

**Smt. Anju Khare**  
[Advocate]



Office: 7/6, Vijay Nagar, Behind  
G.Sachchanand Market, INDORE (M.P.)  
Mobile No.91796-31777, 98931- 29677,  
Email : spkhare706@gmail.com

प्रति,

दिनांक 20.11.2023

श्रीमान् मुख्य प्रबंधक महोदय,  
यूनियन बैंक ऑफ इंडिया  
शाखा सियागंज, इन्दौर (म.प्र.)

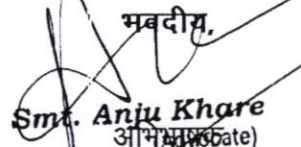
विषय : **Smt. Beena w/o Shri Bhupesh Sanghvi R/o 42, Vallabh Nagar, Indore MP. Sale deed No.1A/2408 dated 27.08.1994 executed in favour of Smt. Beena w/o Shri Bhupesh Sanghvi प्रकरण में अभिभाषक शुल्क, सर्च रसीद तथा विविध व्यय का भुगतान करने बाबद।**

महोदय,

निवेदन है कि, आपके द्वारा दिये गये मौखिक निर्देशानुसार एवं उपलब्ध कराये गये दस्तावेजों के आधार पर निम्न खातेदारों के प्रकरण में कार्यवाही की गई। जिसमें निम्नानुसार भुगतान करने का कष्ट करे-

क्रं.	पक्षकार का नाम	अभिभाषक शुल्क	सर्च रसीद	शपथ पत्र व्यय	घोषणा पत्र व्यय	कुल
1.	उप-पंजीयक कार्यालय में घोषणा पत्र का पंजीयन					
2.	लीगल नोटिस					
3.	138 नोटिस					
4.	सर्च					5000/-
5.	टाइटल वेरीफिकेशन					
6.	पूरक सर्च					
7.	प्रमाणित प्रतिलिपी					
8.	138 का परिवाद					
9.	वेटिंग रिपोर्ट					
10.	शपथ पत्र					
11.	सर्च वापसी					

कृपया उपरोक्तानुसार रूपये 5000/- (अक्षरी रूपये पांच हजार मात्र) स्वीकृत कर उक्त राशि मेरे खाता क्रमांक 543602010001677 युनियन बैंक ऑफ इंडिया शाखा ए.बी.रोड़, इंदौर में जमा करने का कष्ट करें

भवदीय,  
  
**Smt. Anju Khare**  
(Advocate)  
7/6, Vijay Nagar,  
Behind G.Sachchidan Market,  
Near Vijay Nagar Square, Indore  
Mob :- 98931-29677

**Smt. Anju Khare**  
[Advocate]



Office: 7/6, Vijay Nagar, Behind  
G.Sachchanand Market, INDORE (M.P.)  
Mobile No.91796-31777, 98931-29677,  
Email : spkhare706@gmail.com

