



OFFICE : Mini Bar Hall, District Court Campus, in between Court Room No.13 & 14, Indore
Mob. 9754477255

Dated - 30-01-2024

TITLE SEARCH REPORT (TSR)

To.

The Branch/Chief/AGM Manager,
Union Bank of India
Mid Corporate Branch, Indore

1.	Date or receipt of original title deeds/	Name & designation or the official who delivered the	Date of delivery of original title deeds/docum	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.		M/s Amaltas Hotels Private Limited (Previous known as Stayvel Hotels Private Limited) through Managing Director Shri Mayankraj S/o Shri Sursh Singh Bhadoriya, Add. 2, R.K. Puram Colony, Indore (M.P.)	
FULL DESCRIPTION OF THE PROPERTY				
3	3.1	Nature of Immovable Property	Plot No. 2, R.K. Puram Colony, Village Khajarani, Tehsil and Distt. Indore (M.P.) having area 10062 sq.ft. (935.13 sq.mtr.). Boundaries - East: A.B. Road West: Plot No. 6 and 7 North: Plot no. 3 South : Plot no.1	
	3.2	(i) Survey No (ii) Hissa No (iii) Ghat No (iv) Town Survey No (v) Khasra No (vi) PattaNo. (vii) KhathaNo (viii) PlotNo.	Plot No. 2, R.K. Puram Colony, Village Khajarani, Tehsil and Distt. Indore (M.P.) having area 10062 sq.ft. (935.13 sq.mtr.). Boundaries - East: A.B. Road West: Plot No. 6 and 7 North: Plot no. 3 South : Plot no.1	
	3.3	Number/Identification details as per building plan/ Map	As Above	
	3.4	Extent of Property	10062 Sq. Ft.	
	3.5	Name/s of the Owner/s	M/s Amaltas Hotels Private Limited (Previous known as Stayvel Hotels Private Limited) through Managing Director Shri Mayankraj S/o Shri Sursh Singh Bhadoriya, Add. 2, R.K. Puram Colony, Indore (M.P.)	





3.6	<p>Nature of Ownership</p> <ul style="list-style-type: none"> <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, Plot No. 2, R.K. Puram Colony, Village Khajarani, Tehsil and Distt. Indore (M.P.) having area 10062 sq.ft. (935.13 sq.mtr.) was belongs to owner Smt. Ramditibai W/o Ram Saheb Lala Radhakishan Kapoor, R/o 96, Defence Colony, New Delhi. 2. That the, Smt. Ramditibai W/o Ram Saheb Lala Radhakishan Kapoor, R/o 96, Defence Colony, New Delhi through POA Holder Lal Balkishan S/o Rai Saheb Ravakishan Kapoor, R/o 23, Ansari road, Dariyaganj, Delhi had sold Plot No. 2, R.K. Puram Colony, Village Khajarani, Tehsil and Distt. Indore (M.P.) having area 10062 sq.ft. (935.13 sq.mtr.) in favour of Shri Shuganchand S/o Shri Natthulal Sarin, R/o 3, Navratan Bagh, Indore (M.P.) by Regd. Sale Deed No. 1A/4974 dt. 12-07-1972. 3. That the, Shri Shuganchand S/o Shri Natthulal Sarin, R/o 3, Navratan Bagh, Indore (M.P.) had executed a Will dt. 10-08-1972 in favour of Smt. Kamal Kumari W/o Late Shri Krishna Chadda, R/o 8, Navratan Bagh, Indore (M.P.) in relation of Plot No. 2, R.K. Puram Colony, Village Khajarani, Tehsil and Distt. Indore (M.P.) having area 10062 sq.ft. (935.13 sq.mtr.). 4. That, after the death of Shri Shuganchand S/o Shri Natthulal Sarin, R/o 3, Navratan Bagh, Indore (M.P.) his legal heir Smt. Kamal Kumari W/o Late Shri Krishna Chadda, R/o 8, Navratan Bagh, Indore (M.P.) was owner of Plot No. 2, R.K. Puram Colony, Village Khajarani, Tehsil and Distt. Indore (M.P.) having area 10062 sq.ft. (935.13 sq.mtr.). 5. That the, Shri Shuganchand S/o Shri Natthulal Sarin, R/o 3, Navratan Bagh, Indore (M.P.) had lease out the Plot No. 2, R.K. Puram Colony, Village Khajarani, Tehsil and Distt. Indore (M.P.) having area 10062 sq.ft. (935.13 sq.mtr.) in favour of M/s Stayvel Hotels Private Limited through Managing Director Shri Rajendra Kumar Chadda, Add. 2, R.K. Puram Colony, Indore (M.P.) by Regd. Lease Deed No. 1A/7379 dt. 04-03-1987 for lease period 30 years. The said lease period was expired on 03-03-2017. 		



