

Panel Lawyer / Authorized Adv

LL.B Ph.D

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



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Ref No- 03/TSR IUBI/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- 874 and 875 area-13300 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): the mortgagor	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- 874 and 875 of Village- Dondwada, Rajaswa Nirishak Mandal Chalgoaon makhian, tehsil- khandwa distt- Khandwa MP, admeasuring area- 13300 sqmtr</u> <u>Boundary - (As per registered Sale deed)</u> East Land of hukum prabhu and baliram

डा. सजय जैन
पैनल लॉय्जर / अधिकृत एडवोकेट
यूनियन बैंक ऑफ इंडिया

West	Land of same owner
North	way
South	Way

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 Situated at Diverted Land of Survey no- 874 and 875 of Village- Dondwada ,Rajaswa Nirishak Mandal Chalgoaon makhian ,tehsil- khandwa distt- Khandwa MP ,admeasuring area-13300 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-

- (i)- **Shri Kamlesh Sethi S/o Shri Manakchand Sethi**

डॉ. राजेश जैन
वेनल कार / अधिकृत एडवोकेट
सि. नं. १०६, १०७, १०८, १०९, ११०, १११, ११२, ११३, ११४, ११५, ११६, ११७, ११८, ११९, १२०, १२१, १२२, १२३, १२४, १२५, १२६, १२७, १२८, १२९, १३०, १३१, १३२, १३३, १३४, १३५, १३६, १३७, १३८, १३९, १४०, १४१, १४२, १४३, १४४, १४५, १४६, १४७, १४८, १४९, १५०, १५१, १५२, १५३, १५४, १५५, १५६, १५७, १५८, १५९, १६०, १६१, १६२, १६३, १६४, १६५, १६६, १६७, १६८, १६९, १७०, १७१, १७२, १७३, १७४, १७५, १७६, १७७, १७८, १७९, १८०, १८१, १८२, १८३, १८४, १८५, १८६, १८७, १८८, १८९, १९०, १९१, १९२, १९३, १९४, १९५, १९६, १९७, १९८, १९९, २००, २०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८, २०९, २१०, २११, २१२, २१३, २१४, २१५, २१६, २१७, २१८, २१९, २२०, २२१, २२२, २२३, २२४, २२५, २२६, २२७, २२८, २२९, २३०, २३१, २३२, २३३, २३४, २३५, २३६, २३७, २३८, २३९, २४०, २४१, २४२, २४३, २४४, २४५, २४६, २४७, २४८, २४९, २५०, २५१, २५२, २५३, २५४, २५५, २५६, २५७, २५८, २५९, २६०, २६१, २६२, २६३, २६४, २६५, २६६, २६७, २६८, २६९, २७०, २७१, २७२, २७३, २७४, २७५, २७६, २७७, २७८, २७९, २८०, २८१, २८२, २८३, २८४, २८५, २८६, २८७, २८८, २८९, २९०, २९१, २९२, २९३, २९४, २९५, २९६, २९७, २९८, २९९, ३००, ३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८, ३०९, ३१०, ३११, ३१२, ३१३, ३१४, ३१५, ३१६, ३१७, ३१८, ३१९, ३२०, ३२१, ३२२, ३२३, ३२४, ३२५, ३२६, ३२७, ३२८, ३२९, ३३०, ३३१, ३३२, ३३३, ३३४, ३३५, ३३६, ३३७, ३३८, ३३९, ३४०, ३४१, ३४२, ३४३, ३४४, ३४५, ३४६, ३४७, ३४८, ३४९, ३५०, ३५१, ३५२, ३५३, ३५४, ३५५, ३५६, ३५७, ३५८, ३५९, ३६०, ३६१, ३६२, ३६३, ३६४, ३६५, ३६६, ३६७, ३६८, ३६९, ३७०, ३७१, ३७२, ३७३, ३७४, ३७५, ३७६, ३७७, ३७८, ३७९, ३८०, ३८१, ३८२, ३८३, ३८४, ३८५, ३८६, ३८७, ३८८, ३८९, ३९०, ३९१, ३९२, ३९३, ३९४, ३९५, ३९६, ३९७, ३९८, ३९९, ४००, ४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८, ४०९, ४१०, ४११, ४१२, ४१३, ४१४, ४१५, ४१६, ४१७, ४१८, ४१९, ४२०, ४२१, ४२२, ४२३, ४२४, ४२५, ४२६, ४२७, ४२८, ४२९, ४३०, ४३१, ४३२, ४३३, ४३४, ४३५, ४३६, ४३७, ४३८, ४३९, ४४०, ४४१, ४४२