

Dharmes Agrawal
High Court Advocate,



Res./Off
Chamber no 16 court
premises Dhar
Mob. 99260 - 69889

Agrawal Advocate and Associated

TITLE INVESTIGATION REPORT

To,

The Manager,
UNION BANK OF INDIA
BRANCH Sindhi Colony Indore (M.P.)

Dear Sir,


Title Investigation Report of immovable Property / House / Plot of open land in the Name of Owner *Shri Madanlal S/o Shri Ghasiram Patidar R/o 46 New Colony Village Karondiya Tehsil Mhow District Indore*

I have personally and physically conduct the search for last 30 years from 1993-94 to 2023-2024 of index II at Sub-registrar office **Mhow & Indore** based on which and the document produced before me, I submit here with my detailed report marked as Annexure

If you have any doubt, please feel free to contact me.

Thanking you.

Date - 20/12/2023


Your's Faithfully
Dharmesh Agrawal
Advocate



Agrawal Advocate and Associated

To


TITLE Search REPORT (TSR)

The Branch Manager
UNION BANK OF INDIA
BRANCH Sindhi Colony Indore (M.P.)

1	Date of Receipt of Original Title Deed/ Document From the Branch	Name and Designation of the Official Who Delivered the Original Title Deed /Documents	Date Of Delivery of Original Title Deeds/Documents along with Title Search Report.	Name and Designation of the Official to whom the original title deeds/Documents along with title search Report is Delivered								
	Dated 20/12/2023	In Branch	Dated 20/12/2023	In Branch								
2	Name of the Account and details of the Borrower & Mortgager.		Owner Shri Madanlal S/o Shri Ghasiram Patidar R/o 46 New Colony Village Karondiya Tehsil Mhow District Indore									
3	Full Description of Property											
3.1	Nature of the Immovable Property.		Diverted Commercial Land									
3.2	(I)	Survey No.	Diverted Commercial Land Survey No 34/1/2 Total=1 Peki Raqba 1.140 Hact Situated at Village Neu Guradiya P.H.N 22 Tehsil Mhow Dist Indore (M.P.) Total Area.: 11399 Sq.Mtr -Boundary- <table border="1"> <tr> <td>East</td> <td>Nala & Kesarbagh Park Colony</td> </tr> <tr> <td>West</td> <td>Survey No 34/1/1 Dizzier School</td> </tr> <tr> <td>North</td> <td>Land Of Pawan Babulal Patidar</td> </tr> <tr> <td>South</td> <td>Mhow Bhagora Road</td> </tr> </table>		East	Nala & Kesarbagh Park Colony	West	Survey No 34/1/1 Dizzier School	North	Land Of Pawan Babulal Patidar	South	Mhow Bhagora Road
East	Nala & Kesarbagh Park Colony											
West	Survey No 34/1/1 Dizzier School											
North	Land Of Pawan Babulal Patidar											
South	Mhow Bhagora Road											
	(II)	Hissa No.										
	(III)	Ghat No.										
	(IV)	Town Survey No.										
	(V)	Khasra No.										
	(VI)	Patta No.										
	(VII)	Khatha 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. (mention here numbers like flat numbers etc mentioned as per map/plan in the case of flats / condominium / apartments)		Diverted Commercial Land Survey No 34/1/2 Total=1 Peki Raqba 1.140 Hact Situated at Village Neu Guradiya P.H.N 22 Tehsil Mhow Dist Indore (M.P.) Total Area.: 11399 Sq.Mtr									
3.4	Extant of property (Please Mentioned and described in document/title deed and show it in sq. ft also)		N.A.									
3.5	Name/s of the owner/s (full description of the owner/s should be given)		Shri Madanlal S/o Shri Ghasiram Patidar R/o 46 New Colony Village Karondiya Tehsil Mhow District Indore									
3.6	Nature of ownership Freehold Lease hold (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 others) As a Member/share holder of society As a mortgage. As a servant owner of easement right		Free Hold									


