

ADVOCATE RAMESH SURYAVANSHI

Reg. No. 362/90

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To,

Date: 08.01.2024

The Branch Head,
Canara Bank,
RAH Branch,
Bhopal (M.P.)

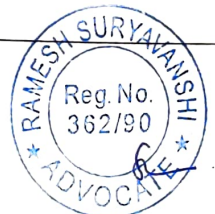
"MASTER SEARCH OF A.P. ENCLAVE"

Sub: Search report in respect of property i.e. "A.P. ENCLAVE" Developed upon Land Revenue Survey No. 62/1/1, 62/1/2, 62/1/3, 62/1/4, 62/1/5, 62/1/6-61-377/61/2/1/च, 62/1/7-61-377/61/2/1/छ, 62/1/8, 62/1/9-61-377/61/2/1/झ, 62/1/10-61-3761-377/61/2/1/ञ total area 1.460 hec Situated at Village Misrod, Halka Misrod, Tehsil (Old Huzur & New Kolar), Distt Bhopal (M.P.) **which is belonging to** Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana, Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed.

APPENDIX - II

CHECKLIST FOR SUBMISSION OF LEGAL SCRUTINY REPORT

Sr.	Particulars	Remarks
1	Nature of Title (Ownership / Leasehold/ Occupancy / Govt. Grant / Allotment etc.)	Ownership
2	If leasehold, Whether a) Lease deed is duly stamped and registered b) Lessee is permitted to mortgage the leasehold right c) Duration of the lease/unexpired period of lease If a sub-lease, check the lease deed permits sub-leasing and mortgage by sub-lessee also.	N.A. N.A. N.A.
3	If Govt. grant/allotment/lease-cum-sale agreement, whether: a) Grant/agreement etc., provides for alienable rights to the mortgagor with or without conditions. b) The mortgagor is competent to create charge on such property.	N.A. N.A.
4	If occupancy right, whether a) Such right is heritable and transferable b) Mortgage can be created	N.A. N.A.



5	<p>a) Whether provisions of Urban Land Ceiling Act applicable / permission obtained</p> <p>b) Whether NOC under Income Tax Act is required / obtained</p> <p>c) Whether records with the Registrar of Assurances verified (if applicable)</p>	<p>Not applicable, as the said Act is not in force since 2000</p> <p>Not Applicable</p> <p>Not applicable</p>
6	Whether there are claims from Minor/s and his/ their interest in the property/ies. specify the share of minor/s with name.	No
7	In case of Agricultural land, the position regarding creation and enforceability with regard to local laws.	N.A.
8	In case of conversion of Agricultural land for commercial/residential purpose, whether requisite procedure/permissions complied with / obtained	Yes,
9	<p>a) In case of partition/settlement deeds, whether original deed is available for deposit. If not the modality/procedure to be followed to create a valid mortgage.</p> <p>b) Whether mutation has been affected and the mortgagor is in possession and enjoyment of his share.</p> <p>c) Whether the partition is valid in law?</p>	<p>N.A.</p> <p>N.A.</p> <p>N.A.</p>
10	<p>a) In case of partnership firm, whether the property belongs to the firm and registered.</p> <p>b) Whether the person/s creating the mortgage has/have the authority to execute on behalf of the firm.</p>	<p>N.A.</p> <p>N.A.</p>
11	In case of limited companies, verify the borrowing power resolution, authority to create mortgage/execution of documents, any prior charges with ROC, MOA/AOA, provision for common seal etc.	N.A.
12	In case of Societies/Associations, verify requisite resolutions, bye laws, power to borrow, encumbrances etc.	N.A.
13	In case of POA holder, verify the genuineness of POA and the extent of powers. Whether the POA is properly executed/ stamped/ authenticated/ enforceable as per the Law of the place	N.A.

