

Vashishtha Inani

High Court Advocate

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To,

THE BRANCH MANAGER
UNION BANK OF INDIA
Branch, Indore

1-	Date of receipt of original title deed/documents from the Branch.	Name & designation of the official who delivered the original title deed/documents	Date of delivery of original title deed/document s along with Title Search report.	Name & designation of the official to whom the original title deed/documents along with Title search report is delivered.
	NA		<u>12.10.2023</u>	12.10.2023
	<u>MAHESH C. SOLANKI & CO.</u>			
1.	Name & Address of the Branch to whom the title report is given	THE BRANCH MANAGER UNION BANK OF INDIA ULP Branch, Indore		
2.	Name of the Account and details of the Borrower/Prospective Purchaser	M/s. Felix Generics Pvt. Ltd. through Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05 th Floor, Enkay Centre, A Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016		
3.	Full Description of Property	Plot No. A9 and A8, Industrial Area, SEZ Phase-II (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) and constructed thereon. <u>BOUNDARIES :-</u> East : 30.00 mtr. wide Road West : 30.00 mtr. wide Road North : 18.00 mtr. wide Road South : Plot No. A-10 and A-11		
3.1	NATURE OF IMMOVABLE PROPERTY (Please describe the property details here properly. General and vague description should be avoided)	Leasehold Property		
3.2	(i). Survey No. (ii). Hissa No. (iii). Ghat 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-division should be mentioned)	Plot No. A9 and A8, Industrial Area, SEZ Phase-II (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) and constructed thereon		
3.3	Number/Identification details as per building map/plan (mention here numbers like flat numbers)	As above		

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Indore (M.P.) - 452007



पंजीयन एवं स्टाम्प विभाग (वाणिज्य कर) मध्य
प्रदेश



रसीद

संदर्भ आईडी	34121020234126172
भुगतान संव्यवहार आईडी	PTID1210202357595962
सर्विस	दस्तावेज खोज शुल्क - मैनअल प्रक्रिया
राजस्व मेजर हेड	0030
राजस्व सब मेजर हेड	03
राजस्व माइनर हेड	800
भुगतान का प्रकार	सेवा प्रदाता क्रेडिट सीमा
भुगतान राशि	1500
भुगतान किया गया	pooja inani
संपदा में भुगतान प्राप्ति की तिथि	12-10-2023 08:54 am
उपयोग की स्थिति	CONSUMED
प्रकरण संख्या	NA
पार्टी का नाम	VASHISHTHA INANI ADVOCATE
कार्यालय का नाम जहाँ उपयोग किया गया	मुख्यालय उप पंजीयक कार्यालय धार
उपयोगकर्ता का नाम	REKHA KIRADE
समय अवधि(वर्ष में)	30
अवधि	1993-1994 To 2022-2023

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	etc. mentioned as per map/plan in the case of flats/condominium/apartments)	
3.4	Extent of Property (Please mention as described in document/title deed and show it in Sq.ft. also)	Plot No. A9 and A8, Industrial Area, SEZ Phase-II (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) and constructed thereon
3.5	Name/s of the Owner/s (Full description of the owner/s should be given)	M/s. Felix Generics Pvt. Ltd. through Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05 th Floor, Enkay Centre, A Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016
3.6	Nature of ownership (i). Freehold (ii). Leasehold (mention the residual lease term clearly) (iii). License (iv). Undivided interest (mention the shares)	Leasehold Property Lease Period is 99 years i.e. commencing from the date 12-09-2022 and ending on 11-09-2121.
	(v). Trust Property (mention whether the borrower is a Trustee or beneficiary) (vi). Assignee/Grantee of Govt. (vii). Cultivating tenant (viii). Title only by possession (mention whether adverse possession/or others) (ix). As a Member/Share holder of society (x). As a mortgagee (xi). As a servant owner of easement right (xii). Any other (Please mention the nature of ownership here)	
4.	Tracing of Title :	

1. That the, Governor of Madhya Pradesh through Executive Director, MPIDC, Indore (M.P.) had Leased out the Plot No. A9 and A8, Industrial Area, SEZ Phase-II (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) in favour of M/s. Felix Generics Pvt. Ltd. through Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05th Floor, Enkay Centre, A Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016 by Regd. Lease Deed No. MP119002022A1975799 dt. 26-09-2022 to hold the same on lease for the period of 99 years commencing from date 12-09-2022 and ending on d. 11-09-2121 for the purpose of Manufacturing (Pharmaceuticals).
2. That the, M/s. Felix Generics Pvt. Ltd. through Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05th Floor, Enkay Centre, A Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016 had obtained sold Plot No. 41, Industrial Area, Rau, Distt. Indore (M.P.) having area 532 sq.mtr. (5730 sq.ft.) had obtained Building Construction Permission and Sanctioned Map vide Memo No. C-111/ISEZ/Proj./2016-17/700 dt. 06-09-2017 and Letter No. 14212 dt. 31-08-2017 and Letter No. C-145/ ISEZ/Proj./2022-23/1625 dt. 01-03-2023 and D-263/ISEZ/Proj./2022-23/1475 dt. 23-01-2023 and Extension of Validity of Letter of Approval No. C-145/ ISEZ/Proj./2022-23/545 dt. 25-07-2022 by Letter No. C-145/ ISEZ/Proj./2022-23/404 dt. 21-07-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.) for construction thereon.
3. Thus, considering above M/s. Felix Generics Pvt. Ltd. through Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05th Floor, Enkay Centre, A Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016 has clear and marketable title of Plot No. A9 and A8, Industrial Area, SEZ Phase-II (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) and constructed thereon.