, ४४३, ४४४, ४४५, ४४६, ४४७, ४४८, ४४९, ४५०, ४५१, ४५२, ४५३, ४५४, ४५५, ४५६, ४५७, ४५८, ४५९, ४६०, ४६१, ४६२, ४६३, ४६४, ४६५, ४६६, ४६७, ४६८, ४६९, ४७०, ४७१, ४७२, ४७३, ४७४, ४७५, ४७६, ४७७, ४७८, ४७९, ४८०, ४८१, ४८२, ४८३, ४८४, ४८५, ४८६, ४८७, ४८८, ४८९, ४९०, ४९१, ४९२, ४९३, ४९४, ४९५, ४९६, ४९७, ४९८, ४९९, ५००, ५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८, ५०९, ५१०, ५११, ५१२, ५१३, ५१४, ५१५, ५१६, ५१७, ५१८, ५१९, ५२०, ५२१, ५२२, ५२३, ५२४, ५२५, ५२६, ५२७, ५२८, ५२९, ५३०, ५३१, ५३२, ५३३, ५३४, ५३५, ५३६, ५३७, ५३८, ५३९, ५४०, ५४१, ५४२, ५४३, ५४४, ५४५, ५४६, ५४७, ५४८, ५४९, ५५०, ५५१, ५५२, ५५३, ५५४, ५५५, ५५६, ५५७, ५५८, ५५९, ५६०, ५६१, ५६२, ५६३, ५६४, ५६५, ५६६, ५६७, ५६८, ५६९, ५७०, ५७१, ५७२, ५७३, ५७४, ५७५, ५७६, ५७७, ५७८, ५७९, ५८०, ५८१, ५८२, ५८३, ५८४, ५८५, ५८६, ५८७, ५८८, ५८९, ५९०, ५९१, ५९२, ५९३, ५९४, ५९५, ५९६, ५९७, ५९८, ५९९, ६००, ६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८, ६०९, ६१०, ६११, ६१२, ६१३, ६१४, ६१५, ६१६, ६१७, ६१८, ६१९, ६२०, ६२१, ६२२, ६२३, ६२४, ६२५, ६२६, ६२७, ६२८, ६२९, ६३०, ६३१, ६३२, ६३३, ६३४, ६३५, ६३६, ६३७, ६३८, ६३९, ६४०, ६४१, ६४२, ६४३, ६४४, ६४५, ६४६, ६४७, ६४८, ६४९, ६५०, ६५१, ६५२, ६५३, ६५४, ६५५, ६५६, ६५७, ६५८, ६५९, ६६०, ६६१, ६६२, ६६३, ६६४, ६६५, ६६६, ६६७, ६६८, ६६९, ६७०, ६७१, ६७२, ६७३, ६७४, ६७५, ६७६, ६७७, ६७८, ६७९, ६८०, ६८१, ६८२, ६८३, ६८४, ६८५, ६८६, ६८७, ६८८, ६८९, ६९०, ६९१, ६९२, ६९३, ६९४, ६९५, ६९६, ६९७, ६९८, ६९९, ७००, ७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८, ७०९, ७१०, ७११, ७१२, ७१३, ७१४, ७१५, ७१६, ७१७, ७१८, ७१९, ७२०, ७२१, ७२२, ७२३, ७२४, ७२५, ७२६, ७२७, ७२८, ७२९, ७३०, ७३१, ७३२, ७३३, ७३४, ७३५, ७३६, ७३७, ७३८, ७३९, ७४०, ७४१, ७४२, ७४३, ७४४, ७४५, ७४६, ७४७, ७४८, ७४९, ७५०, ७५१, ७५२, ७५३, ७५४, ७५५, ७५६, ७५७, ७५८, ७५९, ७६०, ७६१, ७६२, ७६३, ७६४, ७६५, ७६६, ७६७, ७६८, ७६९, ७७०, ७७१, ७७२, ७७३, ७७४, ७७५, ७७६, ७७७, ७७८, ७७९, ७८०, ७८१, ७८२, ७८३, ७८४, ७८५, ७८६, ७८७, ७८८, ७८९, ७९०, ७९१, ७९२, ७९३, ७९४, ७९५, ७९६, ७९७, ७९८, ७९९, ८००, ८०१, ८०२, ८०३, ८०४, ८०५, ८०६, ८०७, ८०८, ८०९, ८१०, ८११, ८१२, ८१३, ८१४, ८१५, ८१६, ८१७, ८१८, ८१९, ८२०, ८२१, ८२२, ८२३, ८२४, ८२५, ८२६, ८२७, ८२८, ८२९, ८३०, ८३१, ८३२, ८३३, ८३४, ८३५, ८३६, ८३७, ८३८, ८३९, ८४०, ८४१, ८४२, ८४३, ८४४, ८४५, ८४६, ८४७, ८४८, ८४९, ८५०, ८५१, ८५२, ८५३, ८५४, ८५५, ८५६, ८५७, ८५८, ८५९, ८६०, ८६१, ८६२, ८६३, ८६४, ८६५, ८६६, ८६७, ८६८, ८६९, ८७०, ८७१, ८७२, ८७३, ८७४, ८७५, ८७६, ८७७, ८७८, ८७९, ८८०, ८८१, ८८२, ८८३, ८८४, ८८५, ८८६, ८८७, ८८८, ८८९, ८९०, ८९१, ८९२, ८९३, ८९४, ८९५, ८९६, ८९७, ८९८, ८९९, ९००, ९०१, ९०२, ९०३, ९०४, ९०५, ९०६, ९०७, ९०८, ९०९, ९१०, ९११, ९१२, ९१३, ९१४, ९१५, ९१६, ९१७, ९१८, ९१९, ९२०, ९२१, ९२२, ९२३, ९२४, ९२५, ९२६, ९२७, ९२८, ९२९, ९३०, ९३१, ९३२, ९३३, ९३४, ९३५, ९३६, ९३७, ९३८, ९३९, ९४०, ९४१, ९४२, ९४३, ९४४, ९४५, ९४६, ९४७, ९४८, ९४९, ९५०, ९५१, ९५२, ९५३, ९५४, ९५५, ९५६, ९५७, ९५८, ९५९, ९६०, ९६१, ९६२, ९६३, ९६४, ९६५, ९६६, ९६७, ९६८, ९६९, ९७०, ९७१, ९७२, ९७३, ९७४, ९७५, ९७६, ९७७, ९७८, ९७९, ९८०, ९८१, ९८२, ९८३, ९८४, ९८५, ९८६, ९८७, ९८८, ९८९, ९९०, ९९१, ९९२, ९९३, ९९४, ९९५, ९९६, ९९७, ९९८, ९९९, १०००

