

**TITLE REPORT
And
SEARCH REPORT
OF
PROPERTY**

Project Detail

**Flat No. 905-A "Ruby" "Rainbow
Residency" Situated at Land Bearing
Survey No. 148, 148/1653 and
151/1654, Snehlataganj, Tehsil and
District Indore (M.P)
Super Built-up Area: 137.42 Sq. Mtr.**




**(Kamalkant Tiwari)
Advocate**

M.A. (C.A.)
Advocate

(M)



Office: Shop No. 15 (Basement Floor) "Tulsi Complex" 44, Pardeshipura, Near Petrol Pump, Indore (M.P)
Mobile: 9425349375, 7566100321
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Annexure to LSD/CIRCULAR LETTER NO: 003/07 Dated 17.02.2007

Date: 05/10/2019

The Branch Manager
Union Bank of India "Sindhi Colony Branch"
Indore (M.P)

TITLE REPORT

Name and address of the Branch to whom the title report is given	Union Bank of India "Sindhi Colony Branch" Indore (M.P)
Name of the Account and details of the Borrower	Shri Satyam Gaur S/o Shri Sarvottam Gaur R/o 332-NX, Vishnupuri Colony, Indore (M.P.)
Full Description of the Property	Flat No. 905-A "Ruby" "Rainbow Residency" Situated at Land Bearing Survey No. 148, 148/1653 and 151/1654, Snehlataganj, Tehsil and District Indore (M.P) Super Built-up Area: 137.42 Sq. Mtr. <u>Boundaries:</u> East - Staircase West - Open North - Open South - Ruby 907-A (Spot inspection shall be carried out by authorized valuer of the Bank) Nature of ownership : Leasehold
Tracing of title	1. As per document and information made available to me, I find that Land bearing Survey No. 148, 148/1653, 151/1654, and 151/1655, Snehlataganj, Tehsil and District Indore (M.P) was in the ownership and Possession of M/s Hope Textiles Limited Indore (formerly Tha Nandlal Bhandari Mills Limited) a company incorporated under the companies Act-1956 Registered Office at 1, Snehlataganj, Indore (M.P) 2. That, thereafter M/s Hope Textiles Limited Indore (formerly Tha Nandlal Bhandari Mills Limited) a company incorporated under the companies Act-1956 Registered Office at 1, Snehlataganj, Indore (M.P) though its Executive Director Shri Kantilal Bam S/o Lt. Shri Gendalaji Bam sold the Land bearing Survey No. 148, 148/1653, 151/1654, and 151/1655, Snehlataganj, Tehsil and District Indore (M.P) Area: 3.15 Acre to Executive Engineer, Madhy Pradesh Housing Board Division No. 2 office at Shopping Complex, A.B. Road, Indore (M.P) vide Registered Sale Deeds No. A1/342 Dated: 29/05/2004 and the same was mutated in the revenue record in the name of Executive Engineer, Madhy Pradesh Housing Board Division No. 2 office at Shopping Complex, A.B. Road, Indore (M.P) its evident from the Revenue Form P-II of the Year 2015-16.

Kamalkant Tiwari
M.Com., LL.B., LL.M.
M.A. (Soc) M.B.A.(HRM)
Advocate



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To,
The Branch Manager
Union Bank of India "Sindhi Colony Branch"
Indore (M.P)