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Advocate

12	Any other (Please mention the nature of ownership here)	:- Nil
4	<p>The advocate submitting the opinion should give flow chart for 30 year title ordinarily. In the event it is not possible it should be at least for the period of 30 year giving reason by 30 years is not possible in terms of circulars IC No. 6118 dated 15th November 2000. The flow of chart ideally should be as follows: -Borrower It should be clearly brought out how ownership came to be acquired by each of the owners both predecessor in interest and successors.</p> <p>Tracing of title I Dharmesh Agrawal Advocate Dhar do hereby certify that I have carried out search of index II and relevant revenue records as maintained and available for the last 30 years from 1993-1994 To 2022-2023 in the office of the sub registrar Dhar to find out the documents. If any recorded there in affecting any kind of transfer by way of Sale, Gift, Exchange, Lease, Mortgage or otherwise of the property.</p> <p>1) The agricultural land Main old Survey No 34/1 area 4.602 Hectare Situated at Village Neu Guradiya Tehsil Mhow District Indore (M.P.) the previously aforesaid land was recorded in the revenue record in the name of <u>Shri Babanchand S/o Shri Shankarrao Borade Caste Maratha R/o Indore as the bhoomiswami of the said land.</u> it is ancestral property Before 18/06/1975.</p> <p>2) Thereafter <u>Shri Babanchand S/o Shri Shankarrao Borade Caste Maratha R/o Indore sold the survey no. 34/1 area 4.602 Hectare to Madanlal S/o Shri Ghisa Caste Kulmi R/o Village Karondiya by a Registered sale deed Registration no. 322 on dated 18/06/1975.</u></p> <p>3) The owner <u>Shri Madanlal S/o Shri Ghasiram Patidar R/o 46 New Colony Village Karondiya Tehsil Mhow District Indore</u> Then after have got a diversion of the said agricultural land for Industrial purpose. The sub divisional officer Ambedkar Nagar Mhow vide his diversion order dated 04/05/2022 passed in <u>Intimation no 22027895805</u> granted the required permission.</p> <p>4) Later On They have obtained lay Out Plan Of Town & Country Planning Department Indore Permission No INDLP300323647 dated 18/05/2023</p> <p>Mortgage Entry</p> <p>The owner <u>Shri Madanlal S/o Shri Ghasiram Patidar R/o 46 New Colony Village Karondiya Tehsil Mhow District Indore</u> Mortgage the said property in Bank Of India Br. Dongargaon dated 19/09/2022 for an Amount of Rs. 4,89,000/- Later on he deposited the entire loan amount and his loan account closed from the said Bank on dated 13/03/2023 Original No Dues certificate is enclosed here with.</p> <p>In my opinion if applicant / Borrower obtain No-dues certificate from Bank of India Br Dongargaon then after Union Bank Of India Br. Vishnupuri Indore. can concenter for granting loan facility to the applicant Borrower.</p>	
5	Title deeds/document details under which ownership is acquired	As above


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6	Nature of encumbrance: 21 Charge under contract 22 Mortgage 23 Negative Lien 24 Lease/Tenancy 25 Right of Maintenance/ reversion 26 Charge by operation of law 27 Preemption rights 28 Liens/first charge under laws 29 Right of reversion to government 30 Lis - pendency 31. Name of the person in whose favor encumbrance is subsisting 32. Date on which encumbrance has come in to existence.	No. Encumbrance
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7	View on encumbrance In the case of encumbrance, the advocate should clearly opine as to: 1 How the such an encumbrance would affect the value of the property. 2 Any permission/approvals are required for the Bank to create security . 3 The extent to which bank's security would be jeopardized because of encumbrance . 4 Manner and cost of removal of encumbrance .	No. Encumbrances observed
8	Regulatory Issues	
	Clearly provide the following details	
1	Whether the property is affected by land ceiling Law.	:- No
2	Whether the property is affected by land ceiling Law	:- No
3	Whether the property is affected Forest Law .	:- No
4	Whether the property is affected by planning Law .	:- No
5	Whether the property is affected by Urban Land ceiling Law.	:- No
6	Whether the property is affected by rent restriction/control Law.	:- No
7	Whether the property is affected by Environment Law.	:- No
8	Whether the property is affected by user restrictions under municipal/revenue Law.	:- No
9	Ant other regularity issue relating to property such requirement of permission from Envelopment Authority under law relating to industrial parks.	:- <u>Advocate has to given a report clearly that property is not subject any regulatory issues</u> <u>Nothing above is applicable</u>
9	Views on regulatory hurdles	
	If the property is affected by regulatory issues, the advocate has to give a clear view, as to :-	
1	How far such an encumbrance would affect the value of the property.	:- Nil
2	Any permission/approvals are required for the Bank to create security .	:- No Approval required


