

# Vashishtha Inani

High Court Advocate

Mo.: 9826505600 | Ph.: 0731-4909900

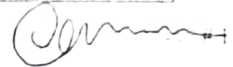
Email: inanivashishtha@gmail.com

## TITLE REPORT

To,  
The Chief Manager,  
UNION BANK OF INDIA,  
SARAL Branch,  
INDORE (M.P.)

1-	Date of receipt of original title deed/documents from the Branch.	Name & designation of the official who delivered the original title deed/document s	Date of delivery of original title deed/documents along with Title Search report.	Name & designation of the official to whom the original title deed/documents along with Title search report is delivered.
	SARAL		05.02.2024	dt.05.02.2024

1-	Name and Address of the Branch to whom the title report is given	:	UNION BANK OF INDIA SARAL Branch, INDORE (M.P.)
2-	Name of the Account and detail of the Borrower	:	Shri Koushal Nayak S/o shri Tarachand Nayak & Smt. Pushpa Nayak W/o Shri Tarachand Nayak both R/o 291, Manavata Nagar, Kanadiya Road, Indore (M.P.)
3-	Full Description of the property:-	:	Commercial Diverted Land bearing Survey No. 1355 Paiki (after Batankan Survey No. 1355/2) Rakba 0.895 Hect. Village Padadi, Tehsil and Distt. Dewas (M.P.)  <u>Boundaries:</u>  East : Land of Tarachand Nayak & Shikha Nayak West : Road North : Road South : P.M. Road  NOTE- Boundaries, Area, Approach Road should be verified by the bank valuer.
3.1-	Nature of Immoveable Property	:	Diverted Land
1-	(i) Survey No. (ii) Hissa No (iii) Chat No. (iv) Town Survey No.	:	Commercial Diverted Land bearing Survey No. 1355 Paiki (after Batankan Survey No. 1355/2) Rakba 0.895 Hect. Village Padadi, Tehsil and Distt. Dewas



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	property is affected by regulatory issues, give clear view, as to :	
a.	How far such an encumbrance would affect the value of the property.	No such encumbrance is traced out.
b.	Any permission/approvals are required for the Bank to create security.	Not Applicable
c.	The extent to which Bank's security would be jeopardized because of encumbrance.	Not Applicable
d.	Manner and cost of removal of encumbrance.	Not Applicable
10-	List of documents / deeds provided to the Advocate and perused by him :	
	1. Original Regd. Sale Deed No. MP108942022A1028447 dt. 10-01-2022.	
	2. Original Rin Pustika L No. DE-1800-82247.	
	3. Certified copy of Diversion Order dt 25-01-2024 in Case No. 0538/A-2/2023-24 passed by SDO, Raveneva, Dewas (M.P.).	
	4. Approved Map from competent Authority in case of construction.	
	5. Photocopy of Rin Pustika No. L-899211.	
	6. Photocopy of Regd. Sale Deed No. 1A/1011 dt 30-09-2013(Original already deposited at UBI to be verify by the bank manager)	
	7. Photocopy of re-numbering proceedings by Revenue Deptt. Dewas.	
	8. Photocopy of Khasra Khatori from the year 1991-92 to 2022-23.	
11-	List of documents found out, while examining the deeds as above and the search in the offices of registrar / revenue authorities affection the property and examined.	I have examined the title documents described above, relating to the above mentioned property offered as security to the Bank and certify that these documents are valid evidence of right, title and interest of Shri Koushal Nayak S/o Shri Tarachand Nayak & Smt. Pushpa Nayak W/o Shri Tarachand Nayak has clear and marketable title over the said property. I confirm that I have searched / got searched on 05.02.2024 Sub Registrar office, Dewas for the period of 30 years from 1994-95 to 2023-24 on the basis of record as available and maintained in the Office of Sub-Registrar, Dewas. some indexes and current year index are not available or are in tattered condition and as available do not find anything adverse which would prevent the title holder from creating a valid Mortgage. I confirm that the documents are genuine and the mortgage if created would be enforceable.
12-	List of further documents called for :	No other documents called for