6. M/s Stayvel Hotels Private Limited through Managing Director Shri Rajendra Kumar Chadda, Add. 2, R.K. Puram Colony, Indore (M.P.) had obtained Building Construction Permission and Sanctioned Map from IMC, Indore for construction Hotel on the said plot.
7. That the, M/s Stayvel Hotels Private Limited through Managing Director Shri Rajendra Kumar Chadda, Add. 2, R.K. Puram Colony, Indore (M.P.) had mutated its name in the IMC Record by Mutation Letter No. 107 dt. 17-07-2023.
8. That the, M/s. Stayvel Hotels Private Limited had changed its name to Amaltas Hotels Private Limited by Fresh Certificate of Incorporation Consequent on Change of Name dt. 25-09-1997.
9. That the, M/s. Stayvel Hotels Private Limited (Presently knows as Amaltas Hotels Private Limited) through Managing Director Rajendra Kumar Chadda, Add. 2, R.K. Puram Colony, Indore (M.P.) had mutated its name in the IMC Record by Mutation Letter No. 107 dt. 17-07-2023.
10. That, Smt. Kamal Kumari W/o Late Shri Krishna Chadda, R/o 8, Navratan Bagh, Indore (M.P.) had executed a Regd. Power of Attorney No. 4A/379 dt. 06-07-1990 in favour of Shri Suresh Singh S/o Late Shri Narendra Singh, R/o 9, Gulmohar Extension, Indore (M.P.).
11. That the, Smt. Kamal Kumari W/o Late Shri Krishna Chadda, R/o 8, Navratan Bagh, Indore (M.P.) through POA Holder Shri Suresh Singh S/o Late Shri Narendra Singh, R/o 9, Gulmohar Extension, Indore (M.P.) had sold the Plot No. 2, R.K. Puram Colony, Village Khajarani, Tehsil and Distt. Indore (M.P.) having area 10062 sq.ft. (935.13 sq.mtr.) in favour of M/s Amaltas Hotels Private Limited (Previous known as Stayvel Hotels Private Limited) through Managing Director Shri Mayankraj S/o Shri Sursh Singh Bhadoriya, Add. 2, R.K. Puram Colony, Indore (M.P.) by Regd. Sale Deed No. MP179092023A12670388 dt. 15-12-2023.
12. That the, said owner had compounded/Mergered the Commercial Plot No. 2, 5,6 and 7, R.K. Puram Colony, Indore total area 1665.12 sq.mtr. by Letter No. INDLP-6967/MERGER/20/Nagrani/2020 dt. 10-11-2020 from T and C P Deptt., Indore.
13. That the, said owner had lost the Original Regd. Power of Attorney No. 4A/379 dt. 06-07-1990 thereafter they lodged the Police Complaint dt. 23-01-2024 on Police Station Palasia, Indore and published a Jahir Suchana on dt. 25-01-2024 in Agniban Newspaper.
14. Thus, considering M/s Amaltas Hotels Private Limited (Previous known as Stayvel Hotels Private Limited) through Managing Director Shri Mayankraj S/o Shri Sursh Singh Bhadoriya, Add. 2, R.K. Puram Colony, Indore (M.P.) became the absolute owner of Plot No. 2, R.K. Puram Colony, Village Khajarani, Tehsil and Distt. Indore (M.P.) having area 10062 sq.ft. (935.13 sq.mtr.).





