

# VIKRAM BHATIA

M.Com. LL.B. (Hons.)



☎: 094799-61660, 093032-31660  
244, Goyal Nagar, Kanadiya Road,  
INDORE – 452 018 (M.P.)  
Email: vikramveerbhatia@rediffmail.com

## ADVOCATE

(1)

Law Division Circular No. 7/Law/2014 Dt. 30.01.2014 in Super Session of Law Division Circular No: 13 /Law/2013 Dated 18.06.2013.

**ANNEXURE – IV**

June 8, 2017

To,  
The Chief Manager,  
**Punjab National Bank,**  
Manoramaganj Branch,  
INDORE (M.P.).

### **SPECIAL REPORT ON TITLE**

**Re: Property situated at Diverted Land bearing Survey No. 72/1 Part after Sub-division 72/1, Village Muradpura, Patwari Halka No. 40 New No. 85, Tehsil Depalpur, District Indore (M.P.) having area 0.104 Hectare.**

**Belonging to: M/s Premier Products (A Partnership Firm) having Office at 72/1, Muradpura, Dhar Road, Near Kalaria, Tehsil Depalpur, District Indore (M.P.).**

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
(A)	<b>PARTICULARS</b>	
1.	Name of the Borrower with address:	M/s Premier Products (A Partnership Firm) having Office at 72/1, Muradpura, Dhar Road, Near Kalaria, Tehsil Depalpur, District Indore (M.P.).
2.	Name of the person offering Mortgage with parentage/constitution and address	--do--
3.	Details of the property to be mortgaged  (A) As per title deed.  (B) As per present Position	Diverted Land bearing Survey No. 72/1 Part after Sub-division 72/1, Village Muradpura, Patwari Halka No. 40 New No. 85, Tehsil Depalpur, District Indore (M.P.) having area 0.104 Hectare.  <u>Boundaries:</u> East: Remaining Land of Survey No. 72/1 West: Remaining Land of Survey No. 72/1 North: Remaining Land of Survey No. 72/1 South: Exit Rough Path  <u>Note:</u> Spot Inspection should be carried out by the Bank to verify the location, area, boundaries & possession of the property.
(B)	<b>INVESTIGATIONS</b>	
1.	Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)	

1. Photocopy of Revenue Form P-II for the year 1985-86 to 2015-16.

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(2)

2. Photocopy of Revenue Form B (1) for the year 2014-15 to 2015-16.
3. Certified True Copy of Regd. Sale Deed No. 1A/1576 Dt. 27.11.2006 by Gitabai D/o Shri Kanhaiyalal Dhakad fvg. Shri Jeevan Singh Gari (Re: Land bearing Survey Nos. 72/1 (1.084 Hect.) & 75/2 (0.765 Hect.), Village Muradpura, Tehsil Depalpur, District Indore (M.P.) having total area 1.849 Hectare).
4. Certified True Copy of Regd. Sale Deed No. 1A/362 (17) Dt. 08.04.2010 by Shri Jeevan Singh Gari fvg. Smt. Isha Raoka.
5. Certified True Copy of Regd. Sale Deed No. 1A/6515 (17) Dt. 16.01.2012 by Smt. Isha Raoka fvg. Shri Neeraj Wadhvani.
6. Original with Certified True Copy of Regd. Sale Deed No. 1A/2495 (1/4) Dt. 16.01.2012 by Shri Neeraj Wadhvani fvg. M/s Premier Products (A Partnership Firm) through its Partners Shri Jai Chordia & Smt. Anjali Dasundi.
7. Photocopy of Deed of Partnership Dt. 08.05.2015 of M/s Premier Products.
8. Photocopy of Deed of Reconstitution of Partnership Dt. 03.11.2016 of M/s Premier Products.
9. Original Bhū-Adhikar Avam Rin Pustika No. L J – 306046 - M/s Premier Products (A Partnership Firm).
10. Original Layout Plan Approval with Memo No. 3314 Dt. 02.05.2017 by Joint Director, Town & Country Planning Department, Indore.
11. Certified True Copy of Diversion Order Dt. 27.05.2017 passed by S.D.O. (Rev.), Depalpur, District Indore in Case No. 91/A-2/2016-17 u/s 172 (1) of M.P.L.R.C., 1959 under the terms & conditions contained therein.
12. Original sanctioned Map with No Objection Certificate No. 294 Dt. 06.05.2017 by Gram Panchayat Galonda.
13. Original Authority Letter issued by all the partners of M/s Premier Products (A Partnership Firm) authorizing partner/s to execute & sign loan/security documents and mortgage firm's property in favour of the Punjab National Bank, Manoramaganj Branch, Indore on behalf of the firm to avail Loan/Credit facility.
14. Photocopy of Diversion Tax, Panchayat Upkar & Premium Payment Challan No. 27 paid on 31.03.2017 up to the year 2017-18.
15. An Affidavit of mortgagor as enclosed.