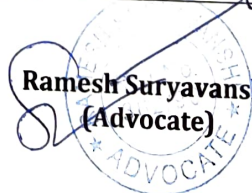


14	<p>If the property is a flat/apartment or residential /commercial complex, verify</p> <p>a) Promoter's/Land owner's title to the land/building.</p> <p>b) Whether the flats are developed by the land owner or constructed on joint development basis.</p> <p>c) Development agreement / POA</p> <p>d) Extent of Authority of the Developer/Builder</p> <p>e) Whether the Construction is approved by the competent authority?</p> <p>f) independent title verification of the land or building in question.</p> <p>g) Agreement of sale (duly registered)</p> <p>h) Whether it is a second/subsequent sale?</p> <p>i) Payment of proper stamp duty.</p> <p>j) Conveyance in favour of the society/condominium concerned</p> <p>k) Occupancy certificate/allotment letter/letter of possession.</p> <p>l) membership details in the society etc.</p> <p>m) Share certificates</p> <p>n) NOC from the society</p> <p>o) Latest maintenance charges paid receipt from society whether proportionate share in land is transferred to the mortgagor</p> <p>p) Documents evidencing possessing such as telephone bill, Electricity bill, tax paid receipt etc.</p> <p>q) Documents proportionate share in land is transferred to the mortgagor.</p> <p>r) Other legal requirements under the local/municipal laws with regard to ownership of flats/ apartments/building regulations, society laws etc.</p>	<p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p>
15	In case of joint family property and mortgage created for family benefit/legal necessity, verify whether major co-parceners have no objection, joined in execution, rights of female members, minor's shares etc.	N.A.
16	Genealogical tree is to be drawn up wherever the title has been acquired by succession	N.A.
17	Pending litigations / court attachments / injunction / stay orders / acquisition by the Govt. / Local authorities etc. if any	No comments, as there is no such system available to find out the litigation with regard the said property. Please obtained affidavit from intending borrower regarding this.
18	Any other matters affecting the proposed creation of mortgage not covered elsewhere.	No

Place: Bhopal

Date : 08.01.2024

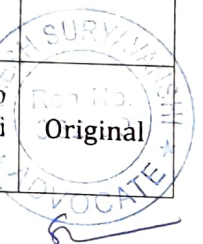
Ramesh Suryavanshi
(Advocate)



APPENDIX - III
LEGAL SCRUTINY REPORT

A. Description of the documents scrutinized.

Sr. No.	No. of Document	Date of Document	Particulars of Document	Execution issued by who and in whose favour	Whether original/ certified/ photocopy
1.	Reg. No. A-1, Granth No. 8898, Sr. No. 1701(ख)	24.07.1993	Family Partition deed	Executed between Shri Zameel Ahmed S/o Shri Shamshuddin Saheb, Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana, Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed	Certified Copy
2.	Reg. No. A-4, Granth No. 264, Sr. No. 1529(5)	13.09.2011	POA	Executed by Dr. Qamar Sultan, Musammat Farhana, Musammat Mehrun Nisha, Musammat Fakhrun Nisha, Musammat Rehana & Musammat Badrun Nisha in favour of M/S Priyadarshini Construction through Proprietor Shri Pradeep Sharma S/o Shri Gaurishankar Sharma	Original
3.	E-Reg. No. MP059702022A1808892	02.08.2022	Joint Venture Agreement	Executed by Shri Zameel Ahmed S/o Shri Shamshuddin Saheb, Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana all S/o D/o Shri Zameel Ahmed, [Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed through POA M/S Priyadarshini Construction through Proprietor Shri Pradeep Sharma S/o Shri Gaurishankar Sharma] in favour of M/S A.P. Constructions acting through Partners Shri Ajay Mohgaonkar S/o Shri S.W. Mohgaonkar, Shri Pradeep Sharma S/o Late Shri G.S. Sharma	Original
4.	Ref. No. 22042885328 Ref. No. 22042885834 Ref. No. 22042884738 Ref. No. 22042885675 Ref. No. 22042886020 Ref. No. 22042886201 Ref. No. 22042883461 Ref. No. 22042885007 Ref. No. 22042884001 Ref. No. 22042884320	11.11.2022	Diversion Orders	Passed by Competent Authority SDO (Revenue), Bhopal	Photo copy
5.	Case No. 1156/तह/कोलार/2022	08.08.2022	NOC Nazul	Issued by Competent Authority Naib Tehsildar Circle Bairagarh Chichli Kolar Distt Bhopal	Original



