



Registration and Stamp Department
Madhya Pradesh

Registration Certificate

Registration Details

E-Registration Number	MP179132021A1226374
Registration Date	04/03/2021
Date of Printing e-Registration Certificate	05/03/2021
Market Value of Property (If Applicable)	1889210.4
Consideration / Secured / Premium Amount (Rs.)	2500000
Registration Fee (Rs.)	1000
Total Stamp Duty (Rs.)	12500
SR Name	NEETA TANWAR
SRO Name	SUB REGISTRAR OFFICE INDORE 2

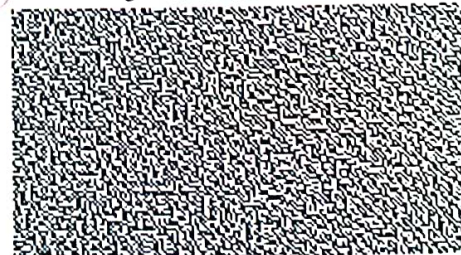
Mortgager-Self

Name
Father/Husband's Name
Address

NIRMALA MODI
LATE SHRI OMPRAKASH MODI
125, Piplia Rao, Indore M.P. , INDORE, Madhya Pradesh, INDIA

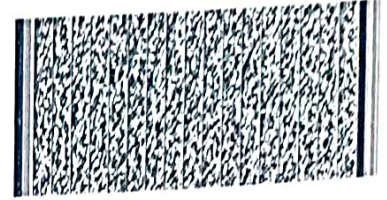
Digitally signed
by Neeta Tanwar
Date: 2021.03.05
13:29:15 IST

Signature of Sub-Registrar





Registration and Stamp Department
Madhya Pradesh



Certificate of Stamp Duty

E-Stamp Details

Stamp Code 01011704032021009560
Total E-Stamp Amount 12500
Govt. Stamp Duty (Rs.) 6250 Municipality Duty (Rs.) 0
Janpad Duty (Rs.) 6250 Upkar Amount (Rs.) 0
Exempted Amount(Rs.) 0
-Stamp Type NON-JUDICIAL
Issue Date & Time 04/03/2021 14:39:13
Service Provider or Issuer Details SSEMA TALREJA/SP011743009201500003
P/SRO/DRO/HO Details 111 KRANTI KRIPLANI NAGAR ANNAPURNA ROAD INDORE INDORE

Deed Details

Deed Type Agreement relating to Deposit of Title Deed/pawn/pledge or hypothecation
Deed Instrument the deposit of title deeds or instrument constituting or being evidence of the title to any property whatever (other than a marketable security), where such deposit has been made by way of security for the repayment of money advanced or to be advanced by way of loan or an existing or future debt.- 0.25 percent of the amount secured by such deed, subject to a maximum of five lakh rupees.

Purpose

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

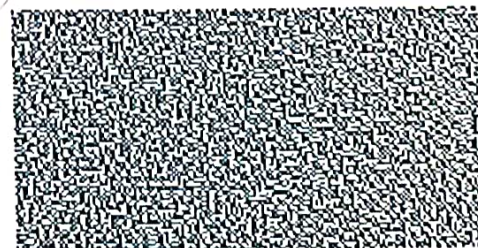
First Party Details

Name NIRMALA MODI
Address 125, Piplia Rao, Indore M.P.
Number of Persons 1

Second Party Details

Name --
Address --
Number of Persons --

DECLARATION





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

DECLARATION

I, Nirmala Modi W/o Late Shri Omprakash Modi R/o, 125, Plplia Rao, Indore M.P. do hereby declare that I have handed over and deposited Original title/Chain Title Deeds/Documents to the bank on Date: 04/03/2021 by way of Constructive Delivery for the loan (CC limit) of Rs. 25,00,000/- Rs. Twenty-Five Lakhs Only granted to M/s Nirmal Sales having Proprietor Nirmala Modi W/o Late Shri Omprakash Modi for which details of said Original title/Chain Title Deeds/Documents is described in Schedule-I pertaining to the property mentioned in Schedule-II hereunder with Union Bank of India "Sindhi colony Indore Branch" to the Chief Manager Shri Dilip Kumar Prasad to secure advance/loan facilities of which detail is mentioned as hereunder.