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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, optine 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	:	No
The extent to which Bank's security would be jeopardized because of encumbrance.	:	-
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.	:	Not Applicable
c. Whether the property is affected by Forest Law.	:	Not Applicable
d. Whether the property is affected by Planning Law.	:	Not Applicable
e. Whether the property is affected by Urban Land Ceiling Law.	:	The property is not affected by Urban Land Ceiling Law.
f. Whether the property is affected by rent restriction/control law.	:	No
g. Whether the property is affected by Environment Law.	:	No
h. Whether the property is affected by user restriction under Municipal/ revenue Law.	:	No
i. Any other regulatory issue relating to property such as requirement of permission from Development authority under Law relating to industrial parks.	:	Not Applicable
9- Views on regulatory hurdles if the	:	Not Applicable

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Rajpoot, R/o Village Mahudiya, Distt. Dewas (M.P.) and evident her name in the revenue record in the year 2001-02.

- 4- That the, (1) Smt. Chhayakumari W/o Late Shri Raghuveer Singh Rajpoot, (2) Shri Chandrapratap Singh S/o Late Shri Raghuveer Singh Rajpoot, R/o Village Mahudiya, Distt. Dewas (M.P.) had sold Land of Survey No. 1355 Rakba 1.790 Hect, Village Patadi, Tehsil and Distt. Dewas (M.P.) in favour of (1) Shri Antarsingh S/o Shri Nagajiram Tanwar, (2) Shri Bhaawanisingh S/o Shri Nagajiram Tanwar, (3) Shri Ghanshyam S/o Shri Nagajiram Tanwar, All r/o Village Patadi, Tehsil and Distt. Dewas (M.P.) by Regd. Sale Deed No. 1A/1011 dt. 30-09-2013 and evident her name in the revenue record and obtained Rin Pustika No. L-899211.
- 5- That the, (1) Shri Antarsingh S/o Shri Nagajiram Tanwar, (2) Shri Bhaawanisingh S/o Shri Nagajiram Tanwar, (3) Shri Ghanshyam S/o Shri Nagajiram Tanwar, had sold Land of Survey No. 1355 Paiki Rakba 0.895 Hect, Village Patadi, Tehsil and Distt. Dewas (M.P.) in favour of Shri Koushal Nayak S/o shri Tarachand Nayak & Smt. Pushpa Nayak W/o Shri Tarachand Nayak both R/o 291, Manavata Nagar, Kanadiya Road, Indore (M.P.) by Regd. Sale Deed No. MP108942022A1028447 dt. 10-01-2022 evident her name in the revenue record and obtained Rin Pustika L No. DE-1800-82247.
- 6- That the, Shri Koushal Nayak S/o shri Tarachand Nayak & Smt. Pushpa Nayak W/o Shri Tarachand Nayak both R/o 291, Manavata Nagar, Kanadiya Road, Indore (M.P.) had diverted the Land of Survey No. 1355 Paiki (after Batankan New Survey No. 1355/2) Rakba 0.895 Hect, Village Patadi, Tehsil and Distt. Dewas (M.P.) by Diversion Order dt. 25-01-2024 in Case No. 0538/A-2/2023-24 passed by SDO, Ravenuue, Dewas (M.P.).
- 7- Thus, considering above Shri Koushal Nayak S/o shri Tarachand Nayak & Smt. Pushpa Nayak W/o Shri Tarachand Nayak both R/o 291, Manavata Nagar, Kanadiya Road, Indore (M.P.), has get clear and marketable title of said property owner of Southern Side Part of Commercial Diverted Land bearing Survey No. 1355 Paiki (after Batankan Survey No. 1355/2) Rakba 0.895 Hect., Village Padadi, Tehsil and Distt. Dewas (M.P.).

