



Off : Chamber No. 137, First Floor, Rampurawala Building, in front of District Court, M.G. Road, Indore
E-Mail ID : inanivashishtha@gmail.com

TITLE REPORT

To,
The Chief Manager,
UNION BANK OF INDIA,
ULP 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. |
|----|---|---|---|---|
| | | | 26.02.2024 | 26.02.2024 |

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| 1- | Name and Address of the Branch to whom the title report is given | : | UNION BANK OF INDIA ULP Branch, INDORE (M.P.) |
| 2- | Name of the Account and detail of the Borrower | : | (1) Shri Amit Dubey S/o Shri Roopkumar Dubey, (2) Shri Piyush S/o Shri Roopkumar Dubey, R/o 2, Prabhu Nagar, Indore (M.P.) |
| 3- | Full Description of the property:- | : | Plot/House No. M-300, Sch. No. 97, Part-IV, Slice No. 3 (Vigyan Nagar), Indore (M.P.) having area 700 sq.ft. (65.05 sq.mtr.) <u>Boundaries:</u> East : Plot No. 286 & 287 Sch. No. 97 Part-IV West : 7.50 mtr. wide Road North : Plot No. 301 Sch. No. 97 Part-IV South : Plot No. 299 Sch. No. 97 Part-IV NOTE- Boundaries should be verified by the bank valuer. |
| 3.1- | Nature of Immoveable Property | : | Residential Plot/House |
| b | (i) Survey No. (ii) Hissa No. | : | Plot/House No. M-300, Sch. No. 97, Part-IV, Slice No. 3 (Vigyan Nagar), Indore (M.P.) having area |

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पंजीयन एवं स्टाम्प विभाग (वाणिज्य कर) मध्य प्रदेश



रसीद

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|-------------------------------------|---|
| संदर्भ आईडी | 34260220244576139 |
| भुगतान संव्यवहार आईडी | PTID2602202462012149 |
| सर्विस | दस्तावेज खोज शुल्क - मैन्युअल प्रक्रिया |
| राजस्व मेबर हेड | 0030 |
| राजस्व सब मेबर हेड | 03 |
| राजस्व माइनर हेड | 800 |
| भुगतान का प्रकार | सेवा प्रदाता क्रेडिट सीमा |
| भुगतान राशि | 1500 |
| भुगतान किया गया | pooja inani |
| सफ्टा में भुगतान प्राप्ति की तिथि | 26-02-2024 12:57 pm |
| उपयोग की स्थिति | CONSUMED |
| प्रकरण संख्या | NA |
| पार्टी का नाम | VASHISHTA INANI ADVOCATE |
| कार्यालय का नाम जहाँ उपयोग किया गया | उप पंजीयक कार्यालय इन्दौर । |
| उपयोगकर्ता का नाम | VIVEK DIGAMBAR HIRDE |
| समय अवधि(वर्ष में) | 30 |
| अवधि | 1994-1995 To 2023-2024 |



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| | (iii) Chat No. (iv) Town Survey No. (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). | | 700 sq.ft. (65.05 sq.mtr.) |
| 3.3- | Number / Identification details as per building map / plan | : | Plot/House No. M-300, Sch. No. 97, Part-IV, Slice No. 3 (Vigyan Nagar), Indore (M.P.) having area 700 sq.ft. (65.05 sq.mtr.) |
| 3.4- | Extent of Property | : | 700 sq.ft. (65.05 sq.mtr.) |
| 3.5- | Name/s of the title holder | : | (1) Shri Amit Dubey S/o Shri Roopkumar Dubey, (2) Shri Piyush S/o Shri Roopkumar Dubey, R/o 2, Prabhu Nagar, Indore (M.P.) |
| 3.6- | Nature of Ownership | : | Lease Hold Property |
| | Leasehold (mention the residual lease term clearly) | : | Lease Period for 30 years i.e. 02-12-2003 to 01-12-2033. |
| | 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 Indore Development Authority a body established under section 38 of M.P. Nagar evam Gram Nivesh Adhinyam, and incorporate under Section 39 of MP

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Nagar evam Gram Nivesh Adhiniyam 1973. The main Duty of said Development authority is implementing the proposal in the Development plan, preparing one or more town development schemes and acquisition and development of land for the purpose of expansion or improvement of the area specified in the Notification.