2.	Whether certified copies have been obtained from the Registrar's office.	Yes.
3.	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Yes compared with the certified copies and raise no doubt or suspicion.
4.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes.
5.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes.

*Handwritten signature*





(3)

6.	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes.
7.	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes.
8.	Whether the property has been mutated in the name of the person offering the mortgage?	Yes.
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes.
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes).	No.
11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	Not Applicable.
12.	Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Yes.
13.	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Not Applicable.
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	Not Applicable.
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Not Applicable.
16.	In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	Not Applicable.
17.	What is the rate of sharing of	Not Applicable.



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## ADVOCATE

(4)

	unearned income with lessor, in the event of sale of the property?	
18.	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Not Applicable.
19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Not Applicable.
20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	An Affidavit in this regard should be taken from mortgagor.
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	Not Applicable.
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)	Not Applicable.

DATE: 08.06.2017

PLACE: INDORE

  
( VIKRAM BHATIA )  
ADVOCATE



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**ADVOCATE**

(5)

ANNEXURE - V

**CERTIFICATE**

**ENTRY SERIAL NO. 1109/REGISTER NO. 1 OF YEAR 2017-18**

(Counsel to give serial no. to the certificate as entered in register of searches maintained by him)

DATE: June 8, 2017

To,  
The Chief Manager,  
**Punjab National Bank,**  
Manoramaganj Branch,  
INDORE (M.P.).

**Opinion on investigation of title and obtaining of search report in respect of:**  
Diverted Land bearing Survey No. 72/1 Part after Sub-division 72/1, Village Muradpura,  
Patwari Halka No. 40 New No. 85, Tehsil Depalpur, District Indore (M.P.) having area  
0.104 Hectare.

**Belonging to: M/s Premier Products (A Partnership Firm).**

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars- number, date and page particulars etc., as shown in the original title deed (favouring present owner) and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this Certificate.

I further certify that the photograph of previous owner and of present owner affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

- 1.
- 2.

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed hereto, conducted by me, for the period from 2004-05 to 2017-18 as maintained & available does not disclose any encumbrances/disclose encumbrances as stated therein.

I have not given /have given opinion earlier on investigation of title relating to the same property as detailed hereunder: **Not Applicable**

- (a) Name of lender-
- (b) Date of opinion & reference no. (If any)
- (c) Remarks –

I find no defects in the title of the person offering mortgage:-



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(6)

I hereby certify that M/s Premier Products (A Partnership Firm) has a clear, valid and marketable title over the above said property & he/she will be competent to create the mortgage.

The valid mortgage can be created by deposit of the **following** original title deed  
The said title deeds are Original and genuine and are not duplicate or fake as observed by me—