5-	Title deeds/document details under which ownership acquired	: Shri Koushal Nayak S/o shri Tarachand Nayak & Smt. Pushpa Nayak W/o Shri Tarachand Nayak
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	: -

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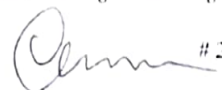
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(v) Khasra No. (vi) Patta No. (vii) Khata No. (viii) Plot No. (local name of the field as applicable including sub-divisions should be mentioned).		(M.P.)
3.3- Number / Identification details as per building map / plan	:	Commercial Diverted Land bearing Survey No. 1355 Paiki (after Batankan Survey No. 1355/2) Rakba 0.895 Hect., Village Padadi, Tehsil and Distt. Dewas (M.P.)
3.4- Extent of Property	:	0.895 Hect.
3.5- Name/s of the title holder	:	Shri Koushal Nayak S/o shri Tarachand Nayak & Smt. Pushpa Nayak W/o Shri Tarachand Nayak both R/o 291, Manavata Nagar, Kanadiya Road, Indore (M.P.)
3.6- Nature of Ownership	:	Freehold Property
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 others)	:	-
As per member/shareholder of society As a mortgagee	:	-
As a servient owner of easement right	:	-
Any other (Please mention the nature of ownership here)	:	-
4- Tracing of Title :-		

### History of title:

- 1- That as per information and documents made available to me, I find that the Land of Survey No. 255 Rakba 1.781 Hect, Village Patadi, Tehsil and Distt. Dewas (M.P.) was belongs to owner Shri Raghuvveer Singh S/o Shri Modsingh Rajpoot, R/o Village Mahudiya, Distt. Dewas and evident her name in the revenue record in the year 1991-92.
- 2- That the, Land of Survey No. 255 Rakba 1.781 Hect, Village Patadi, Tehsil and Distt. Dewas (M.P.) was re-numbered by Revenue Deptt., Dewas then New Survey No. of the said Land is 1355 Rakba 1.790 Hect, Village Patadi, Tehsil and Distt. Dewas (M.P.) and evident the name of Shri Raghuvveer Singh S/o Shri Modsingh Rajpoot, R/o Village Mahudiya, Distt. Dewas (M.P.) in the year 1994-95.
- 3- That, after the death of Shri Raghuvveer Singh S/o Shri Modsingh Rajpoot, R/o Village Mahudiya, Distt. Dewas then his legal heirs (1) Smt. Chhayakumari W/o Late Shri Raghuvveer Singh Rajpoot, (2) Shri Chandrapratap Singh S/o Late Shri Raghuvveer Singh

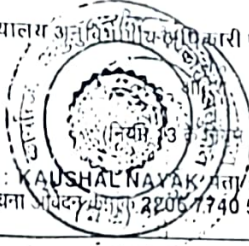
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13-	examined and perused	examination.
13-	Whether the documents examined are duly stamped as per the Stamp Act.	The documents are properly stamped as per law.
14-	Whether the Registration endorsements are in order	The documents are properly registered.
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 fictions."
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" for mortgage of the said property.
17-	List of documents to be deposited for creating the mortgage by deposit of title deeds :- <ol style="list-style-type: none"><li>1. Original Regd. Sale Deed No. MP108942022A1028447 dt.10-01-2022.</li><li>2. Original Rin Pustika no. DE-180082250.</li><li>3. Certified copy of Diversion Order dt. 25-01-2024 in Case No. 0538/A-2/2023-24 passed by SDO, Ravenu, Dewas (M.P.).</li><li>4. Photocopy of Rin Pustika No. L-899211.</li><li>5. Certified Regd. Sale Deed No. 1A/1011 dt. 30-09-2013 .</li><li>6. Photocopy of re-numbering proceedings by Revenue Deptt., Dewas.</li><li>7. Photocopy of Khastra Khataon from the year 1991-92 to 2022-23.</li><li>8. Latest Diversion Tax Receipt</li><li>9. Latest Property Tax Receipt</li><li>10. Affidavit from Mortgagor</li></ol>	
18.	Any other suggestion or Advise to protect the security interest of the Bank	An affidavit of the owner should be obtained in respect of any litigations/court attachments/ injunction / stay orders/ acquisition by the Govt. / Local authorities etc. Is not pending in respect of the said property.

Dated : 05.02.2024  
Place : INDORE (M.P.)