2. That the, Indore Development Authority and Nav Bharat Grah Nirman Sahakari Sanstha Mydt, Indore has Lease hold Property Plot No. M-300, Sch. No. 97, Part-IV, Slice No. 3 (Vigyan Nagar), Indore (M.P.) having area 700 sq.ft. (65.05 sq.mtr.) in favour of Shri Milind S/o Shri Suresh Wadge, R/o 10/11, Bairathi Colony, Indore (M.P.) by a Regd. Lease Deed No. 1A/1393(Ta) dt. 01-03-2004 and Possession Notice No. 4502 dt. 27-11-2003 and Allotment Letter No. 5679 dt. 12-05-2003 had leased the Period from 30 Years commencing from 02-12-2003 and ending on 01-12-2033 for the purpose of Residential purpose on the terms and conditions contained therein. After expiry of lease period lease period will be extend twice times for next 30-30 years.
3. That the, Shri Milind S/o Shri Suresh Wadge, R/o 10/11, Bairathi Colony, Indore (M.P.) had obtained NOC No. 6104 dt. 24-04-2006 issued by IDA, Indore (M.P.) for mortgaged the said property in the Bank or Financial Institution.
4. That the, Shri Milind S/o Shri Suresh Wadge, R/o 10/11, Bairathi Colony, Indore (M.P.) had executed a Regd. Power of Attorney No. 4A/363(Ta) dt. 28-10-2005 in favour of Shri Shailendra Singh S/o Shri Bharatsingh Chouhan, R/o 65-B, Brajvihar Nagar, Indore (M.P.).
5. That the, Shri Milind S/o Shri Suresh Wadge, R/o 10/11, Bairathi Colony, Indore (M.P.) through POA Holder Shri Shailendra Singh S/o Shri Bharatsingh Chouhan, R/o 65-B, Brajvihar Nagar, Indore (M.P.) had sold Plot No. M-300, Sch. No. 97, Part-IV, Slice No. 3 (Vigyan Nagar), Indore (M.P.) having area 700 sq.ft. (65.05 sq.mtr.) in favour of (1) Shri Rajendra S/o Shri Achyut Vasudev Dev, R/o (2) Smt. Shubhada W/o Shri Rajendra Dev, R/o A-27, Vikas Tower, Indira Complex, Navlakha, Indore (M.P.) by Regd. Sale Deed No. 1A/555(Ta) dt. 01-05-2006.
6. That the, (1) Shri Rajendra S/o Shri Achyut Vasudev Dev, R/o (2) Smt. Shubhada W/o Shri Rajendra Dev, R/o A-27, Vikas Tower, Indira Complex,

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- Navlakha, Indore (M.P.) had obtained NOC No. 14804 dt. 11-10-2006 issued by IDA, Indore (M.P.) for mortgaged the said property in the Bank or Financial Institution.
7. That the, (1) Shri Rajendra S/o Shri Achyut Vasudev Dev, R/o (2) Smt. Shubhada W/o Shri Rajendra Dev, R/o A-27, Vikas Tower, Indira Complex, Navlakha, Indore (M.P.) had mutated their name in the IDA Record by Mutation Letter No. 14660 dt. 07-10-2006 from IDA, Indore (M.P.).
8. That the, (1) Shri Rajendra S/o Shri Achyut Vasudev Dev, R/o (2) Smt. Shubhada W/o Shri Rajendra Dev, R/o A-27, Vikas Tower, Indira Complex, Navlakha, Indore (M.P.) had sold the Plot No. M-300, Sch. No. 97, Part-IV, Slice No. 3 (Vigyan Nagar), Indore (M.P.) having area 700 sq.ft. (65.05 sq.mtr.) in favour of (1) Shri Amit Dubey S/o Shri Roopkumar Dubey, (2) Shri Piyush S/o Shri Roopkumar Dubey, R/o 2, Prabhu Nagar, Indore (M.P.) by Regd. Sale Deed No. MP179092017A1595710 dt. 25-10-2017.
9. That the, (1) Shri Amit Dubey S/o Shri Roopkumar Dubey, (2) Shri Piyush S/o Shri Roopkumar Dubey, R/o 2, Prabhu Nagar, Indore (M.P.) had obtained Building Construction Permission and Sanctioned Map vide Memo No. PMT/IND/0152/4273/2020 dt. 25-12-2020 and constructed house thereon.
10. That the, (1) Shri Amit Dubey S/o Shri Roopkumar Dubey, (2) Shri Piyush S/o Shri Roopkumar Dubey, R/o 2, Prabhu Nagar, Indore (M.P.) had mutated their name in the IDA Record by Mutation Letter No. 10619 dt. 19-10-2023 issued by IDA, Indore (M.P.).
11. Thus, considering (1) Shri Amit Dubey S/o Shri Roopkumar Dubey, (2) Shri Piyush S/o Shri Roopkumar Dubey, R/o 2, Prabhu Nagar, Indore (M.P.) has clear and marketable title of Plot/House No. M-300, Sch. No. 97, Part-IV, Slice No. 3 (Vigyan Nagar), Indore (M.P.) having area 700 sq.ft. (65.05 sq.mtr.).

