


TITLE REPORT
&
SEARCH REPORT
OF
PROPERTY

Plot No. 16,
B.R.G. Industrial Park,
Village Malikheddi,
Teh. & Dist. INDORE (M.P.)
Plot area 6297 Sq.ft.


(Akhilesh Mishra)

ADVOCATE

TITLE REPORT

To,
The Manager,
UNION BANK OF INDIA,
Branch Sindhi Colony,
INDORE (M.P.)

SUB : Legal Scrutiny Report regarding the property :-

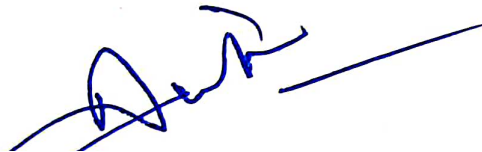
**Plot No. 16,
B.R.G. Industrial Park,
Village Malikhedi,
Teh. & Dist. INDORE (M.P.)
Plot area 6297 Sq.ft.**

BELONGING TO :-

- 1. Mrs. Vibha W/o. Mr. Rajendra Kumar Agrawal**
- 2. Mrs. Payal W/o. Mr. Dharmendra Kumar Agrawal**
- Both R/o. 60, Prakash Nagar,
Indore (M.P.)**

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|-------------------------|--|-----------|--|
| 1. | Name and address of the Branch to whom the title report is given | :- | UNION BANK OF INDIA, Branch Sindhi Colony, INDORE (M.P.) |
| 2. | Name of the Account and details of the Borrower | :- | 1. Mrs. Vibha W/o. Mr. Rajendra Kumar Agrawal 2. Mrs. Payal W/o. Mr. Dharmendra Kumar Agrawal Both R/o. 60, Prakash Nagar, Indore (M.P.) Account No. :- |
| 3. 3.1 | Full Description of the property Nature of Immovable property | :- | Plot No. 16, B.R.G. Industrial Park, Village Malikhedi, Teh. & Dist. INDORE (M.P.) Plot area 6297 Sq.ft BOUNDARIES :- E - Plot No. 19 W - Colony Road N - Plot No. 17 S - Plot No. 15 |
| 3.2 | (i) Survey No. (ii) Hissa No. (iii) Ghat No. (iv) Town Survey No. (v) Khasra No. (vi) Patta No. (vii) Khata No. (viii) Plot No. (local name of the field as applicable including sub-divisions be mentioned) | :- | - - - - - - - - Plot No. 16, B.R.G. Industrial Park, Village Malikhedi, Teh. & Dist. INDORE (M.P.) Plot area 6297 Sq.ft. |

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Akhilesh Mishra

Advocate
V. Com. LL.B (Hons)



"Mishra Niwas"
46/A, Bhawanipur Colony,
Annapurna Road,
Indore (M.P.)
Mobile : 98263-05177

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|-----|---|----|--|
| 3.3 | Number/identification details as per building map /plan | :- | N.A. |
| 3.4 | Extent of the property | :- | Plot |
| 3.5 | Name/s of the Owner/s | :- | 1. Mrs. Vibha W/o. Mr. Rajendra Kumar Agrawal 2. Mrs. Payal W/o. Mr. Dharmendra Kumar Agrawal Both R/o. 60, Prakash Nagar, Indore (M.P.) |
| 3.6 | Nature of ownership Freehold Leasehold (mention the residual lease term clearly) License Undivided Interest (mention the shares) Trust Property (mention whether the Borrower is a Trustee or beneficiary) Assignee/Grantee of Govt. Cultivating Tenant Title only by possession (mention whether adverse possession/or As a member / shareholder of society As a mortgagee As a servient owner of easement right Any other (Please mention the nature of ownership here) | :- | - Free Hold - - - - - - - - - - - - - |
| 4. | Tracing of Title :- 1. M/s. Sarthak Innovation Pvt. Ltd. the said property Sarve No. 175/1 (0.911 hec.), 185/1 part (0.524 hec.), 185/3 part (0.644 hec.), 185/4 part (1.016 hec.), 186/3 part (0.839 hec.), 185/5 (0.591 hec.) 185/6 (0.425 hec.), 185/8 (0.288 hec.), 186/1 (0.092 hec.), 186/2/2 (0.785 hec.) Village Malikhedi, Teh. & Dist. Indore (M.P.) which is to be sold to M/s. Sarthak Innovation Pvt. Ltd. by vide Reg. Sale Deed No. 1A/2193 dated 19-07-2010 & Reg. Sale Deed No. 1A/6064 dated 12-03-2010. 2. 1. Mr. Lakhansing S/o. Mr. Tulsiram 2. Mr. Nanuram S/o. Mr. Tulsiram 3. Mr. Tulsiram S/o. Mr. Kanhaiyalal 4. Mr. Makhan S/o. Mr. Tulsiram the said property Sarve No. 177/1 (2.448 hec.), 177/2 (1.842 hec.) Village Malikhedi, Teh. & Dist. Indore (M.P.) which is to be sold to M/s. Sarthak Innovation Pvt. Ltd. by vide Reg. Sale Deed No. 1A/5895 dated 28-01-2011. 3. Mr. Laxmansingh S/o. Mr. Murlidhar the said property Sarve No. 185/1(kh), 185/7/1 & 186/2/1 (0.114 hec.) Village Malikhedi, Teh. & Dist. Indore (M.P.) which is to be sold to M/s. Sarthak Innovation Pvt. Ltd. by vide Reg. Sale Deed No. 1A/5418 dated 06-01-2011. 4. Mr. Rajkumar S/o. Mr. Subhash Chandra the said property Sarve No. 185/2 (0.049 hec.), 185/7/2 (0.558 hec.) Village Malikhedi, Teh. & Dist. Indore (M.P.) which is to be sold to M/s. Sarthak Innovation Pvt. Ltd. by vide Reg. Sale Deed No. 1A/5417 dated 06-01-2011. 5. 1. Mr. Mansingh S/o. Mr. Jagannath 2. Mr. Umrao Singh S/o. Mr. Jagannath the said property Sarve No. 175/1 part (1.253 hec.) Village Malikhedi, Teh. & Dist. Indore (M.P.) which is to be sold to M/s. Sarthak Innovation Pvt. Ltd. by vide Reg. Sale Deed No. 1A/1232 dated 02-03-2012. 6. Then B. R. Goyal Infrastructure Pvt. Ltd. took Jt. Director, Town & Country Ptg. Deptt. Memo No. 7667 dt. 05-11-2011, Diversion Order dated 09-12-2011 by SDO (Rev.) Indore passed in Case No. 88/A-2/2011-2012 under Section 172 of M.P.L.R.C. Code, 1959, Colonizer Registration Certificate No. 61 dated 11.07.2011 by S.D.O. (Rev.) Indore. 7. And there after B. R. Goyal Infrastructure Pvt. Ltd. the said property Plot No. 16, B.R.G. Industrial Park, Village Malikhedi, Teh. & Dist. INDORE (M.P.) Plot area 6297 Sq.ft. which is to be sold to 1. Mrs. Vibha W/o. Mr. Rajendra Kumar Agrawal 2. Mrs. Payal W/o. Mr. Dharmendra Kumar Agrawal by vide Reg. Sale Deed No. 1A/327 dated 08-04-2013. | | |