DATE : 20/11/2023

**TITLE SEARCH REPORT (TSR)**

To,

**The Branch Manager,  
Union Bank of India  
Branch Siyaganj, Indore (M.P.)**

1.	Date or receipt of original title deeds/documents from the Branch.	Name & designation or the official who delivered the original title deeds/documents	Date of delivery of original title deeds/documents along with Title Search report.	Name & designation of the official to whom the original title deeds/documents along with Title Search report is delivered.
	<b>Union Bank of India Branch Siyaganj, Indore (M.P.) Dated 06/11/2023</b>	<b>Bank Officer Union Bank of India, Branch Siyaganj, Indore (M.P.)</b>	<b>06/11/2023</b>	<b>Bank Officer Union Bank of India, Branch Siyaganj, Indore (M.P.)</b>
2.	<b>Name of the Account and details of the Borrower &amp; the mortgagor.</b>		Smt. Beena w/o Shri Bhupesh Sanghvi R/o 42, Vallabh Nagar, Indore MP.	
3.	<b>Full Description of Property</b>			
3.1	<b>NATURE OF IMMOVEABLE PROPERTY</b>		<b>Commercial Purpose,</b>	
3.2	(i) Survey No. (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-division should be building map/plan		Shed of Part No.14 (1/2 Share) Situated at Survey No.361, 366, 368 & 369, Village Khajrani, Tehsil and Distt. Indore MP. Admeasuring Cement Pole Shed Area 125 Sq.Ft. (The Part of Land having total Area 872.05 Sq.Mtr.)	
3.3	Number/Identification details asper building plan/ Map Shed of Part No.14 (1/2 Share) Situated at Survey No.361, 366, 368 & 369, Village Khajrani, Tehsil and Distt. Indore MP. Admeasuring Cement Pole Shed Area 125 Sq.Ft. (The Part of Land having total Area 872.05 Sq.Mtr.) Boundaries of :- East : Road West : Other Land North : Part No.13 South : Part No.15			
3.4	Extent of Property		Total Admeasuring Area 9361.60 Sq.Ft. (872.05 Sq.Mtr.) (Cement Pole Shed Area 125 Sq.Ft.)	
3.5	Name/s of the Owner/s		Smt. Beena w/o Shri Bhupesh Sanghvi R/o	

**Smt. Anju Khare**  
(Advocate)  
7/6, Vijay Nagar,  
Behind G-Sacchidanand Market,  
Near Vijay Nagar Square, Indore  
Mob :- 98931-29677





		42, Vallabh Nagar, Indore MP.
3.6	<p>Nature of ownership</p> <ul style="list-style-type: none"><li>• Freehold</li><li>• Lease hold (mention the residual lease term clearly)</li><li>• License</li><li>• Undivided Interest (mention the shares)</li><li>• Trust Property (mention whether the borrower is a Trustee or beneficiary)</li><li>• Assignee/Grantee of Govt.</li><li>• Cultivating tenant</li><li>• Title only by possession (mention whether adverse possession/or others)</li><li>• As a member/share holder of society</li><li>• As a mortgagee</li><li>• As a servient owner of easement right</li><li>• Any other (Please mention the nature of ownership)</li></ul>	Free Hold,
4.	<p><b>Tracing of title:</b></p> <p>The Advocate Submitting the opinion should give a flow chart for 30. Year title ordinarily In the event it is not possible, it should be at least for a period of 02 Years giving reasons why 30 years is not possible in term of circular IC No.6118 dated 15<sup>th</sup> November 2000 The Flow chart ideally should be a follows:</p> <ol style="list-style-type: none"><li>1) As per provide document, (1) Shri Bhailal Bhai Patel S/o Shri Kashibhai Patel (2) Shri Ashok Bhai Patel S/o Shri Bhailal Bhai Patel Both R/o 14, Tukoganj Main Road, Indore MP. Owner in Possessing to the Several Cement Pole Sheds on the land bearing Survey No.361, 366, 368 &amp; 369 Situated at Village Khajrani, Tehsil and Distt. Indore MP. Total Admeasuring Area 9361.60 Sq.Ft. (872.05 Sq.Mtr.)</li><li>2) That the, (1) Shri Bhailal Bhai Patel S/o Shri Kashibhai Patel (2) Shri Ashok Bhai Patel S/o Shri Bhailal Bhai Patel Both R/o 14, Tukoganj Main Road, Indore MP. (Seller No.02 Self Through General Power of Attorney on behalf Seller No.1) Executed Registered Sale deed No.1A/2408 dated 27.08.1994 in favour of Smt. Beena w/o Shri Bhupesh Sanghvi R/o 42, Vallabh Nagar, Indore MP. For Shed of Part No.14 (1/2 Share) Situated at Survey No.361, 366, 368 &amp; 369, Village Khajrani, Tehsil and Distt. Indore MP. Admeasuring Cement Pole Shed Area 125 Sq.Ft. (The Part of Land having total Area 872.05 Sq.Mtr.)</li><li>3) That the, Tehsildar Order in Case No.112/A-6/2009-10 order dated 26.06.2010 Smt. Beena w/o Shri Bhupesh Sanghvi R/o 42, Vallabh Nagar, Indore MP. Owner of Survey No.368/1/3 Rakba 0.087 hectare Situated at Village Khajrani, Tehsil and Distt. Indore MP.</li></ol>	
<p><b>TITLE DEED/DOCUMENT DETAILS UNDER WHICH OWNERSHIP IS ACQUIRED</b></p>		