6.	Letter No. BPLLP010622556	28.08.2022	Layout Approval	Approved by Competent Authority the Department of Town & Country Planning Bhopal	Photo copy
7.	Letter No. 282/BPLLP-010622556/नग्राणि/2022	29.08.2022	Amended Layout		Digitally Signed
8.	Permission No. 1073	01.02.2023	Colony Development Permission	Issued by Competent Authority the Department of Nagar Palik Nigam Bhopal	Original
9.	E-Registration No. MP059702022A11303050	28.12.2022	Mortgage Deed	Executed by M/S A.P. Construction in favour of Nagar Nigam Bhopal	Photo copy
10.	Permission No. PMT/BHO/0269/1637/2022	29.06.2023	Building Permission	Issued by Competent Authority Nagar Palik Nigam, Bhopal	Photo copy
11.	---	18.11.2020	Deed Of Partnership	Executed Between Partners of M/s A.P. Constructions	Notarized
12.	Reg. No. 01/01/01/0379/21	18.01.2021	Registration of Firm	Issued by Competent Authority Registrar of Firms	Original
13.	Registration No. 683	30.07.2021	Colonizer Registration	Issued by Competent Authority Nagar Palika Nigam, Bhopal	Original
14.	Copies of Land Revenue Records				
15.	RERA Registration No. P-BPL-24-4505				

B. Description of property/properties.

Sr. No.	Property Under Search	Boundaries
1.	"A.P. ENCLAVE" Developed upon Land Revenue Survey No. 62/1/1, 62/1/2, 62/1/3, 62/1/4, 62/1/5, 62/1/6-61-377/61/2/1/च, 62/1/7-61-377/61/2/1/छ, 62/1/8, 62/1/9-61-377/61/2/1/झ, 62/1/10-61-3761-377/61/2/1/ञ total area 1.460 hec Situated at Village Misrod, Halka Misrod, Tehsil (Old Huzur & New Kolar), Distt Bhopal (M.P.)	(It's a Master Search) As ascertained by Banks empaneled Valuer.

C. Tracing of party's title for the last 13 years i.e. 2010-11 to 2023-24, If connected title deeds reveal any circumstances or incidences, which necessitate further tracing of party's title, it shall also be done.

INTRODUCTION

- That, M/s A.P. Constructions is a partnership firm registered under the provisions of section 58(1) of Indian Partnership Act having Reg. No. 01/01/01/0379/21 dated 18.01.2021. The deed of partnership executed on 18.11.2020. The names of partners are as under: -
 - Shri Ajay Mohgaonkar S/o Shri S.W. Mohgaonkar
 - Shri Pradeep Sharma S/o Late Shri G.S. Sharma
- That, the said firm i.e. "M/s A.P. Constructions (a partnership firm)" having Colonizer Registration which is issued by Competent Authority Nagar Palika Nigam, Bhopal on dated 30.07.2021 vide Registration No. 683.
- That, the said project i.e. "A.P. ENCLAVE" is already approved by RERA & registered under the provisions of RERA (Real Estate Regulatory Authority), Bhopal vide Registration No. P-BPL-24-4505.



