



Dated -29-1-2024

TITLE SEARCH REPORT (TSR)

To,
The Branch Manager,
Union Bank of India
ULP Branch.

1.	Date or receipt of original title deeds/	Name & designation or the official who delivered the original title	Date of delivery of original title deeds/documen	Name & designation of the official to whom the original title deeds/documents along with Title Search report is
2.	Name of the Account and details of the Borrower & the mortgagor.	Borrower – Girdhar Vatika Hotel and Resort partnership Firm, through its partner Girdharilal S/o Hiralal Soni, Vishal S/o Girdharilal Soni, Sumit S/o Shri Girdharilal Soni, Smt. Manjula W/o Shri Girdharilal Soni. Owner / Mortgagor – Shri Girdharilal Ji S/o Hiralal ji Soni, add – Aajad Nagar Marg, sanawad, Tehsil badwah, district West Nimad, M.P.		

FULL DESCRIPTION OF THE PROPERTY

3	3.1	Nature of Immovable Property	Commercial (Hotel and Resort) Purpose diverted land of S. NO. 514 having area 0.59 hectare, S. No. 515 having area 1.84 hectare of Gram Morkhedi, Tehsil Punasa, District Khandwa, M.P. <u>Boundaries: S. No. 514</u> East : land of S. No. 513 of Tulsiram S/o Jogiram West : land of S. No. 515 of Second Party Girdharilal Soni North : Onkareshwar Road South : Common Way <u>Boundaries: S. No. 514</u> East : Land of Tulsiram S/o Bhalaji doganya West : Land of Goribai Bharud North : Aam Rasta South : Land of Bhalaji Nandiya Consolidated Boundaries and Access to land must be ascertained by Bank approved valuer and	
---	-----	------------------------------	--	--





Registration and Stamp Department
(Commercial TAX) MP



Receipt

Reference ID	34290120244451253
Payment Transaction ID	PTID2901202461045668
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	anjali nagar
Date of payment realized in Sampada	29-01-2024 01:02 pm
Consumption Status	NOT CONSUMED
Case Number	NA
Party Name	VIVEK NAGAR ADVOCATE
Consumed Office Name	NA
Consumed By User	NA
No of years	30
Duration	1994-1995 To 2023-2024



3.2	(i) Survey No (ii) Hissa No (iii) Ghat No (iv) Town Survey No (v) Khasra No (vi) PattaNo. (vii) KhathaNo (viii) PlotNo.	Commercial (Hotel and Resort) Purpose diverted land of S. NO. 514 having area 0.59 hectare, S. No. 515 having area 1.84 hectare of Gram Morkhedi, Tehsil Punasa, District Khandwa, M.P.
3.3	Number/Identification details as per building plan/ Map	As Above
3.4	Extent of Property	2.43 hectare
3.5	Name/s of the Owner/s	Shri Girdharilal Ji S/oHiralal ji Soni, add – Aajad Nagar Marg, sanawad, Tehsil badwah, district West Nimad, M.P.
3.6	Nature of Ownership <input type="checkbox"/> Freehold <input type="checkbox"/> Lease hold (mention the residual lease term clearly) <input type="checkbox"/> License <input type="checkbox"/> Undivided Interest (mention the shares) <input type="checkbox"/> Trust Property (mention whether the borrower is a Trustee or beneficiary) <input type="checkbox"/> Assignee/Grantee of Govt. <input type="checkbox"/> Cultivating tenant <input type="checkbox"/> Title only by possession (mention whether adverse possession/or others) <input type="checkbox"/> As a member/share holder of society <input type="checkbox"/> As a mortgagee <input type="checkbox"/> As a servient owner of easement right <input type="checkbox"/> Any other (Please mention the nature of ownership)	Free Hold
<p>Tracing of Title -</p> <ol style="list-style-type: none"> 1. That as per information and documents made available to me, I find that the, land of S. No. 515 having area 1.84 hectare of Gram Morkhedi, Tehsil Punasa, District Khandwa, M.P. was of ownership of Jagannath S/o Gangaram Gujar, R/o – Morghadi, tehsil and district Khandwa, M.P. as evident from perusal of Khasra P-II from 1994-95. 2. That, thereafter, Jagannath S/o Gangaram Gujar has sold S. No. 515 having area 1.84 hectare and S.No. 606 having area 0.75 hectare of Gram Morkhedi, Tehsil Punasa, District Khandwa, M.P. to Girdharilal S/o hiralalji SOni, R/o – Aajad Marg, Sanawad tappa, Tehsil Sanawad, District Khargone, M.P. vide registered sale deed no. 1A/1906 dated 17-7-1997 and name of Girdharilal was mutated as owner in Khasra P-II . 3. land of. NO. 514 having area 0.59 hectare of Gram Morkhedi, Tehsil Punasa, District Khandwa, M.P. was of ownership of Pannalal S/o Jogilal Gujar, R/o – Morghadi, tehsil and district Khandwa, M.P. as evident from perusal of Khasra P-II 		





from 1994-95.