1. Photocopy of Revenue Form P-II for the year 1985-86 to 2015-16.
2. Photocopy of Revenue Form B (1) for the year 2014-15 to 2015-16.
3. Certified True Copy of Regd. Sale Deed No. 1A/1576 Dt. 27.11.2006 by Gitabai D/o Shri Kanhaiyalal Dhakad fvg. Shri Jeevan Singh Gari (Re: Land bearing Survey Nos. 72/1 (1.084 Hect.) & 75/2 (0.765 Hect.), Village Muradpura, Tehsil Depalpur, District Indore (M.P.) having total area 1.849 Hectare).
4. Certified True Copy of Regd. Sale Deed No. 1A/362 (17) Dt. 08.04.2010 by Shri Jeevan Singh Gari fvg. Smt. Isha Raoka.
5. Certified True Copy of Regd. Sale Deed No. 1A/6515 (17) Dt. 16.01.2012 by Smt. Isha Raoka fvg. Shri Neeraj Wadhvani.
6. Original with Certified True Copy of Regd. Sale Deed No. 1A/2495 (1/4) Dt. 16.01.2012 by Shri Neeraj Wadhvani fvg. M/s Premier Products (A Partnership Firm) through its Partners Shri Jai Chordia & Smt. Anjali Dasundi.
7. Photocopy of Deed of Partnership Dt. 08.05.2015 of M/s Premier Products.
8. Photocopy of Deed of Reconstitution of Partnership Dt. 03.11.2016 of M/s Premier Products.
9. Original Bhu-Adhikar Avam Rin Pustika No. L J – 306046 - M/s Premier Products (A Partnership Firm).
10. Original Layout Plan Approval with Memo No. 3314 Dt. 02.05.2017 by Joint Director, Town & Country Planning Department, Indore.
11. Certified True Copy of Diversion Order Dt. 27.05.2017 passed by S.D.O. (Rev.), Depalpur, District Indore in Case No. 91/A-2/2016-17 u/s 172 (1) of M.P.L.R.C., 1959 under the terms & conditions contained therein.
12. Original sanctioned Map with No Objection Certificate No. 294 Dt. 06.05.2017 by Gram Panchayat Galonda.
13. Original Authority Letter issued by all the partners of M/s Premier Products (A Partnership Firm) authorizing partner/s to execute & sign loan/security documents and mortgage firm's property in favour of the Punjab National Bank, Manoramaganj Branch, Indore on behalf of the firm to avail Loan/Credit facility.
14. Photocopy of Diversion Tax, Panchayat Upkar & Premium Payment Challan No. 27 paid on 31.03.2017 up to the year 2017-18.
15. An Affidavit of mortgagor as enclosed.

PLACE: INDORE

DATE: 08.06.2017

- Encl: 1. Special Report  
2. Chain of Title  
3. Search Report  
4. Certified True Copy of Title Deed & link deeds.  
5. Search Fee Receipts Sub-Registrar Indore & Depalpur.

( VIKRAM BHATIA )  
ADVOCATE



**SEARCH REPORT**

**Account:** M/s Premier Products (A Partnership Firm).  
**BO:** Manoramaganj, INDORE (M.P.).

Search report relates to searches made in:

(a)	Sub Registrar Office	Office of the Sub-Registrar, Indore & Depalpur.
(b)	Registrar of Companies	Not Applicable
(c)	Courts	Not Applicable
(d)	Other offices	Not Applicable
	(a) Office of the Co-operative Society	--
	(b) _____ Development Authority (DDA/HUDA/and the like)	--
(e)	<b>Any other documents</b>	
	(i) Receipt for payment of Municipal Taxes etc.	Property situated in Gram Panchayat Periphery.
1.	<b>Sub Registrar /Registrar of Assurance Office</b>	
	The encumbrance certificate was obtained from the Sub Registrar, _____ for the period from _____ to _____ and the same disclosed following encumbrances (Certificate enclosed): (If there is no system of issue of encumbrance certificate in the office of Sub registrar, it be stated accordingly)	Not obtained. Search has been carried out personally.
2.	Besides obtaining <b>encumbrance certificate from the Sub Registrar</b> , personal search was carried out by me for the purpose. Inspection was made on 08.06.2017 for the period from 2004-05 to 2017-18 as maintained & available at the following sub registrar / offices:- (a) Sub-Registrar, Office, Indore. (b) Sub-Registrar, Office, Depalpur.	Search Fee Receipt enclosed.
	The search report disclosed the followings encumbrances: -	

**FLOW OF TITLE**

**The present owner derives its title over property (to be mortgaged) as under:**

1. That, as per information and documents made available to me, I find that Sushri Gitabai Dhakad D/o Shri Kanhaiyalal Dhakad had owned & possessed Land bearing Survey Nos. 72/1 (1.084 Hect.) & 75/2 (0.765 Hect.), Village Muradpura, Patwari Halka No. 40, Tehsil Depalpur, District Indore (M.P.) having total area 1.849 Hectare as recorded Bhumiswami as is evident from Revenue Form P-II for the year 1985-86 to 2004-05 having Bhu-Adhikar Avam Rin Pustika No. N-42972.