5.	Title deed/document details under which	As per above mentioned documents.
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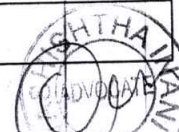
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	ownership is acquired	
6.	List of encumbrances	N.A.
6.1	Nature of encumbrance : (i). Charge under contract (ii). Mortgage (iii). Negative Lien (iv). Lease/Tenancy (v). Right of Maintenance/reversion (vi). Charge by operation of Law (vii). Preemption rights (viii). Right to specific performance under an agreement to sell (ix). Liens/first charge under laws (x). Right of reversion to Government (xi). Lispendens	N.A.
6.2	Name of the person in whose favour encumbrance is subsisting	N.A.
6.3	Date on which encumbrance has come into existence	N.A.
7.	View on encumbrance In the case of encumbrance, the advocate should clearly opine as to : (i). How far such an encumbrance would affect the value of the property (ii). Any permission/approvals are required for the Bank to crate security (iii). The extent to which bank's security would be jeopardized because of encumbrance (iv). Manner and cost of removal of encumbrance	N.A.
8.	Regulatory Issues : (i). Whether the property is affected by Land Ceiling Law (ii). Whether the property is affected by Land fragmentation law (iii). Whether the property is affected by Forest Law (iv). Whether the property is affected by Planning Law (v). Whether the property is affected by Urban Land Ceiling Law (vi). Whether the property is affected by Restriction/Control Law (vii). Whether the property is affected by Environment Law (viii). Whether the property is affected by user restrictions under Municipal/revenue law (ix). Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to Industrial parks. <u>Advocate has to give a report clearly that property is not subject to any regulatory issue, if nothing above is applicable.</u>	Not Applicable. Property is not subject to any regulatory issue.
9.	View on regulatory hurdles If the property is affected by regulatory	Not Applicable

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	issues, the advocate has to give a clear view, as to :- (i). How far such an encumbrance would affect the value of the property. (ii). Any permission/approvals are required for the Bank to create security (iii). The extent to which Bank's Security would be jeopardized because of encumbrance (iv). Manner and cost of removal of encumbrances	
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. Original Regd. Lease Deed No. MP119002022A1975799 dt. 26-09-2022. 2. Original Construction Permission and Sanctioned Map vide Memo No. C-111/ISEZ/Proj./2016-17/700 dt. 06-09-2017 and Letter No. 14212 dt. 31-08-2017 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.). 3. Photocopy of Letter No. C-145/ ISEZ/Proj./2022-23/1625 dt. 01-03-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.). 4. Photocopy of Letter No. D-263/ISEZ/Proj./2022-23/1475 dt. 23-01-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.). 5. Photocopy of Letter No. C-145/ ISEZ/Proj./2022-23/545 dt. 25-07-2022 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.). 6. Photocopy of Extension of Validity of Letter of Approval No. C-145/ ISEZ/Proj./2022-23/545 dt. 25-07-2022 by Letter No. C-145/ ISEZ/Proj./2022-23/404 dt. 21-07-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
11.	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined. Advocate should take out certified copies and examine the same in the case of documents found out by him during examination as above in column 9.	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 M/s. Felix Generics Pvt. Ltd. through Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05 th Floor, Enkay Centre, A Block, Vanija Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016 has clear and marketable title over the said property. I confirm that I have searched / got searched on 03.10.2023 Sub Registrar office, Dhar for the period of 30 years from 1993-94 to 12.10.2023 on the basis of record as available and maintained in the Office of Sub-Registrar, Dhar, 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,	Property Tax payment Receipt for current

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	examined and perused.	year.
13.	Whether the document examined are duly stamped as per the Stamp Act. F Advocate should clearly state as to whether the documents are duly stamped are not as per stamp act.	Yes
14.	Whether the Registration endorsements are in order. Advocate should clearly state as to whether registration endorsement are regular	Yes
15.	Certificate of examination	This is to certify that I have examined the original copy of sale deed 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 mortgagor and can be mortgage in Union Bank of India.
17.	<u>List of Documents to be deposited for creating the mortgage by deposit of Title deeds :-</u>	
	1. Original - Regd. Lease Deed No. MP119002022A1975799 dt. 26-09-2022.	
	2. Original Construction Permission and Sanctioned Map vide Memo No. C-111/ISEZ/Proj./2016-17/700 dt. 06-09-2017 and Letter No. 14212 dt. 31-08-2017 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
	3. Original Letter No. C-145/ ISEZ/Proj./2022-23/1625 dt. 01-03-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
	4. Original Letter No. D-263/ISEZ/Proj./2022-23/1475 dt. 23-01-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
	5. Original Letter No. C-145/ ISEZ/Proj./2022-23/545 dt. 25-07-2022 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
	6. Original Extension of Validity of Letter of Approval No. C-145/ ISEZ/Proj./2022-23/545 dt. 25-07-2022 by Letter No. C-145/ ISEZ/Proj./2022-23/404 dt. 21-07-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
	7. Photocopy of AOA of M/s. Felix Generics Pvt. Ltd.	
	8. Photocopy of MOA of M/s. Felix Generics Pvt. Ltd.	
	9. Photocopy of Registration certificate of M/s. Felix Generics Pvt. Ltd.	
	10. Original intimation by the Bank to MPIDC for mortgaged the said property in the bank.	
	11. Updated Property Tax Paid Receipt	
	12. Updated Lease Rent Paid Receipt	
	13. Affidavit from Mortgagor	
18.	Any other suggestion of Advise to protect the security interest of the Bank	Spot inspection should be taken to verifying the aforesaid Boundaries, area & possession.

Place : Indore (M.P.)

Date : 12.10.2023

(VASHISHTHA INANI)
ADVOCATE

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