4. That, thereafter, Pannalal S/o Jogilal Gujar, R/o – Morghadi, tehsil and district Khandwa, M.P has exchanged his land of. NO. 514 having area 0.59 hectare of Gram Morkhedi, Tehsil Punasa, District Khandwa, M.P. with Girdharilal S/o hiralalji SOni, R/o – Aajad Marg, Sanawad tappa, Tehsil Sanawad, District Khargone, M.P. being owner of S.No. 606 having area 0.75 hectare of Gram Morkhedi, Tehsil Punasa, District Khandwa, M.P. and therefore, Girdharilal S/o hiralalji SOni, R/o – Aajad Marg, Sanawad tappa, Tehsil Sanawad, District Khargone, M.P. became owner of land of. NO. 514 having area 0.59 hectare of Gram Morkhedi, Tehsil Punasa, District Khandwa, M.P. vide registered exchange deed no. 1A/417 dated 29-3-2004 and his name was mutated as owner of land in Khasra P-II.

S. no 514 = 0.59 hectare

5. That, thereafter, Rin Pustika no. L-H 279922 was issued in favour of Girdharilal S/o hiralalji SOni and as per Rin Pustika, **there is charge of Seva Sahkari Sanstha Maryuadit, badud, M.P. , therefore NOC must be taken from Seva Sahkari Sanstha Maryuadit, badud, M.P.** *NOC for 514 515 606 ?*

6. That, thereafter, Girdharilal S/o hiralalji SOni has got diverted land of S. NO. 514 having area 0.59 hectare, S. No. 515 having area 1.84 hectare of Gram Morkhedi, Tehsil Punasa, District Khandwa, M.P. for Commercial (Hotel and Resort) Purpose vide diversion order passed in case no. 14/A-2/2018-19 dated 29-6-2019, passed by SDO, Punasa Devision, district Khandwa, M.P. .

*514 = 0.59
515 = 1.84
2.43 hectare = 6 Acre*

7. That, thereafter, Girdharilal S/o hiralalji SOni has got opinion from Town and Country Planning department, Khandwa and Burhanpur, M.P. vide memo no. 1211 dated 25-11-2019 for Commercial (Hotel and Resort) Purpose.

8. That, Girdharilal S/o hiralalji SOni has got approved permission for construction of Commercial (Hotel and Resort) Purpose from Gram Panchayat Morghadi, tehsil Punasa, district Khandwa, M.P. vide memo no. 658/2019 dated 24-11-2019.

9. That, Girdhar Vatika Hotel and Resort partnership Firm is a registered Firm vide registration no. 03/32/04/0099/22 dated 20-6-2022 issued by Assistant Registrar of Firms and as per partnership deed of Girdhar Vatika Hotel and Resort partnership Firm there are four partners namely Girdharilal S/o Hiralal Soni, Vishal S/o Girdharilal Soni, Sumit S/o Shri Girdharilal Soni, Smt. Manjula W/o Shri Girdharilal Soni. **Partnership deed is neither notarized nor registered must be get registered.**

Partnership should be registered.





10. That, Girdhar Vatika Hotel and Resort partnership Firm has applied with bank to avail loan facility on Commercial (Hotel and Resort) Purpose diverted land of S. NO. 514 having area 0.59 hectare, S. No. 515 having area 1.84 hectare of Gram Morkhedi, Tehsil Punasa, District Khandwa, M.P.

TITLE DEED/DOCUMENT DETAILS UNDER WHICH OWNERSHIP IS ACQUIRED

5	Name/Nature of Deed	Details like office of Registration, Regn. No & Date of Registration
First Owner –	As stated above	
So on... up to the present owner/mortgagor	Shri Girdharilal Ji S/oHiralal ji Soni	

6	<p>List of encumbrances</p> <p>1) Nature of encumbrance:</p> <ul style="list-style-type: none"> <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 pendens <p>2) Name of the person in whose favor encumbrance is subsisting.</p> <p>3) Date on which encumbrance has come into existence.</p>	<p>charge of Seva Sahkari Sanstha Maryuadit, badud, M.P.</p> <p><i>NOC to be obtained</i></p> <p>charge of Seva Sahkari Sanstha Maryuadit, badud, M.P.</p>
---	---	--

7	<p>View on encumbrance - In the case of encumbrance, the advocate should clearly opine as to :</p> <ul style="list-style-type: none"> <input type="checkbox"/> How far such an encumbrance would affect the value of the property – N.A. <input type="checkbox"/> Any permission/approvals are required for the Bank to create security – NOC from Seva Sahkari Sanstha Maryuadit, badud, M.P. <input type="checkbox"/> extent to which Bank's security would be jeopardized because of encumbrance – N.A. <input type="checkbox"/> Manner and cost of removal of encumbrance – NOC from Seva Sahkari Sanstha Maryuadit, badud, M.P. 	
---	--	--