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Advocate
M.Com. LL.B (Hons)



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Mobile : 98263-05177

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| 5. | Title deeds/document details under which ownership is acquired | :- | Property is owned Reg. Sale Deed No. 1A/327 dated 08-04-2013 |
| 6. | List of encumbrances. | :- | As under |
| 6.1 | Nature of Encumbrance | :- | - |
| | Charge under contract | :- | - |
| | Mortgage | :- | - |
| | Negative Lien | :- | - |
| | Lease/tenancy | :- | - |
| | Right of Maintenance/Reversion | :- | - |
| | Charge by operation of law. | :- | - |
| | Preemption rights | :- | - |
| | Right to specific performance under an agreement to sell | :- | - |
| | Liens/First Charge under laws | :- | - |
| | Right of reversion to Government | :- | - |
| | Lispendens | :- | - |
| 6.2 | Name of the person in whose favour encumbrance is subsisting. | :- | - |
| 6.3 | Date on which encumbrance has come into existence. | :- | - |
| 7. | View on encumbrance. | :- | - |
| | In case of encumbrance , opine 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 details | :- | - |
| | Manner and cost of renewal of | :- | - |
| | encumbrance. | :- | - |
| 8. | Regulatory issues Clearly provide the following details | :- | - |
| A. | Whether the property is affected by land Ceiling Law. | :- | The Property is not affected by Land Ceiling Law. |
| B | Whether the property is affected by Land fragmentation Law. | :- | N.A. |
| C | Whether the property is affected by Forest Law | :- | N.A. |
| D | Whether the property is affected by planning Law | :- | N.A. |
| E | Whether the property is affected by Urban Land Ceiling Law. | :- | The Property is not affected by Urban Land Ceiling Law. |

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Akhilesh Mishra

Advocate
M.Com. LL.B (Hons)



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| 12. | List of further documents called for, examined and perused | :- | No other documents called for examination. |
| 13. | Whether the documents examined are duly stamped as per the Stamp Act. | :- | The documents are properly stamped as per law. |
| 14. | Whether the Registration endorsements are in order. | :- | The documents are properly registered. |
| 15. | 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 transaction under the documents sham and fictitious. The Record kept by Sub-registrar office is neither proper not indexed. Indexed is tattered condition. As per available record. |
| 16. | Certificate of title. | :- | This is to certify that the title to the property of the borrower is clear and marketable without any further act on the part of the mortgagor and can be mortgage in Union Bank of India. |
| 17. | List of documents to be deposited for creating the mortgage by deposit of title deeds :- 1. Xerox copy of Khasra Copy 1983-84 to 2012-2013. 2. Xerox copy of Reg. Sale Deed No. 1A/2191 dated 19-07-2010, Reg. Sale Deed No.1A/2193 dated 19-07-2010, Reg. Sale Deed No. 1A/6064 dated 12-03-2010, Reg. Sale Deed No. 1A/5895 dated 28-01-2011, Reg. Sale Deed No. 1A/5418 dated 06-01-2011, Reg. Sale Deed No. 1A/5417 dated 06-01-2011, Reg. Sale Deed No. 1A/1232 dated 02-03-2012 fvg. B.R.Goyal Infrastructure Pvt. Ltd. 3. Xerox copy of Town & Country Planning No. 7667 dt. 05-11-2011. 4. Xerox copy of Diversion Order Sec. 172(1) Case No. 88/A-2/2011-2012 Order date 09-12-2011. 5. Xerox copy of Colonizer Registration Certificate No. 61 dated 11.07.2011. 6. Original copy of Reg. Sale Deed No. 1A/327 dated 08-04-2013. 7. Affidavit as per format enclosed. | | |
| 18. | Any other suggestion or Advise to protect the security interest of the Bank. | :- | The bank manager obtain all above legal & genuine document from mortgagor. |

INDORE.

DATED : 05-06-2013.

(AKHILESH MISHRA)

ADVOCATE

