index no-02 of the Sub Registrar Khandawa  No Mortgage entries in favour of owners /Applicant are traced during the search period, <b>except the mortgage Charge of UBI Branch- Sindhi Colony Indore MP</b>
12	List of further documents called for, examined and perused	NA
13	Whether the documents examined are duly stamped as Per the Stamp Act.	Yes The deeds is validly executed adequately stamped and duly Registered for a consideration
14	Whether the Registration endorsements are in order	Yes. in office of sub -registrar Khandwa
15 -	Certificate of examination	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.
16	Certificate of title	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)  & That the title to the property of the borrower Is clear and marketable ) without any further Act on the port of borrower.

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List of the documents to be deposited for creating the Mortgage by deposit of title deeds.

The said property is mortgaged (for security of the credit facilities granted by the UBI Branch- Sindhi Colony, Indore MP

Registered Declaation  
MP219262023A12136616 Dated- 14.07.203  
(P-21.07.2023)

SRO- Khandwa MP

relevant documents of the said property is still in the custody of the the UBI Branch Sindhi Colony Indore MP

(A)-registered deed no

(i)- Original Registered Sale Deed bearing registration No- 1A/3656 Dated- 30.11.2009 at SRO Khandwa

(ii)- Original Registered Sale Deed bearing registration No- 1A/3655 Dated- 30.11.2009 at SRO Khandwa

(iii)- Original Registered Sale Deed bearing registration No- 1A/6526 Dated- 19.01.2012 at SRO Khandwa

(iv)- Original Registered Sale Deed bearing registration No- 1A/6446 Dated- 31.03.2010 at SRO Khandwa

(v)- Original Registered Sale Deed bearing registration No- 1A/582 Dated- 24.05.2013 at SRO Khandwa

(B)- Declaration EM Registration Certificate -  
Registered Declaation

MP219262023A12136616 Dated- 14.07.203  
(P-21.07.2023)

SRO- Khandwa MP

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पैनल लायर / अधिकृत एडवोकेट  
सुनिश्चन वॉक अफ इंडिया

		<p><i>In addition to it,</i></p> <p><i>(1)- Upto -date property tax payment receipt,- year-2023-24</i></p> <p><i>(2)- Affidavit of the said owner , be obtained, Year-2023-24</i></p> <p><i>This is to certify that the above document If taken would create valid mortgage by deposit title deeds. valid mortgage by deposit title deeds.</i></p>
18	Any other suggestion or Advise to protect the security Interestof the Bank.	- Spot inspection should be taken & confirm the aforesaid bounderies

Sub registrar office Recpt. Date 08.09..2023

Place- Indore

Thanking You

*Yours faithfully*

डा. राजय जन  
पनेल लायर/अधिकृत (सहकारक)  
यूनियन बैंक ऑफ इंडिया