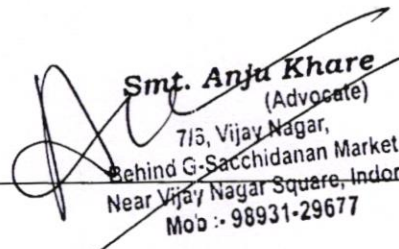
  
**Smt. Anju Khare**  
(Advocate)  
Behind G-Sacchidanand Market,  
Near Vijay Nagar Square, Indore  
Mob :- 98931-29677

**Smt. Anju Khare**  
[Advocate]



Office: 7/6, Vijay Nagar, Behind  
G.Sachchanand Market, INDORE (M.P.)  
Mobile No.91796-31777, 98931- 29677,  
Email : [spkhare706@gmail.com](mailto:spkhare706@gmail.com)

5.		Name/Nature of Deed	Details like office of the Registration, Reg. No & Date of Registration
	First Owner	Sale Deed	Registered Sale deed No.1A/2408 dated 27.08.1994 executed in favour of Smt. Beena w/o Shri Bhupesh Sanghvi
	Second Owner	Sale Deed	-----
	So on... up to the present owner/mortgagor		Smt. Beena w/o Shri Bhupesh Sanghvi R/o 42, Vallabh Nagar, Indore MP. & Smt. Beena w/o Shri Bhupesh Sanghvi R/o 42, Vallabh Nagar, Indore MP.
6.	<b>List of encumbrances</b> 1) Nature of encumbrance: <input type="checkbox"/> Charge under contract <input type="checkbox"/> Mortgage <input type="checkbox"/> Negative Lien <input type="checkbox"/> Lease/tenancy <input type="checkbox"/> Right of Maintenance /reversion <input type="checkbox"/> Charge by operation of Law <input type="checkbox"/> Preemption rights <input type="checkbox"/> Right to specific performance under an agreement to sell <input type="checkbox"/> Liens/First Charge under laws <input type="checkbox"/> Right of reversion to Government <input type="checkbox"/> Lis Pendency. <b>Name of the person in whose favor Encumbrance is subsisting.</b>		No,
7.	<b>View on encumbrance</b> In the case of encumbrance, the advocate should clearly opine as to : <input type="checkbox"/> How far such an encumbrance would affect the value of the property, <input type="checkbox"/> Any permission/approvals are required for the Bank to create security <input type="checkbox"/> The extent to which Bank's security would be jeopardized because of encumbrance. <b>Manner and cost of removal of encumbrance</b>		As per column no. 6
8.	<b>Regulatory Issues:</b> Clearly provide the following details: - <input type="checkbox"/> Whether the property is affected by Land Ceiling Law <input type="checkbox"/> Whether the property is affected by Land fragmentation Law <input type="checkbox"/> Whether the property is affected by Forest law		Not Applicable

  
**Smt. Anju Khare**  
(Advocate)  
7/6, Vijay Nagar,  
Behind G-Sacchidanand Market,  
Near Vijay Nagar Square, Indore  
Mob : 98931-29677



**Smt. Anju Khare**  
[Advocate]



Office: 7/6, Vijay Nagar, Behind  
G.Sachchanand Market, INDORE (M.P.)  
Mobile No.91796-31777, 98931- 29677,  
Email : spkhare706@gmail.com