  
( VASHISHTHA INANI )  
ADVOCATE



देखें) क्र. 0538/3-2/2023-24

1. भू-राजस्व संहिता की धारा 59 के तहत नाम : KAUSHAL NAYAK पता : 291 MANAVTA NAGAR BICHOLI HAPSI INDORE 452016 द्वारा भूमि उपयोग परिवर्तन की सूचना आवेदन क्रमांक 2206 7740 506 दिनांक 25/01/2024 द्वारा निम्न तालिका अनुसार दी गई है :-


जिला : देवास तहसील : देवास रा.नि.मं.: बरोठा पटवारी हल्का : पटाडी ग्राम : पटाडी											
सर्वे नंबर	चालू भूमि उपयोग	व्यपवर्तित भूमि उपयोग	कुल क्षेत्र	प्रव्याजी			भू-राजस्व			पंचायत कर	
				व्यपवर्तित भूमि(व.मी.)	प्रव्याजी (प्रति व.मी.)	कुल राशि	व्यपवर्तित भूमि (व.मी.)	भू-राजस्व (प्रति व.मी.)	कुल राशि		कुल राशि
1355/2	कृषि	औद्योगिक एवं खनन	8950	8950	2.25	20137.50	8950	0.75	6712.50	3356.25	
भूमिस्वामी द्वारा भुगतान की गई कुल राशि				30210.00							

2. उक्त भूमि के व्यपवर्तन उपरान्त निम्न तालिका अनुसार प्रव्याजी एवं भू-राजस्व का निर्धारण किया जाता है जो निम्नानुसार है :-

जिला : देवास तहसील : देवास रा.नि.मं.: बरोठा पटवारी हल्का : पटाडी ग्राम : पटाडी											
सर्वे नंबर	चालू भूमि उपयोग	व्यपवर्तित भूमि उपयोग	कुल क्षेत्र	प्रव्याजी			भू-राजस्व			पंचायत कर	
				व्यपवर्तित भूमि (व.मी.)	प्रव्याजी (प्रति व.मी.)	कुल राशि	व्यपवर्तित भूमि (व.मी.)	भू-राजस्व (प्रति व.मी.)	कुल राशि		कुल राशि
1355/2	कृषि	औद्योगिक एवं खनन	8950	8950	2.25	20137.50	8950	0.75	6712.50	3356.25	
पुनर्निर्धारण उपरान्त कुल देय राशि				30210.00							


4. (सी) आदेशित किया जाता है, भूमिस्वामी द्वारा पैरा-1 में अंकित आवेदन क्रमांक 2206 7740 506 दिनांक 25/01/2024 द्वारा व्यपवर्तित भूमि उपयोग अनुसार भू-अभिलेख दुरुस्त किया जाये। (जहाँ अधोहस्ताक्षरी द्वारा निर्धारित राशि एवं भूमिस्वामी द्वारा भुगतान की गई राशि सामान है।)
5. भूमिस्वामी द्वारा पैरा-1 में अंकित आवेदन क्रमांक 2206 7740 506 दिनांक 25/01/2024 द्वारा व्यपवर्तित भूमि उपयोग/निर्धारण हेतु गलत जानकारी देने सम्बन्धी तथ्य संज्ञान में आने से उद्भूत हुए अतिरिक्त प्रव्याजी, भू-राजस्व एवं अर्थदंड का भुगतान करने हेतु भूमिस्वामी बाध्य होगा।

दिनांक : 25/01/2024

  
 अनुविभागीय अधिकारी (रा.)  
 जिला देवास तहसील : देवास

प्रतिलिपि:- क्र. 401-402 दि. 25.01.2024

1. KAUSHAL NAYAK (भूमिस्वामी/आवेदक) पैरा 04 में अंकित अतिरिक्त राशि के भुगतान (पैरा-1 में अंकित आवेदन क्रमांक 2206 7740 506 दिनांक 25/01/2024 द्वारा व्यपवर्तित भूमि उपयोग अनुसार) हेतु।
2. तहसीलदार पैरा - 4 में अंकित राशि के भुगतान के संबंध में आवश्यक कार्यवाही हेतु।
3. संबंधित पटवारी हल्का पटाडी रा.नि.मं. बरोठा तहसील, देवास की ओर कार्यवाही हेतु।

  
 अनुविभागीय अधिकारी (रा.)  
 जिला देवास तहसील : देवास