DEVOLUTION OF TITLE

LAND DETAILS

- That, the Land Revenue Survey No. 61, 377/61/2/1, 62/1, 63, 64, 65-66, 192 total area 17.54 acre Situated at Village Misroud, Tehsil Kolar (old Huzur), Distt Bhopal (M.P.) **was owned by** Shri Zameel Ahmed S/o Shri Shamshuddin Saheb, Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana, Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed as ancestral property. *(It's evident from Land Revenue Records available in the office of Tehsildar, Tehsil Kolar (old Huzur), Distt Bhopal since 1992-93).*

FAMILY PARTITION DEED

- That, Shri Zameel Ahmed S/o Shri Shamshuddin Saheb, Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana, Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed executed a family partition deed regarding aforesaid land i.e. Land Revenue Survey No. 61, 377/61/2/1, 62/1, 63, 64, 65-66, 192 total area 17.54 acre Situated at Village Misroud, Tehsil Kolar (old Huzur), Distt Bhopal (M.P.). The said Family Partition deed duly registered in the office of Sub-Registrar Bhopal on dated 24.07.1993 vide Reg. No. A-1, Granth No. 8898, Sr. No. 1701(ख). As per Family partition deed the said land was Sub-Divided and Mutated the details of which are as under: -

Share of Shri Zameel Ahmed S/o Shri Shamshuddin Saheb

Land Revenue Survey No. 61-377/61/2/1 & 62/1 area 8.43 acre out of 12.05 acre

Land Revenue Survey No. 63 area 0.37 acre

Land Revenue Survey No. 64 area 0.31 acre

Land Revenue Survey No. 65-66 area 4.44 acre

Land Revenue Survey No. 192 area 0.37 acre

Total area 13.62 acre

Share of Shri Shakeel Ahmed S/o Shri Zameel Ahmed

Land Revenue Survey No. 62/1 area 0.35 acre out of 9.44 acre

Share of Shri Shahid Ahmed S/o Shri Zameel Ahmed

Land Revenue Survey No. 62/1 area 0.35 acre out of 9.44 acre

Share of Shri Raiesh Iqbal S/o Shri Zameel Ahmed

Land Revenue Survey No. 62/1 area 0.35 acre out of 9.44 acre

Share of Shri Rashid Ahmed S/o Shri Zameel Ahmed

Land Revenue Survey No. 62/1 area 0.35 acre out of 9.44 acre

Share of Dr. Qamar Sultana D/o Shri Zameel Ahmed

Land Revenue Survey No. 62/1 area 0.37 acre out of 9.44 acre

Share of Musammat Farhana D/o Shri Zameel Ahmed

Land Revenue Survey No. 62/1 & 61, 377/61/2/1 area 0.37 acre out of 12.05 acre

Share of Musammat Mehrun Nisha D/o Shri Zameel Ahmed

Land Revenue Survey No. 62/1 & 61, 377/61/2/1 area 0.37 acre out of 12.05 acre

Share of Musammat Fakhrun Nisha D/o Shri Zameel Ahmed

Land Revenue Survey No. 62/1 & 61, 377/61/2/1 area 0.37 acre out of 12.05 acre

Share of Musammat Rehana D/o Shri Zameel Ahmed

Land Revenue Survey No. 62/1 & 61, 377/61/2/1 area 0.37 acre out of 12.05 acre

Share of Musammat Badrun Nisha D/o Shri Zameel Ahmed

Land Revenue Survey No. 62/1 & 61, 377/61/2/1 area 0.37 acre out of 12.05 acre



POA (POWER OF ATTORNEY)

- That, later on Dr. Qamar Sultan, Musammat Farhana, Musammat Mehrun Nisha, Musammat Fakhrun Nisha, Musammat Rehana & Musammat Badrun Nisha executed a POA regarding their property in favour of M/S Priyadarshini Construction through Proprietor Shri Pradeep Sharma S/o Shri Gaurishankar Sharma. The said POA duly registered in the office of Sub-Registrar Bhopal on dated 13.09.2011 vide Reg. No. A-4, Granth No. 264, Sr. No. 1529(5).