	<input type="checkbox"/> Whether the property is affected by Planning Law <input type="checkbox"/> Whether the property is affected by Urban Land Ceiling Law <input type="checkbox"/> Whether the property is affected by rent restriction/control Law <input type="checkbox"/> Whether the property is affected by Environment Law <input type="checkbox"/> Whether the property is affected by user restrictions under Municipal/revenue Law <input type="checkbox"/> Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks <b><u>Advocate has to give a report clearly stating that property is not subject any regulatory issues, if nothing of the above is applicable.</u></b>	
9.	Views on regulatory hurdles If the property is affected by regulatory issues, the Advocate has to give a clear view, as to :- <input type="checkbox"/> How far such an encumbrance would affect the value of the property <input type="checkbox"/> Any permission/approvals are required for the Bank to create security <input type="checkbox"/> The extent to which Bank's security would be jeopardized because of encumbrance <b>Manner and cost of removal of encumbrance</b>	Not Applicable
10.	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. Photocopy of Sale deed No.1A/2408 dated 27.08.1994 executed in favour of Smt. Beena w/o Shri Bhupesh Sanghvi	
11.	List of further documents called for, examined, and perused <input type="checkbox"/> Advocate should provide the list of further documents asked for and examined <input type="checkbox"/> In case further documents are not necessary, the Advocate should make a statement here that further documents are not necessary	Not Applicable
12.	Whether the documents examined are duly stamped as per the Stamp Act,	Yes
13.	Whether the registration endorsements are in order,	Yes
14.	<b>Certificate of examination</b>	The Advocate has to give certificate as

**Smt. Anju Khare**  
(Advocate)

7/6, Vijay Nagar,  
Behind G-Sachchanan Market.  
Near Vijay Nagar Square, Indore  
Mobile No. 91796-31777



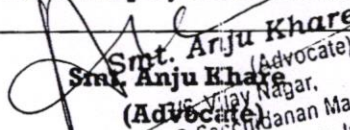
**Smt. Anju Khare**  
[Advocate]



Office: 7/6, Vijay Nagar, Behind  
G.Sachchanand Market, INDORE (M.P.)  
Mobile No.91796-31777, 98931- 29677,  
Email : spkhare706@gmail.com

		<p>follows:</p> <p>"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"</p> <p>I have verified Sub-registrar's Office title deed(s) examined by me.</p> <p>I have carried out search in sub registrar office Indore. Period for 1993 to 2023 Years attached search receipts.</p>
15.	Certificate of title	<p>Title Clearance certificate should be as follows: -</p> <p>"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"</p> <p>"This is to certify that the title to the property of the borrower is clear, free from all encumbrance and marketable, if the following acts/deeds are done or caused to be done:</p>
16.	<b>List of documents to be deposited for creating the mortgage by deposit of title deeds.</b>	<ol style="list-style-type: none"><li>1. Original Sale deed No.1A/2408 dated 27.08.1994 executed in favour of Smt. Beena w/o Shri Bhupesh Sanghvi</li><li>2. Certified Copy of Tehsildar Order in Case No.112/A-6/2009-10 order dated 26.06.2010 in the name of Smt. Beena w/o Shri Bhupesh Sanghvi</li><li>3. Certified Copy of Diversion Order from S.D.O. (Revenue) Indore</li><li>4. Copy of Khasra P-II in the year of 1993-94 to 2023-24</li><li>5. Copy of Sanction Map with Dakhila from Indore Municipal Corporation, Indore</li><li>6. Up to date tax receipts in the name of Smt. Beena w/o Shri Bhupesh Sanghvi</li><li>7. An Affidavit of the Mortgagor is also Taken to show.</li></ol> <p>(a) That the said property is free from all encumbrances like pledge, mortgage, security etc. and hereof the Mortgager will no create any charge over this property by any means.</p> <p>(b) That there is no agreement of sale with respect to this property and the said property is not invested in any firm or company.</p> <p>(c) That the said property is not the subject of any litigation.</p> <p>(d) That no tax like Income tax, Property Tax, expenditure tax etc is due on that property.</p> <p><b>(This is to certify that the above documents if taken would create valid mortgage by deposit of title deeds)</b></p>
17.	Any other suggestion or advise to protect the security interest of the Bank:	<p>It is advisable a certificate from qualified valuever who is approved by the Bank should be obtain from the party stating that the Shed of Part No.14 (1/2 Share) Situated at Survey No.361, 356, 368 &amp; 369, Village Khajrani, Tehsil and Distt. Indore MP. Admeasuring Cement Pole Shed Area 125 Sq.Ft. is constructed according to sanctioned map by laws of Indore Municipal Corporation, Indore</p>