*nt*





(8)

2. That, by a Regd. Sale Deed No. 1A/1576 (Sub-Registrar Depalpur) Dt. 27.11.2006 Sushri Gitabai Dhakad D/o Shri Kanhaiyalal Dhakad had sold the said Land bearing Survey Nos. 72/1 (1.084 Hect.) & 75/2 (0.765 Hect.), Village Muradpura, Patwari Halka No. 40, Tehsil Depalpur, District Indore (M.P.) having total area 1.849 Hectare to Shri Jeevan Singh Gari S/o Shri Rameshwar Gari and the same has been mutated in revenue records in his name on 22.12.2008 as is evident from Mutation Register (Amendment Register) Dt. 22.12.2008 for the year 2008 & Revenue Form P-II for the year 2005-06 to 2009-10.
3. That, by a Regd. Sale Deed No. 1A/362 (17) Dt. 08.04.2010 Shri Jeevan Singh Gari had sold Western Part of Land bearing Survey No. 72/1, Village Muradpura, Patwari Halka No. 40, Tehsil Depalpur, District Indore (M.P.) having area 0.542 Hectare to Smt. Isha Raoka W/o Shri Sumit Raoka and the same has been mutated in revenue records in her name as is evident from Revenue Form P-II for the year 2005-06 to 2009-10 and Bhu-Adhikar Avam Pustika No. L H - 507137 has been issued in her favour.
4. That, by a Regd. Sale Deed No. 1A/6515 (17) Dt. 16.01.2012 Smt. Isha Raoka had sold the said land to Shri Neeraj Wadhvani S/o Shri Mukesh Wadhvani and the same has been mutated in revenue records in his name as is evident from Revenue Form P-II for the year 2010-11 to 2013-14 and Bhu-Adhikar Avam Rin Pustika No. L J - 256553 has been issued in his favour and after Sub-division New Separate Survey No. 72/1 has been given to the said land.
5. That, by a Regd. Sale Deed No. 1A/2495 (1/4) Dt. 16.01.2012 Shri Neeraj Wadhvani had sold a portion out of the said Land bearing Survey No. 72/1, Village Muradpura, Patwari Halka No. 40 New No. 85, Tehsil Depalpur, District Indore (M.P.) having area 0.104 Hectare to M/s Premier Products (A Partnership Firm) through its Partners Shri Jai Chordia & Smt. Anjali Dasundi for a consideration of Rs. 5,72,000/- and the same has been mutated in revenue records in its favour as is evident from Revenue Form P-II for the year 2014-15 to 2015-16, Revenue Form B (1) for the year 2014-15 to 2015-16 & Additional Tehsildar, Tappa Depalpur, Tehsil Depalpur, District Indore had issued Bhu-Adhikar Avam Rin Pustika No. L J – 306046 in its favour and after Sub-division New Separate Survey No. 72/1 has been given to the said land.

*Handwritten signature of Vikram Bhatia*







(9)

6. That, "M/S PREMIER PRODUCTS" is a Partnership Firm initially formed by Shri Jai Chordia S/o Shri Rajesh Chordia, Shri Pratik Dalal S/o Shri Kanak Dalal, Shri Anshul Chouhan S/o Shri Suresh Chouhan, Smt. Anjali Dassundi W/o Shri Ajay Singh Dassundi vide Deed of Partnership Dt. 08.05.2015 and thereafter on 03.11.2016 out of the said partners Shri Jai Chordia S/o Shri Rajesh Chordia, Shri Pratik Dalal S/o Shri Kanak Dalal had decided to retire from the said partnership & Shri Bhupesh Soni S/o Late Shri Ramniklal Soni, Smt. Nidhi Dassundi W/o Shri Arjun Singh Dassundi & Smt. Priyanka Bhardwaj W/o Shri Sandeep Bhardwaj had entered as new partners in the said firm vide Deed of Reconstitution of Partnership Dt. 03.11.2016 to carry on business of Trading activity and Manufacturing of Industrial supplies or any other allied business or other businesses determined to be carried on from time to time by mutual consent of all the partners on proportionate basis as follows- Shri Anshul Chouhan - 32%, Shri Bhupesh Soni – 12%, Smt. Anjali Dassundi – 12%, Smt. Nidhi Dassundi – 32% & Smt. Priyanka Bhardwaj – 12% on the terms & conditions contained therein.
7. That, the said firm in order to develop the said land for Industrial purpose had got following permissions/orders/approvals/sanctions from various Government Departments & other concerning authorities:
1. Layout Plan Approval vide Memo No. 3314 Dt. 02.05.2017 by Joint Director, Town & Country Planning Department, Indore.
  2. Diversion Order Dt. 27.05.2017 passed by S.D.O. (Rev.), Deopalpur, District Indore in Case No. 91/A-2/2016-17 u/s 172 (1) of M.P.L.R.C., 1959 under the terms & conditions contained therein.
  3. Sanctioned Map vide No Objection Certificate No. 294 Dt. 06.05.2017 by Gram Panchayat Galonda for G+1 Floors for Industrial purpose on the terms & conditions contained therein.
8. That, the said firm had paid Diversion Tax, Panchayat Upkar & Premium for the said property up to the year 2017-18 vide Challan No. 27 on 31.03.2017.
9. Thus, considering above, in my opinion M/s Premier Products (A Partnership Firm) became the owner of Diverted Land bearing Survey No. 72/1 Part after Sub-division 72/1, Village Muradpura, Patwari Halka No. 40 New No. 85, Tehsil Deopalpur, District Indore (M.P.) having area 0.104 Hectare.