JOINT VENTURE AGREEMENT

- That, Shri Zameel Ahmed S/o Shri Shamshuddin Saheb, Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana all S/o D/o Shri Zameel Ahmed, [Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed through POA M/S Priyadarshini Construction through Proprietor Shri Pradeep Sharma S/o Shri Gaurishankar Sharma] entered into Joint Venture Agreement with M/S A.P. Constructions acting through Partners Shri Ajay Mohgaonkar S/o Shri S.W. Mohgaonkar, Shri Pradeep Sharma S/o Late Shri G.S. Sharma regarding land revenue survey No. 62/1/च (62/1/6) area 0.150 hec., 62/1/छ (62/1/7) area 0.150 hec., 62/1/ज (62/1/8), area 0.150 hec., 62/1/झ (62/1/9), area 0.150 hec., 62/1/ञ (62/1/10) area 0.150 hec., 62/1/क (62/1/1) area 0.142 hec., 62/1/ग (62/1/3) area 0.142 hec., 62/1/घ (62/1/4) area 0.142 hec., 62/1/ख (62/1/2) area 0.142 hec., 62/1/ड (62/1/5) area 0.142 hec. Total area 1.46 hec. (3.60 acre) situated at Village Misroud Tehsil Kolar (Old Huzur) Distt Bhopal. The said Joint Venture Agreement duly registered in the office of Sub-Registrar Bhopal on dated 02.08.2022 vide E-Reg. No. MP059702022A1808892.

DIVERSION CONFIRMATION

- That, the Competent Authority SDO (Revenue), Bhopal passed diversion order for other than agriculture (Residential) purpose under the provisions of Section 59 of MPLRC 1959, regarding aforesaid land. The details of which are as under: -

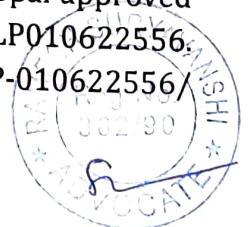
Sr. No.	Khasra No. & Area	Dated & Ref. Number
1.	62/1/6 area 0.150 hec.	11.11.2022 vide Ref. No. 22042885328
2.	62/1/8 area 0.150 hec.	11.11.2022 vide Ref. No. 22042885834
3.	62/1/4 area 0.142 hec.	11.11.2022 vide Ref. No. 22042884738
4.	62/1/7 area 0.150 hec.	11.11.2022 vide Ref. No. 22042885675
5.	62/1/9 area 0.150 hec.	11.11.2022 vide Ref. No. 22042886020
6.	62/1/10 area 0.150 hec.	11.11.2022 vide Ref. No. 22042886201
7.	62/1/1 area 0.142 hec.	11.11.2022 vide Ref. No. 22042883461
8.	62/1/5 area 0.142 hec.	11.11.2022 vide Ref. No. 22042885007
9.	62/1/2 area 0.142 hec.	11.11.2022 vide Ref. No. 22042884001
10.	62/1/3 area 0.142 hec.	11.11.2022 vide Ref. No. 22042884320

NAZUL NOC

- That, the Competent Authority Naib Tehsildar Circle Bairagarh Chichli Kolar Distt Bhopal issued NOC, regarding aforesaid land on dated 08.08.2022 vide Case No. 1156/तह/कोलार/2022.

LAYOUT APPROVAL

- That, the Competent Authority the Department of Town & Country Planning Bhopal approved the layout regarding aforesaid land on dated 28.08.2022 vide its Letter No. BPLLP010622556. The same was amended on dated 29.08.2022 vide Letter No. 282/BPLLP-010622556/नपानि/2022.



COLONY DEVELOPMENT PERMISSION

- That, the Competent Authority the Department of Nagar Palik Nigam Bhopal issued Colony Development Permission on dated 01.02.2023 vide Permission No. 1073.