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| 5- | Title deeds/document details under which ownership acquired | : | (1) Shri Amit Dubey S/o Shri Roopkumar Dubey, (2) Shri Piyush S/o Shri Roopkumar Dubey, R/o 2, Prabhu Nagar, Indore (M.P.) |
| 6- | List of encumbrances | : | As Under |
| 6.1- | Nature of Encumbrance | : | - |

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| | 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 | : | - |
| | 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, opine 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 | : | Not Applicable |





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| | Land fragmentation Law. | | |
| 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 property is affected by regulatory issues, give clear view, as to : | : | Not Applicable |
| 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 : | | |

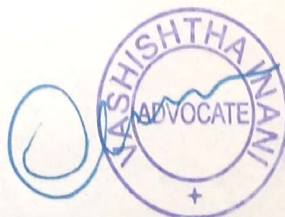




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| | <ol style="list-style-type: none">1. Original - Regd. Sale Deed No. MP179092017A1595710 dt. 25-10-2017.2. Original- Regd. Sale Deed No. 1A/555(Ta) dt. 01-05-2006.3. Original -Regd. Power of Attorney No. 4A/363(Ta) dt. 28-10-2005.4. Original -Regd. Lease Deed No. 1A/1393(Ta) dt. 01-03-20045. Photocopy- Possession Notice No. 4502 dt. 27-11-20036. Photocopy -Allotment Letter No. 5679 dt. 12-05-2003.7. Photocopy - Construction Permission and Sanctioned Map vide Memo No. PMT/IND/0152/4273/2020 dt. 25-12-2020.8. Original -Mutation Letter No. 10619 dt. 19-10-2023 issued by IDA, Indore (M.P.).9. Photocopy -Mutation Letter No. 14660 dt. 07-10-2006 from IDA, Indore (M.P.).10. Photocopy -NOC No. 14804 dt. 11-10-2006 issued by IDA, Indore (M.P.).11. Photocopy -NOC No. 6104 dt. 24-04-2006 issued by IDA, Indore (M.P.) for mortgaged the said property in the Bank or Financial Institution.12. Photocopy NOC dt. 19-04-2023 from Bank of Baroda.13. Photocopy- Letter No. BOB/ANNAPU/ADV/23-04 dt. 21-04-2023 from Bank of Baroda. | |
| 11- | List of documents found out, while examining the deeds as above and in 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 (1) Shri Amit Dubey S/o Shri Roopkumar Dubey, (2) Shri Piyush S/o Shri Roopkumar Dubey, R/o 2, Prabhu Nagar, Indore (M.P.) has clear and marketable title over the said property. I confirm that I have searched / got searched on 26.02.2024 Sub Registrar office, Indore for the period of 30 years from 1994-95 to 26.02.2024 on the basis of record as available and maintained in the Office of Sub-Registrar, Indore, some Indexes and current year index are not available or are in tattered condition and as |

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| | | 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, examined and perused | : No other documents called for 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 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", for mortgage of the said property. |
| 17- | List of documents to be deposited for creating the mortgage by deposit of title deeds :- | |
| | | 1. Original - Regd. Sale Deed No. MP179092017A1595710 dt. 25-10-2017. |
| | | 2. Original NOC in favor of (1) Shri Amit Dubey S/o Shri Roopkumar Dubey, (2) Shri Piyush S/o Shri Roopkumar Dubey issued by IDA, Indore (M.P.) (to be obtain be). |
| | | 3. Original Regd. Sale Deed No. 1A/555(Ta) dt. 01-05-2006. |
| | | 4. Original Regd. Power of Attorney No. 4A/363(Ta) dt. 28-10-2005. |
| | | 5. Original Regd. Lease Deed No. 1A/1393(Ta) dt. 01-03-2004 |
| | | 6. Original Possession Notice No. 4502 dt. 27-11-2003 |
| | | 7. Original Allotment Letter No. 5679 dt. 12-05-2003. |
| | | 8. Photocopy- Construction Permission and Sanctioned Map vide Memo No. PMT/IND/0152/4273/2020 dt. 25-12-2020. |





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| | | 9. Original Mutation Letter No. 10619 dt. 19-10-2023 issued by IDA, Indore (M.P.). |
| | | 10. Photocopy- Mutation Letter No. 14660 dt. 07-10-2006 from IDA, Indore (M.P.). |
| | | 11. Photocopy- NOC No. 14804 dt. 11-10-2006 issued by IDA, Indore (M.P.). |
| | | 12. Photocopy- NOC No. 6104 dt. 24-04-2006 issued by IDA, Indore (M.P.) for mortgaged the said property in the Bank or Financial Institution. |
| | | 13. Latest Property Tax Receipt. |
| | | 14. Latest Lease Rent Receipt. |
| | | 15. Affidavit from Mortgagor |
| 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 :26.02.2024
Place : INDORE (M.P.)