Place: Indore  
Date : 20/11/2023

  
Smt. Anju Khare  
(Advocate)  
Behind G-Sachchanandan Market,  
Near Vijay Nagar Square, Indore  
Mob : 98931-29677



Registration and Stamp Department  
(Commercial TAX) MP



Receipt

Reference ID	34201202342149
Payment Transaction ID	1110200120235892095
Service	Document Search fee - Manual Process
Revenue Major Head	0030
Revenue Sub major head	03
Revenue Minor head	800
Mode of Payment	SP CREDIT LIMIT
Amount paid	1500
Payment done by	Anand Mukati
Date of payment realized in Sampada	29/07/2023 04:48 pm
Consumption Status	CONSUMED
Case Number	NA
Party Name	Advocate Anju Khare
Consumed Office Name	SUB REGISTRAR OFFICE INDORE 1
Consumed By User	VIVEK DIGAMBAR HERDE
No of years	50
Duration	1993-1994 To 2022-2023



## DECLARATION

I/We **Smt. Beena w/o Shri Bhupesh Sanghvi R/o 42, Vallabh Nagar, Indore MP.** Do hereby solemnly and sincerely declare and say as follows:

2. That I/we am the Sole and absolute owner of the pieces of parcels of land or ground together with the building her ditaments and premises standing thereon in the Registration, Sub-District of Indore and more particularly described in the **First Schedule** given below and no other person has any share, right title or interest of any kind or nature whatsoever in the said property.
3. That I/We am entitled to deal with the said property as I like.
4. That I/We have not created any mortgage, charges or encumbrance of any kind or nature whatsoever on or in respect of the said property. I further declare that the said property is free from all encumbrances claims or demands or any kind or nature whatsoever. I/We further declare that no adverse claim of any kind exists against the said property. I/We say that I/We have not received any notice of any intended or compulsory acquisition of the said property of any notice that the said property is reserved for any particular purpose.
5. That I/We further say that the only title deeds documents or writing to the said property which I/We am in my possession I/We am those specified and mentioned in the **Second Schedule** hereunder written and that I/We do not have in my possession any other title deed, documents or writings in respect of the said property. I/We further declare and say that I/We have not any time deposited any of the title deeds relating to the said property with any person of person's whatsoever as and by way of security, equitable mortgage by deposit of title deeds, charge, lien or trust or in any manner whatsoever and that the said property is free from all encumbrances claims and demands. No claim has ever been made against us or against said property on the ground of any deposit of all or any of the title deed, document or writing or any one or more of them a security or on any other ground whatsoever.
6. I/We am absolute owner of the plants, engineers, boilers etc. which are affixed to and/or installed in/or the said property (hereinafter referred to as "the said plant") and that the said plant is free from any mortgage, charge or encumbrance of any kind or nature whatsoever and I/We am company is entitled to deal with to dispose of the said plant in any manner I/we/the company like/s.
7. I/We say that there are no land revenue assessment, income tax, wealth tax, expenditure tax or any other taxes, ceases, dues assessments due and payable by me the company for which the said property and/or the said plant is/are liable to be attached nor have I/We/the company received any notice under the payment of Taxes Act., The Transfer of property (Amendments) Act., The Income Tax Act., The Wealth Tax Act., The Expenditure Tax Act., The Gift Tax Act. or any other Act issued or pending against me/us/the company over the said property and/or the said plant.
8. I/We say that the said property and/or the said plant is/are not subject matter of any suit or legal proceedings nor any attachment before or after judgment nor has any trust secret or otherwise, been created in respect of the said property and/or the said plant.