TITLE REPORT

1.	Name and address of the Branch to whom the title report is given	Union Bank of India "Sindhi Colony Branch" Indore (M.P)
2.	Name of the Account and details of the Borrower	Shri Satyam Gaur S/o Shri Sarvottam Gaur R/o 332-NX, Vishnupuri Colony, Indore (M.P.)
3.	Full Description of the Property Flat No. 905-A "Ruby" "Rainbow Residency" Situated at Land Bearing Survey No. 148, 148/1653 and 151/1654, Snehlataganj, Tehsil and District Indore (M.P) Super Built-up Area: 137.42 Sq. Mtr. <u>Boundaries:</u> East - Staircase West - Open North - Open South - Ruby 907-A (Spot inspection shall be carried out by authorized valuer of the Bank) Nature of ownership : Leasehold	
4.	Tracing of title 1. As per document and information made available to me, I find that Land bearing Survey No. 148, 148/1653, 151/1654, and 151/1655, Snehlataganj, Tehsil and District Indore (M.P) was in the ownership and Possession of M/s Hope Textiles Limited Indore (formerly Tha Nandlal Bhandari Mills Limited) a company incorporated under the companies Act-1956 Registered Office at 1, Snehlataganj, Indore (M.P) 2. That, thereafter M/s Hope Textiles Limited Indore (formerly Tha Nandlal Bhandari Mills Limited) a company incorporated under the companies Act-1956 Registered Office at 1, Snehlataganj, Indore (M.P) though its Executive Director Shri Kantilal Bam S/o Lt. Shri Gendalaji Bam sold the Land bearing Survey No. 148, 148/1653, 151/1654, and 151/1655, Snehlataganj, Tehsil and District Indore (M.P) Area: 3.15 Acre to Executive Engineer, Madhy Pradesh Housing Board Division No. 2 office at Shopping Complex, A.B. Road, Indore (M.P) vide Registered Sale Deeds No. A1/342 Dated: 29/05/2004 and the same was mutated in the revenue record in the name of Executive Engineer, Madhy Pradesh Housing Board Division No. 2 office at Shopping Complex, A.B. Road, Indore (M.P) its evident from the Revenue Form P-II of the Year 2015-16.	



"2"

3. That, thereafter in order to Develop A Project named as "Rainbow Residency" Project in the Land Bearing Survey No. 148, 148/1653 and 151/1654, Snehlataganj, Tehsil and District Indore (M.P) through Executive Engineer, Madhy Pradesh Housing Board Division No. 2 office at Shopping Complex, A.B. Road, Indore (M.P) obtained the following approvals and permissions as under:

- Permission from the office of Town and Country Planning Department vide Letter No. 6381 Dated: 07/08/2015.
- Approval from the office of Town and Country Planning Department vide Letter No. 103210 Dated: 29/12/2015.
- Prior Environmental Clearance from the office of State Environment Impact Assessment Authority M.P vide Letter No. 2708/SEIAA/2016 Dated: 25/07/2016.
- Construction Permission and Sanctioned Map from the office of Indore Municipal Corporation vide Memo No. 1873/IMC/Z03/W56/2017 Dated: 26/05/2017.
- RERA Registration vide Registration No. P-IND-17-243.

4. That, thereafter, Madhy Pradesh Housing Board Division No. 2 office at Shopping Complex, A.B. Road, Indore (M.P) through Authorized Signatory Allotted Property Situated at Flat No. 905-A "Ruby" "Rainbow Residency" Situated at Land Bearing Survey No. 148, 148/1653 and 151/1654, Snehlataganj, Tehsil and District Indore (M.P) Super Built-up Area: 137.42 Sq. Mtr. to Shri Satyam Gaur S/o Shri Sarvottam Gaur R/o 332-NX, Vishnupuri Colony, Indore (M.P.) through Allotment Letter vide No. 4290 Dated: 05/09/2019.

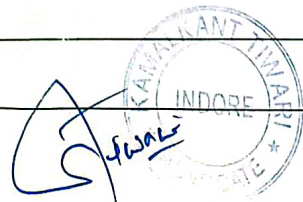
Title deeds/document details under which ownership is acquired

First owner: M/s Hope Textiles Limited Indore (formerly Tha Nandlal Bhandari Mills Limited) a company incorporated under the companies Act-1956 Registered Office at 1, Snehlataganj, Indore (M.P)

Second Owner: Executive Engineer, Madhy Pradesh Housing Board Division No. 2 office at Shopping Complex, A.B. Road, Indore (M.P) vide Registered Sale Deeds No. A1/342 Dated: 29/05/2004.

Borrower: Shri Satyam Gaur S/o Shri Sarvottam Gaur R/o 332-NX, Vishnupuri Colony, Indore (M.P.)

List of encumbrances	Not Applicable.
View on encumbrance	Not Applicable.
Regulatory Issues:	Property is not subject of any regulatory issues.
Views on regulatory hurdles	Not Applicable.