		(ii)- Asha Serthi w/o Shri Kamlesh Sethi (iii)- M/S SETHI AGRITECH PVT LTD Granted to- M/S SETHI AGRITECH PVT LTD
3.1	NATURE OF IMMOVABLE 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- 874 and 875 of Village- Dondwada, Rajaswa Nirishak Mandal Chalgoaon makhan, tehsil- khandwa distt- Khandwa MP, admeasuring area-13300 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 -Plot No- All those piece and parcels of Land and building Situated at Diverted Land of Survey no- 874 and 875 of Village- Dondwada, Rajaswa Nirishak Mandal Chalgoaon makhan, tehsil- khandwa distt- Khandwa MP, admeasuring area-13300 sqmtr .</u>
3.4	Extent of property	
3.5	Name/s of the Owners/s	,(i)- Asha Serthi w/o Shri Kamlesh Sethi
3.6	Nature of ownership	ownership
	1 - Freehold	Freehold

डॉ. राजेश जैन
वनत लायर/ अधिकृत एडवोकेट
अभियंता वकिल

	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)	---
4.	Tracing of title	<p>Description of Chain of title from the year 2022 - up to -2023-24 to the latest deed</p> <p>This is the supplementary search Report and previous title report is already submitted on year by Bank Panel Lawyer -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- Said Property bearing - <u>All those piece and parcels of Land and building Situated at Diverted Land of Survey no- 874 and 875 of Village- Dondwada ,Rajaswa Nirishak Mandal Chalgoaon makhan ,tehsil- Khandwa</u></p>

सजय जेन
 पतन प्रयोग / अधिकृत एडवोकेट
 मुंबई नगर प्रमाणिक संकेत

distt- Khandwa MP ,admeasuring area-13300 sqmtr . He/She has been purchased and got the property through registered sale deed No- **Original Registered Sale Deed** bearing registration No- **1A/6446 Dated- 31.03.2010** 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- 14.07.2023
(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- II ,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**

The said property can be mortgaged/re-mortgaed and charge can be enhanced on it,

डी. राजय जेन
जनम नाम / अधिकृत एड
न नोक ऑफिस

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

6 **List of encumbrances**

(1)-Nature of encumbrances

- // Charge under contrect
- // Mortgage
- // Negetive lien
- // Leas/tenancy
- // Right of Maintenance/ reversion
- // Charge by operation of law
- // Preemption right
- // Right to specific performance under an agreement to sell
- // Liens/first change under laws
- // Right of reversion to Government

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)

SRO- Khandwa MP

डॉ. राजय जे
मल / अपर / अधिकृत (सर्वकार)
मल / अपर / अधिकृत (सर्वकार)