TITLE DEED/DOCUMENT DETAILS UNDER WHICH OWNERSHIP IS ACQUIRED		
5	Name/Nature of Deed	Details like office of the Registration, Regn. No & Date of Registration
	First Owner -	As stated above
	So on... up to the present owner/mortgagor	Smt. Kamal Kumari W/o Late Shri Krishna Chadda, R/o 8, Navratan Bagh, Indore (M.P.) through POA Holder Shri Suresh Singh S/o Late Shri Narendra Singh, R/o 9, Gulmohar Extn., Indore (M.P.)
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>	N.A.
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 - N.A. <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 -N.A. 	
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.	<p>Views on regulatory hurdles</p> <p>If property is affected by regulatory issues, the Advocate has to give a clear view, 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 - N.A. <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 - N.A. 	

"NIGAM ADVOCATES"

Late Shri SHEEL KUMAR NIGAM
M.A., LL.B.



SAKET KUMAR NIGAM

B.Com., LL.B.

HIGH COURT ADVOCATE

HIGH COURT ADVOCATE

(Ex-Govt. Advocate of High Court of M.P.)

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10.	List of documents/deeds provided to the Advocate and perused by him 1. Original and Certified copy of Regd. Sale Deed No. MP179092023A12670388 dt. 15-12-2023. 2. Certified copy of Regd. Power of Attorney No. 4A/379 dt. 06-07-1990. 3. Original and certified copy of Regd. Sale Deed No. 1A/4974 dt. 12-07-1972. 4. Original Will dt. 10-08-1972. 5. Original Regd. Lease Deed No. 1A/7379 dt. 04-03-1987. 6. Original Mutation Letter No. 107 dt. 17-07-2023 from IMC, Indore. 7. Original Police Complaint dt. 23-01-2024 on Police Station Palasia, Indore. 8. Original Jahir Suchana on dt. 25-01-2024 in Agniban Newspaper. 9. Original NOC from Mr. Ruesh Koushal for Jahir Suchana 10. Attested by Notary Fresh Certificate of Incorporation Consequent on Change of Name dt. 25-09-1997. 11. Original Letter No. INDLP-6967/MERGER/20/Nagrani/2020 dt. 10-11-2020 from T and C P Dentt.	
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 further documents 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, 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. Original and Certified copy of Regd. Sale Deed No. MP179092023A12670388 dt. 15-12-2023. 2. Certified copy of Regd. Power of Attorney No. 4A/379 dt. 06-07-1990. 3. Original Regd. Sale Deed No. 1A/4974 dt. 12-07-1972. 4. Original Will dt. 10-08-1972. 5. Original Regd. Lease Deed No. 1A/7379 dt. 04-03-1987. 6. Original Mutation Letter No. 107 dt. 17-07-2023 from IMC, Indore. 7. Original Police Complaint dt. 23-01-2024 on Police Station Palasia, Indore. 8. Original Jahir Suchana on dt. 25-01-2024 in Agniban Newspaper. 9. Original NOC from Mr. Ruesh Koushal for Jahir Suchana. 10. Attested by Notary Fresh Certificate of Incorporation Consequent on Change of Name dt. 25-09-1997. 11. Original Letter No. INDLP-6967/MERGER/20/Nagrani/2020 dt. 10-11-2020 from T and C P Dentt. 12. Original Property Tax Receipt in the year 2023-24. 13. Affidavit and declaration as usual. 14. 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 deposit of title deeds"	



"NIGAM ADVOCATES"

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M.A., LL.B.



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(Ex-Govt. Advocate of High Court of M.P.)

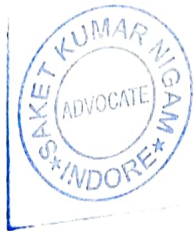
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18. Any other suggestion or Advise to protect the security interest of the Bank :
An affidavit of owner should be taken in respect of any litigation / court
attachments / injunction/ stay order/ acquisition by govt. / local authorities
etc. is not pending in respect of said property and Spot inspection of property

(Signature)
(SAKET KUMAR ADVOCATE)

Indore

Search receipt no. 34290120244455534 dated 29-01-2024.





Registration and Stamp Department
(Commercial TAX) MP

STAMPAD4

Receipt

Reference ID	3429012024455534
Payment Transaction ID	PTID2901202461083603
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	NEHA CHOURASIYA
Date of payment realized in Sampada	29-01-2024 09:07 pm
Consumption Status	NOT CONSUMED
Case Number	NA
Party Name	Mr Saket Kumar Nigam Advocate
Consumed Office Name	NA
Consumed By User	NA
No of years	30
Duration	1994-1995 To 2023-2024