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B.A., LL.B., LL.M.
(Soc) M.B.A.(HRM)
Advocate



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- List of documents/deeds provided to the Advocate and perused by him**
1. Photocopy of Order by M.P. Government Revenue Department vide Dated: 28/01/1990.
 2. Photocopy of Registered Sale Deeds No. A1/342 Dated: 29/05/2004.
 3. Photocopy of Revenue Form P-II of the Year 2015-16.
 4. Photocopy of Permission from the office of Town and Country Planning Department vide Letter No. 6381 Dated: 07/08/2015.
 5. Photocopy of Approval from the office of Town and Country Planning Department vide Letter No. 103210 Dated: 29/12/2015.
 6. Photocopy of Prior Environmental Clearance from the office of State Environment Impact Assessment Authority M.P vide Letter No. 2708/SEIAA/2016 Dated: 25/07/2016.
 7. Photocopy of Construction Permission and Sanctioned Map from the office of Indore Municipal Corporation vide Memo No. 1873/IMC/Z03/W56/2017 Dated: 26/05/2017.
 8. Photocopy of RERA Registration Approval Status Proof vide Registration No. P-IND-17-243.
 9. Photocopy of Allotment Letter vide No. 4290 Dated: 05/09/2019.

1. 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.	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?
2. List of further documents called for, examined and perused	Not Applicable.
3. Whether the documents examined are duly stamped as per the Stamp Act	Yes documents are duly stamped.
4. Whether the Registration endorsements are in order	Yes registration endorsements are regular.
5. Certificate of examination	"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" Besides obtaining encumbrance certificate from the office of Registrar/Sub-Registrar Indore (M.P), personal search was carried out by me for the period from 2018-19 to 2019-20 (02 Years) as on Dated: 05/10/2019 vide Receipt No. 25530 at Registrar/ Sub-Registrar office Indore (M.P)

(Signature)

Kamalkant Tiwari
M.Com., LL.B., LL.M.
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6. Certificate of title

"This is to certify that the title to the property of the borrower is clear and marketable, if the following acts/deeds are done or caused to be done: -

- Lease Deed/Sale Deed to be executed in the Favor of Shri Satyam Gaur S/o Shri Sarvottam Gaur R/o 332-NX, Vishnupuri Colony, Indore (M.P.)

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

Original copy of Allotment Letter vide No. 4290 Dated: 05/09/2019.

Original copy of Letter for possession issued from Madhy Pradesh Housing Board Division No. 2 office at Shopping Complex, A.B. Road, Indore (M.P) in the favor of Borrower.

Original copy of Tri-partite Agreement to be Executed Between Madhy Pradesh Housing Board Division No. 2 office at Shopping Complex, A.B. Road, Indore (M.P) through its Authorized Signatory, Union Bank of India through its Authorized Signatory and Shri Satyam Gaur S/o Shri Sarvottam Gaur R/o 332-NX, Vishnupuri Colony, Indore (M.P.)

Original copy of New Fresh Registered Lease Deed/Sale deed to be Executed Between Madhy Pradesh Housing Board Division No. 2 office at Shopping Complex, A.B. Road, Indore (M.P) through its Authorized Signatory and Shri Satyam Gaur S/o Shri Sarvottam Gaur R/o 332-NX, Vishnupuri Colony, Indore (M.P.)

Original copy of NOC for Mortgage from the office of Madhy Pradesh Housing Board Division No. 2 office at Shopping Complex, A.B. Road, Indore (M.P) in the favor of Borrower.

Declaration and Affidavit by the Prospective Borrower.

This is to certify that the above documents if taken would create valid mortgage by deposit of title deeds"

Any other suggestion or Advise to protect the security interest of the Bank.	Not Applicable.
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Project Approved By Union Bank of India and copy of all Link Documents are ready Deposited with the Bank.

Date: 05/10/2019
Place: Indore


(KAMALKANT TIWARI)
ADVOCATE

1. Search Report.
2. Chain of Title.
3. Search Fee Receipt No.25530 Dated: 05/10/2019.