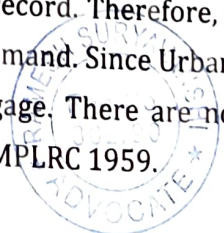
MORTGAGE DEED

- That, for the security purpose M/S A.P. Construction mortgage some plots in favour of Nagar Nigam Bhopal through Registered Mortgage Deed which is duly registered in the office of Sub-Registrar Bhopal on dated 28.12.2022 vide E-Registration No. MP059702022A11303050. The Details are as under: -

Sr. No.	Plot Number	Area (in sq.mt.)	Sr. No.	Plot Number	Area (in sq.mt.)
1.	A-07	151.20	9.	B-13	125.50
2.	A-08	151.20	10.	G-01	78.08
3.	A-09	151.20	11.	G-02	78.08
4.	A-10	151.20	12.	D-01	106.83
5.	B-09	125.50	13.	D-02	106.83
6.	B-10	125.50	14.	D-03	106.83
7.	B-11	125.50	15.	D-04	106.83
8.	B-12	125.50	16.	D-05	106.83
Total 16 plots total area 1922.61 sq.mtr.					

BUILDING PERMISSION

- That, the Competent Authority Nagar Palik Nigam issued Building Permission for construction upon Plot No. 18 to 26, A-1 to A-13, B-1 to B-13, C-1 to C-6, D-1 to D-10, E-1 to E-10, F1 to F-10, F-1 to F-10, G-1 to G-6. EWS 1, (LIG) on dated 29.06.2023 vide Permission No. PMT/BHO/0269 /1637/2022.
- That, after completion of all legal formalities & obtained NOCs/Permissions from various Competent Agencies M/s A.P. Constructions developed a Residential Cluster upon aforesaid land which is known as "A.P. Enclave".
- That, the property has been acquired under lawfully document from the previous lawful owner of the property by Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana, Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed. Therefore, I am of the opinion That, this property belongs to Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana, Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed since no other transfer by way of mortgage, gift sale or any kind of alienation appears in the registration record. Therefore, I am of the opinion this property is free from all encumbrances charge and demand. Since Urban Sealing Act is not in force therefore no permission is required for mortgage. There are no impedimenta to create mortgage over this property as provided U/s 165 of MPLRC 1959.



D. Encumbrance Certificate for a period of 13 years for all the items for properties subject to 'C' above.

E. Evidence of possession: -

- Findings on documents and revenue records.
- Bank should inspect the said immovable property on spot.

F. The documents to be deposited original for creation of valid and enforceable charge and the specific persons who are required to create mortgage/to deposit documents creating the mortgage-

- *Original Agreement for Sale in favour of Intending Borrower(s).*
- *Original Proposed Title Deed in favour of Intending Borrower(s).*
- *Affidavit Regarding lis pendens to be obtained from Title Holder.*

G. Whether any mortgage/charge was created against the property under CERSAI: NO

H. Certificate of title should clearly disclose:

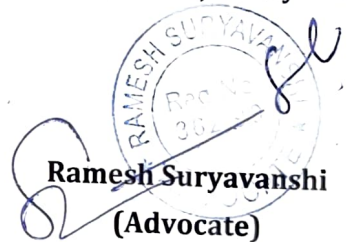
5. Whether the party has an absolute, clear and marketable title over the property/ies proposed to be mortgaged. **Yes**
6. Whether the party can execute a valid creation of charge in favour of the Bank. **Yes**

Intending Borrower: - It's a Master Search

3. Whether any of the property intended to be given by way of mortgage is subject any minor's or any other claims. **No.**

Place: Bhopal

Date: 08.01.2024


Ramesh Suryavanshi
(Advocate)

C E R T I F I C A T E

I have gone through relevant documents as mentioned above relating the property and that the documents of title referred to above are perfect evidence of title and that If the said documents of title deposited in the manner required by Law, It would satisfy the requirements of creation of mortgage.

1. I have made a search in the land/revenue records and do not find any adverse features, which would prevent the titleholders from creating a valid mortgage/charge.

- **Original Agreement for Sale in favour of Intending Borrower(s).**
- **Original Proposed Title Deed in favour of Intending Borrower(s).**
- **Affidavit Regarding lis pendens to be obtained from Title Holder.**

2. I have visited the Sub-Registrar's Office on dated 08.01.2024 and verified the records/details of the property belonging to Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana, Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed and confirm the authenticity and genuineness of the documents.