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	3	The extent to which Bank's security would be jeopardized because of encumbrance.	:-	Nil
	4	Manner and cost of removal of encumbrance .	:-	Nil
1	List of documents/deeds provided to the advocate and perused by him. The advocate has to give full description of the documents received and perused by him one by one	1) Original Sale Deed <i>void Registration no. 322 on dated 18/07/1975</i> in the name of Madanlal S/o Shri Ghisa Caste Kulmi R/o Village Karondiya 2) Diversion order dated 04/05/2022 passed in a <i>Intimation no 22027895805.</i> 4) Copy of lay Out Plan Of Town & Country Planning Department Indore Permission No INDLP300323647 dated 18/05/2023 5) Certified copy of <i>Rin Pustika Bhag -I In The Name Madanlal S/o Shri Ghisa Caste Kulmi R/o Village Karondiya</i> 6) <i>Certified copy of Revenue Map</i> 7) <i>Certified copy of Khasra Khata 1993-1994 to 2023-2024</i> 8) <i>Latest Khasra Khata in the year of 2023-2024 in the name of Madanlal S/o Shri Ghisa Caste Kulmi R/o Village Karondiya</i> 9) Property Tax recently paid Gram Panchayat Neu Guradiya 10) Original No dues Certificate From Bank Of India Br. Dongargaon.		
11	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 .			NIL
12	List of further documents called for, examined and perused.			NIL
	In case further documents are not necessary, the advocate should make a statement here that further documents are not necessary.			Further documents are not necessary
13	Whether the documents examined are duly stamped as per the stamp act.			Yes
14	Whether the registration endorsements are in order.			Yes
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 find that transactions under the documents. not sham and not fictitious"
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 borrower"


Dharmesh Agrawal
 Advocate

42202

रसीद दस्तावेज वगैरह

002

मुकाम

Stamp Department
Official TAX) MP

Receipt

दस्तावेज की तफसीलवारी व कीमत
या दस्तखत की तारीख या किस्म जो
मुहरबन्द लिफाफा लिया गया हो
जिसके बाबत फीस दाखिल हुई हो
उसके ऊपर लिखी हुई इबारत

तादाद
फीस (अगर
हो तो)
दाखल शुदा

दस्तावेज
की
वापस
करने की
कैफियत

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3

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Dharmesh Agrawal

Advocate

खोज सूची क्र. दो

.....20.....वर्ष

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दिख
20 DEC 2023

उप पंजीयक

उप पंजीयक

जिला-इन्दौर-1

34201220234305412

PTID2012202359930039

Document Search fee - Manual Process

0030

03

Revenue Sub major head

Revenue Minor head

800

Mode of Payment

SP CREDIT LIMIT

Amount paid

500

Payment done by

IRSHAD KHAN

Date of payment realized in Sampada

20-12-2023 12:49 am

Consumption Status

CONSUMED

Case Number

NA

Party Name

DHARMESH AGRAWAL ADVOCATE

Consumed Office Name

SUB REGISTRAR OFFICE MHOW

Consumed By User

Ashok kumar jadan

No of years

10

Duration

2013-2014 To 2022-2023

17	List of documents to be deposited for creating the mortgage of title deeds	<p>1) Original Sale Deed <i>void</i> Registration no. 322 on dated 18/07/1975 in the name of Madanlal S/o Shri Ghisa Caste Kulmi R/o Village Karondiya</p> <p>2) Diversion order dated 04/05/2022 passed in a <i>Intimation no 22027895805</i>.</p> <p>4) Copy of lay Out Plan Of Town & Country Planning Department Indore Permission No INDLP300323647 dated 18/05/2023</p> <p>5) Certified copy of <i>Rin Pustika Bhag -I In The Name</i> Madanlal S/o Shri Ghisa Caste Kulmi R/o Village Karondiya</p> <p>6) <i>Certified copy of Revenue Map</i></p> <p>7) <i>Certified copy of Khasra Khata 1993-1994 to 2023-2024</i></p> <p>8) <i>Latest Khasra Khata in the year of 2023-2024 in the name of</i> Madanlal S/o Shri Ghisa Caste Kulmi R/o Village Karondiya</p> <p>9) Property Tax recently paid Gram Panchayat Neu Guradiya</p> <p>10) Original No dues Certificate From Bank Of India Br. Dongargaon.</p>
18	Any other suggestion or advise to protect the security interest of the Bank	As per bank rule and regulation

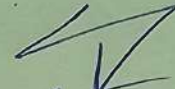
CERTIFICATE

I certify that during the search I found the property is Free from all encumbrances and valid Equitable mortgage can be created by *Shri Madanlal S/o Shri Ghasiram Patidar R/o 46 New Colony Village Karondiya Tehsil Mhow District Indore*

Dated -: 20/12/2023

Sub Registrar office Mhow Receipt no 34201220234305412

Sub Registrar office Indore Receipt no 42202


Dharmesh Agrawal
 Advocate