(10)

3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: -

The search made out in the office of Registrar of Companies disclosed:-

ROC	INFORMATION
Not Applicable.	

4. Inspection of Court records disclosed: -  
 (This may detail Suit pending, Decrees, Attachment before Judgment Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order
Not Applicable.		

5. Searches made / Inspections carried out in the following offices disclosed:

Office	Date of search / Inspection	Information
Office of the Sub-Registrar, Depalpur & Indore.	08.06.2017	The Search has been carried out for last 13 years from 2004-05 to 2017-18 as maintained & available.

6. A study of the following documents disclosed:

1. Certified True Copy of Revenue Form P-II for the year 1985-86 to 2015-16.
2. Certified True Copy of Revenue Form B (1) for the year 2014-15 to 2015-16.
3. Certified True Copy of Regd. Sale Deed No. 1A/1576 Dt. 27.11.2006 by Gitabai D/o Shri Kanhaiyalal Dhakad vfg. Shri Jeevan Singh Gari (Re: Land bearing Survey Nos. 72/1 (1.084 Hect.) & 75/2 (0.765 Hect.), Village Muradpura, Tehsil Depalpur, District Indore (M.P.) having total area 1.849 Hectare).
4. Certified True Copy of Mutation Register (Amendment Register) Dt. 22.12.2008 for the year 2008.
5. Original with Certified True Copy of Regd. Sale Deed No. 1A/362 (17) Dt. 08.04.2010 by Shri Jeevan Singh Gari vfg. Smt. Isha Raoka.
6. Original with Certified True Copy of Regd. Sale Deed No. 1A/6515 (17) Dt. 16.01.2012 by Smt. Isha Raoka vfg. Shri Neeraj Wadhvani.
7. Original Bhu-Adhikar Avam Rin Pustika No. L J - 256553 - Shri Neeraj Wadhvani.
8. Original with Certified True Copy of Regd. Sale Deed No. 1A/2495 (1/4) Dt. 16.01.2012 by Shri Neeraj Wadhvani vfg. M/s Premier Products (A Partnership Firm) through its Partners Shri Jai Chordia & Smt. Anjali Dasundi.
9. Original Bhu-Adhikar Avam Rin Pustika No. L J - 306046 - M/s Premier Products (A Partnership Firm).
10. Original Deed of Partnership Dt. 08.05.2015 of M/s Premier Products.

*Handwritten signature/initials*



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11. Original Deed of Reconstitution of Partnership Dt. 03.11.2016 of M/s Premier Products.
12. Original Layout Plan Approval with Memo No. 3314 Dt. 02.05.2017 by Joint Director, Town & Country Planning Department, Indore.
13. Certified True Copy of Diversion Order Dt. 27.05.2017 passed by S.D.O. (Rev.), Depalpur, District Indore in Case No. 91/A-2/2016-17 u/s 172 (1) of M.P.L.R.C., 1959 under the terms & conditions contained therein.
14. Original sanctioned Map with No Objection Certificate No. 294 Dt. 06.05.2017 by Gram Panchayat Galonda.
15. Original Diversion Tax, Panchayat Upkar & Premium Payment Challan No. 27 paid on 31.03.2017 up to the year 2017-18.

Defects noticed are indicated in the Certificate given by me.