3. There are no prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 01.04.2010 to 08.01.2024 pertaining to the immovable property/ies covered by the above said title deeds & This Search is based on Index-II Registrar available in the office of Sub-Registrar up to 31.07.2015.

4. There are prior mortgages/charges to the extent of which are liable to be cleared or satisfied by complying with the following:

5. There are claims from minor/s and his/their interest in the property/ies is to the extent of (specify the share of the minor/s with name). **NA**

6. The undivided share of the minor/s is (whether there is a claim or not) (specify the share of minor/s). **NA**

7. The property/ies is/are subject to the payment of Rs (specify the liability that is fastened or could be fastened on the property/ies). **NA**

8. **Provisions of Urban Land Ceiling Act are not applicable, as the said Act is not in force since 2000.**

9. Holding/acquisition is in accordance with the provisions of the Land Reforms Act.

10. The mortgage if created will be available to the Bank for the liability of the intending borrowers.

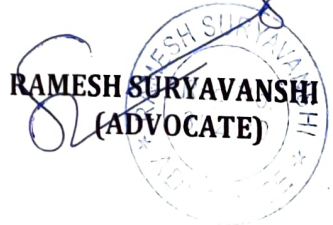
11. Please obtain Physical verification report of property of the concerned bank officer and identification of intending borrowers.

12. Obtain an affidavit in the enclosed format should be obtained from Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana, Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed.

I certify that Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana, Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed absolute valid and marketable title in the subject matter property described above.

Place: Bhopal
Dated: 08.01.2024

RAMESH SURYAVANSHI
(ADVOCATE)



APPENDIX - VI

CERTIFICATE

Inspection/Verification of Records of landed property at Sub-Registrar's Office, Bhopal

The Branch Head,
Canara Bank,
RAH Branch,
Bhopal (M.P.)

Dear Sir,

Verification of records of landed property at Sub-Registrar's Office Bhopal and land revenue records available in the office of Tehsildar Tehsil Kolar, Distt. Bhopal.

This is to confirm that I have visited the Sub-Registrar's Office at Bhopal on 08.01.2024 and verified the details of the property standing in the name Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana, Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed.

The property details are as under: -

Sr. No.	Property Under Search	Boundaries
1.	<p>"A.P. ENCLAVE" Developed upon Land Revenue Survey No. 62/1/1, 62/1/2, 62/1/3, 62/1/4, 62/1/5, 62/1/6-61-377/61/2/1/च, 62/1/7-61-377/61/2/1/छ, 62/1/8, 62/1/9-61-377/61/2/1/झ, 62/1/10-61-3761-377/61/2/1/ञ total area 1.460 hec Situated at Village Misrod, Halka Misrod, Tehsil (Old Huzur & New Kolar), Distt Bhopal (M.P.)</p>	<p>(It's a Master Search)</p> <p>As ascertained by Banks empaneled Valuer.</p>

Further, I certify as under: -

- That I have verified the Certified Copy of Material Title Deed, which is mentioned in **Part "A" of Appendix-III**, from the office of Sub-Registrar Bhopal and confirm that deeds available with the Bank are genuine.
- That there are no prior charges over the said property and Shri Shakeel Ahmed, Shri Rashid Ahmed, Shri Raiesh Iqbal, Dr. Qamar Sultana, Musammat Farhana, Musammat Mehrun Nisha, Musammat Rehana, Musammat Badrun Nisha, Musammat Fakhrun Nisha all S/o D/o Shri Zameel Ahmed is the absolute owner of the said property as per the records available and verified by me in the Sub-Registrar's Office Bhopal.

OR

- That as per the records available at Sub-Registrar's Office Bhopal & land revenue records available in the office of Tehsildar, Tehsil Kolar, Distt. Bhopal the property is mortgaged/charged to:

Date of Document	Description of the Document	In whose favour	Amount mentioned in the Document
		N.A.	

Place: Bhopal
Date: 08.01.2024

Ramesh Suryavanshi
(Advocate)