Loan (CC limit): Rs. 25,00,000/- Rs. Twenty-Five Lakhs Only

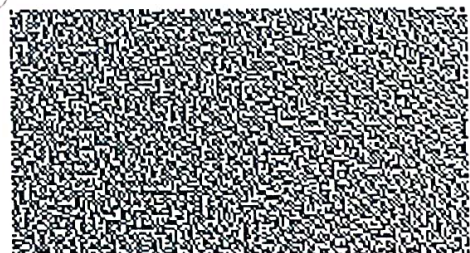
Schedule-I
(Description of Title Deed)

Original Registered Sale Deed bearing registration No. 1A/408 (16) dated 23/06/2009 at Sub-Registrar Indore in favor of Nirmala Modi W/o Late Shri Omprakash Modi.

Note: That, the same title deed mentioned in the schedule-I was already been deposited with the same Bank (Union Bank of India, Sindhi Colony Branch Indore) for the Loan granted to M/s Nirmal Sales when the said firm was operated by Late Shri Omprakash Modi as the proprietor of the same firm, and accordingly a declaration was registered at office of Sub Registrar Indore bearing Registration No. 1A/1592 dated 23/12/2009.

Then, Mr. Omprakash Modi Was demise on date 09/09/2016 in the City Indore and the said firm is now owned by Nirmala Modi W/o Late Shri Omprakash Modi as his legal and valid successor.

Therefore, this document is being registered by the said mortgagor Nirmala Modi W/o Late Shri Omprakash Modi to extend the equitable mortgage created





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

by the bank on the same property and so, there should be no legal or technical error in the said equitable mortgage should remain.

Schedule-II
(Description of the Property)

Entire Second Floor of Multistoried Building Constructed on Plot No. 125, Situated at Middle Part of Western Portion of Survey No. 111, Village Pipliarao Tehsil and District Indore M.P. admeasuring area 1100 Sq. Ft.

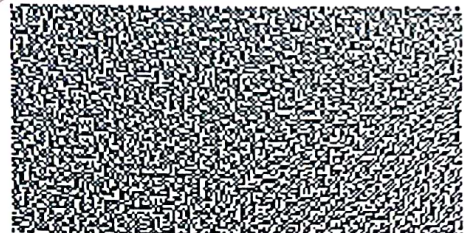
Boundaries:

East: House of Mahesh Kumar Modi on the land of same Survey Number

West: Road

North: House of Kiran Kumar Modi on the land of same Survey Number

South: House of Omprakash Modi on the land of same Survey Number



7/6, Vijay Nagar,
and G.Sachchandan Market,
INDORE (M.P.)
31- 29677

2.2021

GENERAL

Purpose for which the
made

which this property
Date of inspection
Date on which the



रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

Property Details Annexure

Property Id	1797202105538143
Property Type	BUILDING
Property Landmark : --	
Property Address : Entire Second Floor of Multistoried Building Constructed on Plot No. 125, Situated at Middle Part of Western Portion of Survey No. 111, Village Pipliarao Tehsil and District Indore	
Vikas Khand (development block) : --	
R. I. Circle : --	
Layout Details : --	
Nazool/Sheet No : --	
Plot Number : --	

Property Details - Independent Floor

District	INDORE
Tehsil	INDORE
Area Type	URBAN AREA
Governing Municipal Body : NAGAR NIGAM INDORE	
Ward : WARD NO. 74 (VISHNUPURI)	
Village/Mohalla/Colony : PIPLIYARAO A.B.ROAD SE ANDAR	
Total area of flat (sqm)	102.23
Floor Name	SECOND FLOOR
Is the building older than 20 years (sqm)	No
Whether the building is older than 20 years but less than 50 years (sqm)	No