PLACE: INDORE

DATE: 08.06.2017

  
( VIKRAM BHATIA )  
ADVOCATE





Serial No. 9698/10  
Date: 2 MAY 2018

**SWORN BEFORE THE NOTARY PUBLIC, INDORE (M.P.)  
AFFIDAVIT-CUM-UNDERTAKING**

We,

1. **Anshul Chouhan S/o Shri Suresh Chouhan** Age – 26 Years, Occupation – Business, PAN: AOEPCC0587J, R/o D.F. 56, Scheme No. 74-C, Vijay Nagar, Indore (M.P.)
2. **Bhupesh Soni S/o Shri Ramniklal Soni** Age – 40 Years, Occupation – Business, PAN: ARYPS6799P, Mobile No. 8435501867, R/o 2900, Sector-E, Sudama Nagar, Indore (M.P.)
3. **Smt. Anjali Dassundi W/o Shri Ajay Singh Dassundi** Age – 36 Years, Occupation – Business, R/o 1437, Scheme No. 114 Part-I, Vijay Nagar, Indore (M.P.)
4. **Smt. Nidhi Dassundi W/o Shri Arjun Singh Dassundi** Age – 35 Years, Occupation – Business, R/o 1437, Scheme No. 114 Part-I, Vijay Nagar, Indore (M.P.)
5. **Smt. Priyanka Bhardwaj W/o Shri Sandeep Bhardwaj** Age – 33 Years, Occupation – Business, R/o 1625, Scheme No. 114 Part-I, Vijay Nagar, Indore (M.P.)

Partners of **M/s Premier Products** (A Partnership Firm) do hereby solemnly affirm and state on oath as follows:

1. That, we are carrying out business of Trading activity and Manufacturing of Industrial supplies or any other allied business on (Shri Anshul Chouhan - 32%, Shri Bhupesh Soni – 12%, Smt. Anjali Dassundi – 12%, Smt. Nidhi Dassundi – 32% & Smt. Priyanka Bhardwaj – 12%) proportionate basis in partnership under the name & style of **M/s PREMIER PRODUCTS** (hereinafter referred as “**the firm**”) vide Partnership Deed Dt. 03.11.2016 and we are authorized to mortgage the firm’s property (mentioned herein below) with the Bank and to execute, sign mortgage documents and also competent to swear this affidavit on behalf of the firm.

2. That, the firm has applied to **Punjab National Bank, Manoramaganj Branch, Indore** for availing additional loan/credit facility from the Bank and to secure the repayment of loan, the firm is ready to further mortgage its immovable property situated at Diverted Land bearing Survey No. 72/1 Part after Sub-division 72/1, Village Muradpura, Patwari Halka No. 40 New No. 85, Tehsil Depalpur, District Indore (M.P.) having area 0.104 Hectare.

Boundaries:  
East: Remaining Land of Survey No. 72/1  
West: Remaining Land of Survey No. 72/1  
North: Remaining Land of Survey No. 72/1  
South: Exit Rough Path  
(Hereinafter referred to as the “**said property**”).

SWORN BEFORE ME

MOHAN PAI  
NOTARY DISTT INDORE  
M.P. GOVT

Anshul  
Bhupesh  
Anjali  
Priyanka

Anshul  
Priyanka  
Bhupesh  
Anshul  
Anjali

(2)

3. That, the said property has been purchased by the firm by way of Regd. Sale Deed No. 1A/2495 (1/4) Dt. 16.01.2012 from Shri Neeraj Wadhvani for a consideration of Rs. 5,72,000/- and the same has been mutated in revenue records in its favour & Additional Tehsildar, Tappa Depalpur, Tehsil Depalpur, District Indore had issued Bhu-Adhikar Avam Rin Pustika No. L J – 306046 in its favour and after Sub-division New Separate Survey No. 72/1 has been given to the said land and since the date of purchase, the said property is in exclusive & uninterrupted ownership & possession of the firm. That, the said firm in order to develop the said land for Industrial purpose had got following permissions/orders/approvals/sanctions from various Government Departments & other concerning authorities: (a) Layout Plan Approval vide Memo No. 3314 Dt. 02.05.2017 by Joint Director, Town & Country Planning Department, Indore, (b) Diversion Order Dt. 27.05.2017 passed by S.D.O. (Rev.), Depalpur, District Indore in Case No. 91/A-2/2016-17 u/s 172 (1) of M.P.L.R.C., 1959 under the terms & conditions contained therein & (c) Sanctioned Map vide No Objection Certificate No. 294 Dt. 06.05.2017 by Gram Panchayat Galonda for G+1 Floors for Industrial purpose on the terms & conditions contained therein, the said firm had paid Diversion Tax, Panchayat Upkar & Premium for the said property up to the year 2017-18 vide Challan No. 27 on 31.03.2017 and the construction raised/to be raised thereon is/shall be strictly in accordance with the sanctioned Map and we hereby declare that there is/shall be no illegal construction and by an **E-Regd. Declaration No. MP179142017A1309496 Dt. 09.06.2017** M/s Premier Products (A Partnership Firm) had mortgaged its said property with **Punjab National Bank, Manoramaganj Branch, Indore** by deposit of original title deeds of their favour as security towards the **Term Loan & Cash Credit Limit aggregating to Rs. 3,30,00,000/-** availed by the borrower. That, now the borrower firm has applied to the Bank to avail further loan/credit facility and we are ready to mortgage the said property as continuing security by constructively deposit of original title deeds under which the firm derived its clear and marketable title thereon for existing as well as future loan/credit facility.