9. I/We further say that Union Bank of India has given and has agreed to continue to give various banking and financial facilities to enable me. To carry on my business on the faith of the assurances which are hereby given viz. that I/we/the company will not sell, exchange, partition, mortgage, charge, encumber lease dispose of or deal with any of our properties and the said plant in any manner whatsoever until such time all the liabilities under the various facilities granted to me/us/the have been paid in full by me/us/the and I/we/the have got the discharge confirmed in writing by the Bank.
10. I/We hereby further declare and say that I/We/the company have/has agreed and undertaken to indemnify and keep indemnified the Bank fully and effectually against all claims demands charges and expenses whatsoever in respect of our properties and the said plant.
11. I/We Make this declaration solemnly sincerely and conscientiously knowing the same to be true and knowing that on the faith of the said declaration the bank has given and agreed to continue to give to us the said banking and financial facilities.

**FIRST SCHEDULE ABOVE REFERRED TO**

(Description of property)

**Shed of Part No.14 (1/2 Share) Situated at Survey No.361, 366, 368 & 369, Village Khajrani, Tehsil and Distt. Indore MP. Admeasuring Cement Pole Shed Area 125 Sq.Ft. (The Part of Land having total Area 872.05 Sq.Mtr.)**

**SECOND SCHEDULE ABOVE REFERRED TO**

(List of Title deeds, Documents and Writings)

1. Photocopy of Sale deed No.1A/2408 dated 27.08.1994 executed in favour of Smt. Beena w/o Shri Bhupesh Sanghvi

Solemnly affirmed sworn by the afore said **Smt. Beena w/o Shri Bhupesh Sanghvi R/o 42, Vallabh Nagar, Indore MP.** This \_\_\_\_ day of \_\_\_\_/2023 before me.

**AFFIDAVIT**

I/We **Smt. Beena w/o Shri Bhupesh Sanghvi R/o 42, Vallabh Nagar, Indore MP.** do hereby solemnly and sincerely declare and say as follows:

I am the absolute owner of the immovable property **Shed of Part No.14 (1/2 Share) Situated at Survey No.361, 366, 368 & 369, Village Khajrani, Tehsil and Distt. Indore MP. Admeasuring Cement Pole Shed Area 125 Sq.Ft. (The Part of Land having total Area 872.05 Sq.Mtr.)** \_\_\_\_\_ on .11.2023 I had deposited the title deeds pertaining to my immovable property **Shed of Part No.14 (1/2 Share) Situated at Survey No.361, 366, 368 & 369, Village Khajrani, Tehsil and Distt. Indore MP. Admeasuring Cement Pole Shed Area 125 Sq.Ft. (The Part of Land having total Area 872.05 Sq.Mtr.)** with intention to create security for the repayment of the loans availed, while creating the said equitable mortgage I had already informed the Bank that neither any proceeding under the Income Tax Act is pending against me nor any such proceeding is contemplated against me and that no notice under Rule 2 of Schedule II of the Income Tax Act is served on me and no arrears of tax or any other sums are pending payable by me to the Income Tax Department.

**Signature - Deponent**

\_\_\_\_\_

Solemnly affirmed at **INDORE** on this \_\_\_\_\_ day of \_\_\_\_\_, **2023** and the deponent signed before me.

**Signature - Deponent**

\_\_\_\_\_