<p>// 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>Mortgage Self-</p> <p>(i)- Shri Kamlesh Sethi S/o Shri Manakchand Sethi</p> <p>(ii)- Asha Serthi w/o Shri Kamlesh Sethi</p> <p>(iii)- M/S SETHI AGRITECH PVT LTD</p> <p>Granted to- M/S SETHI AGRITECH PVT LTD</p> <p>PVT LTD</p>
<p>7</p> <p>View on encumbrances 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 UBI Branch- Sindhi Colony, Indore MP</p>
<p>8</p> <p>Regulatory Issues. Clearly provide the following details</p> <p>// Whether the property is affected by Land Ceiling Law -</p> <p>// Whether the property is affected by Land fragmentation</p>	<p>Not Applicable Property is not subject to any regulatory issue.</p>

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वनल माधर / अधिकृत एडवोकेट
मुंबई वॉल ऑफ इंडिया

Law -

|| Whether the property is affected by Forest Law -

|| Whether the property is affected by Planning Law -

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

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

|| Whether the property is affected by Environment Law -

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

||| 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.

9 **Views on regulatory hurdles**

If the property is affected by regulatory issues the Advocate has to give a clear view as to:

|| How far such an encumbrance would affect the

Not Applicable

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पत्रिका संपादक सं. ३३

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

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)

SRO- Khandwa MP

granted by the UBI Branch- Sindhi Colony, Indore MP

डॉ. राजय जेन
केनल क्लर्क / अधिकृत ए
कर्मिणन बंक ऑफ इंड

<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(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 01 years - 20223-24 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</p> <p>No Mortgage entries in favour of owners /Applicant are traced during the search period, except the mortgage Charge of UBI Branch- Sindhi Colony Indore MP</p>
<p>2 List of further documents called</p>	<p>NA</p>
<p>3 Whether the documents examined are duly stamped as Per the Stamp Act.</p>	<p>Yes The deeds is validly executed adequately stamped and duly Registered for a consideration</p>
<p>14 Whether the Registration endorsements are in order</p>	<p>Yes. in office of sub-registrar Khandwa</p>
<p>15 - Certificate of examination</p>	<p>I Dr. Sanjay Jain Advocate certify that I have examined each and every pageThe documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious.</p>
<p>16 Certificate of title</p>	<p>I Dr. Sanjay Jain Advocate certify thatThe title to the property of the borrowerIs clear and marketable without anyfurther Act on the port of mortgager)</p> <p>& That the title to the property of the borrower Is clear and marketable) without any further Act on the port of borrower.</p> <p>The said property is mortgaged (for security of the credit facilities granted by the UBI Branch- Sindhi Colony, Indore MP</p>


 डॉ. मजय जन
 नमन नगर / अहमदनगर
 मजय नगर, अहमदनगर

	<p>Registered Declaation MP219262023A12136616 Dated- 14.07.203 (P-21.07.2023) SRO- Khandwa MP</p>
<p>17 List of the documents to be deposited for creating the Mortgage by deposit of title deeds.</p>	<p>relevant documents of the said property is still in the custody of the the UBI Branch Sindhi Colony Indore MP</p> <p>(A)-registered deed no</p> <p>(i)- Original Registered Sale Deed bearing registration No- 1A/3656 Dated- 30.11.2009 at SRO Khandwa</p> <p>(ii)- Original Registered Sale Deed bearing registration No- 1A/3655 Dated- 30.11.2009 at SRO Khandwa</p> <p>(iii)- Original Registered Sale Deed bearing registration No- 1A/6526 Dated- 19.01.2012 at SRO Khandwa</p> <p>(iv)- Original Registered Sale Deed bearing registration No- 1A/6446 Dated- 31.03.2010 at SRO Khandwa</p> <p>(v)- Original Registered Sale Deed bearing registration No- 1A/582 Dated- 24.05.2013 at SRO Khandwa</p> <p>(B)- <u>Declaration EM Registration Certificate - Registered Declaation</u> MP219262023A12136616 Dated- 14.07.203 (P-21.07.2023) SRO- Khandwa MP</p> <p>In addition to it, (1)- Upto -date property tax payment receipt,- year-2023-24</p>

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यूनियन बैंक ऑफ इंडिया

		(2)- Affidavit of the said owner, be obtained. Year-2023-24 This is to certify that the above document If taken would create valid mortgage by deposit title deeds. valid mortgage by deposit title deeds.
18	Any other suggestion or Advise to protect the security Interest of the Bank.	- Spot inspection should be taken & confirm the aforesaid boundaries

Sub registrar office Recept. Date 08.09..2023

Place- Indore

Thanking You

Yours faithfully
 डी. राजेश जैन
 कानून वस्यर/अधिकृत एडवोकेट
 यूनियन बैंक ऑफ इंडिया