4. That, we also hereby declare on behalf of the firm that the said property is till this day free from all kinds of encumbrances except as said above. The said property or any part thereof is not subject to any lispendens or attachment or any other process issued by any court or authority. The firm has not created any lease or trust in respect thereof and no suit or claim has arisen against the firm in respect of the said property or any part thereof. All rents lease premium tax including Income Tax, Sales Tax, Corporation Tax,

*Handwritten signatures:*  
Anil  
Ajay  
Anjali  
Prityanley

*Stamp:*  
M. P. C. O.

*Stamp:*  
WORN BEFORE ME  
MUNICIPAL  
OFFICE DISTT INDORE  
M. P. GOVT

*Handwritten signatures at bottom:*  
Ajay  
Prityanley  
Anil  
Ajay  
Anjali

(3)

Diversion Tax etc. required to be paid for the said property have been paid till date. No recovery proceedings are pending against us/firm in respect of Sale Tax / Income Tax or any other kinds of Taxes, dues and duties.

5. That, till today the said property is in exclusive and uninterrupted ownership & possession of the firm and no adverse claim against the firm in respect of the said property nor the firm has created till this day any mortgage, lien or charge or any kind of encumbrances, whatsoever on the said property except as said above.

6. That, the documents of title and various sanctions & permissions, which have been submitted by us with the Panel Lawyer of the Bank for scrutiny of title in respect of aforesaid property, are true copies / photocopies of their respective originals and are genuine in all respects and no information has been suppressed or misrepresented before the Panel Lawyer of the Bank. If any fabrication or misrepresentation or suppression in the said documents is found at any stage in future or the copies submitted by us do not tally with their respective originals, we & the firm shall be entirely liable for all the consequences of the same and we & the firm shall indemnify the Bank and its Panel Lawyer in all respects.

7. That, we have full rights and good title and absolute authority to mortgage the said property on behalf of the firm with the Bank and we are not aware of any act, deed, matter or things or circumstances which could have prevented the firm from assigning the said property by way of mortgages by deposit of title deeds to the Bank.

8. That till today the firm has not agreed with anybody to transfer or transferred the said property or any part thereof by way of sale, gift, lease, mortgage and charge or in any other form except as said above.

9. That, relying on our above representations, the Bank has agreed to provide loan / credit facility to the firm secured inter alia, by mortgage of the aforesaid property. We shall be fully responsible if any loss is caused to the Bank due to concealment of facts on our part.

WITNESSED BEFORE ME

MOHAN PAI  
NOTARY DISTT INDORE  
M. P. GOVT

with

Priyanka

Tsai

Chauhan

Anjali

(4)

10. That, we and the firm shall abide by all the terms and conditions of the Bank.

PLACE: INDORE  
DATE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature of the Deponent/s,

**// VERIFICATION //**

We, the above named deponents do hereby verify & declare on oath that the contents of above affidavit from paragraph 1 to end are true and correct to the best of my personal knowledge and belief. Nothing stated therein is false and no relevant facts are suppressed.

PLACE: INDORE  
DATE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature of the Deponent/s,



I know & identify the deponent/s.

Signature .....

Name:

Father's Name:

Address:

**SWORN BEFORE ME**  
*[Signature]*  
**MOHAN PAL**  
**NOTARY DISTT INDORE**  
M.P. GOVT