8	<p>Regulatory Issues: Clearly provide the following details: - No regulatory issues</p> <ul style="list-style-type: none"> <input type="checkbox"/> Whether property is affected by Land Ceiling Law <input type="checkbox"/> Whether property is affected by Land fragmentation Law <input type="checkbox"/> Whether property is affected by Forest law <input type="checkbox"/> Whether property is affected by Planning Law <input type="checkbox"/> Whether property is affected by Urban Land Ceiling Law <input type="checkbox"/> Whether property is affected by rent restriction/control Law <input type="checkbox"/> Whether property is affected by Environment Law <input type="checkbox"/> Whether 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 <p>Not Applicable. property is not subject to any regulatory issue</p>	
---	--	--





9.	Views on regulatory hurdles If 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 – N.A. <input type="checkbox"/> Any permission/approvals are required for the Bank to create security – NOC from Seva Sahkari Sanstha Maryuadit, badud, M.P. <input type="checkbox"/> The extent to which Bank's security would be jeopardized because of encumbrance – N.A. <input type="checkbox"/> Manner and cost of removal of encumbrance – NOC from Seva Sahkari Sanstha Maryuadit, badud, M.P.	
10.	List of documents/deeds provided to the Advocate and perused by him 1. Certified Copy of Khasra P-II from 1994-95 to 2023-24. 2. Original registered sale deed no. 1A/1906 dated 17-7-1997. 3. Original registered exchange deed no. 1A/417 dated 29-3-2004. 4. Original Rin Pustika no. L-H 279922. 5. Certified Copy of diversion order passed in case no. 14/A-2/2018-19 dated 29-6-2019, passed by SDO, Punasa Devison, district Khandwa, M.P. 6. Original opinion from Town and Country Planning department, Khandwa and Burhanpur, M.P. vide memo no. 1211 dated 25-11-2019. 7. Original permission for construction of Commercial (Hotel and Resort) Purpose from Gram Panchayat Morghadi, tehsil Punasa, district Khandwa, M.P. vide memo no. 658/2019 dated 24-11-2019. 8. Original Partnership Firm registration Certificate no. 03/32/04/0099/22 dated 20-6-2022. 9. Copy of partnership Deed.	
11.	List of documents found out while examining the deeds as above and in search in offices of registrar / revenue authorities affecting the property and examined	Registration particulars number and date and page particulars as given in title deed tally with particulars as stated in certified copy as obtained from registrar's office
12.	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 <u>further documents</u> are not necessary	
13.	Whether documents examined are duly stamped as per the Stamp Act. Advocate should clearly state as to whether the documents are duly stamped are not as per	Yes
14.	Whether the Registration endorsements are in order Advocate should clearly state as to whether registration endorsements are regular	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 do not find that transactions under the documents sham and 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", "This is to certify that the title to the property of the borrower is clear and marketable, <u>except charge of Seva Sahkari Sanstha Maryuadit, badud, M.P.</u> , if the following acts/deeds are done or caused to be done: -	





17. List of documents to be deposited for creating the mortgage by deposit of title deeds
1. Certified Copy of Khasra P-II from 1994-95 to 2023-24.
 2. Original registered sale deed no. 1A/1906 dated 17-7-1997.
 3. Original registered exchange deed no. 1A/417 dated 29-3-2004.
 4. Original Rin Pustika no. L-H 279922.
 5. Certified Copy of diversion order passed in case no. 14/A-2/2018-19 dated 29-6-2019, passed by SDO, Punasa Division, district Khandwa, M.P.
 6. Original opinion from Town and Country Planning department, Khandwa and Burhanpur, M.P. vide memo no. 1211 dated 25-11-2019.
 7. Original permission for construction of Commercial (Hotel and Resort) Purpose from Gram Panchayat Morghadi, tehsil Punasa, district Khandwa, M.P. vide memo no. 658/2019 dated 24-11-2019.
 8. Original Partnership Firm registration Certificate no. 03/32/04/0099/22 dated 20-6-2022.
 9. Original registered partnership Deed of Girdhar Vatika Hotel and Resort partnership Firm.
 10. Original NOC issued by Seva Sahkari Sanstha Maryuadit, badud, M.P.
 11. Copy of latest property tax payment receipt and diversion tax payment receipt.
 12. Affidavit and declaration as usual.
 13. Affidavit of present owner that property is not subject to litigation or dispute.
- "This is to certify that the above documents if taken would create valid mortgage by
18. Any other suggestion or Advise to protect the security interest of the Bank :
An affidavit of owner should be taken in respect of any litigation / court attachments / injunction/ stay order/ acquisition by govt. / local authorities etc. is not pending in respect of said property and Spot inspection of property must be done.

Indore
Search receipt no. 34290120244451253 dated 29-1-2024

(VIVEK NAGAR ADVOCATE)

