

# ADVOCATE RAMESH SURYAVANSHI

Registration No. 362/90

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Date: - 06.09.2023

The Branch Head,  
Union Bank of India  
Retail Loan Point  
Bhopal (M.P.)

## "MASTER SEARCH OF PROJECT KASTURI COURTYARD" TITLE REPORT

1	Date of Receipt of Original Title Deeds/Documents from the Branch	Name of Designation of the official who delivered the Original Title Deeds/Documents from the Branch	Date of Delivery of Original Title Deeds/Documents along with Title Search Report	Name & Designation of the official whom the Original Title Deeds/Documents along with Title Search Report is Delivered
	01.09.2023	Chief Manager	06.09.2023	Aashish Kumar Patel (Chief Manager)
2	Name of the Account and details of the Intending Borrower			It's a Master Search
3	Full Description of the Property			"Kasturi Courtyard" Developed upon Land Revenue Survey No. 83/8/1/2 area 1.296 hec, 83/8/2/2 area 1.296 hec, 83/8/3/2 area 0.405 hec, 62/8/1/2 area 0.948 hec, 62/8/2/2 area 0.948 hec & 62/8/3/2 area 0.948 hec total area 5.841 hec Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.) Boundaries: - (It's a Master Search) As ascertained by Bank's Empaneled Valuer.
3.1	Nature of Immovable Property			
3.2	(i)	Survey No		N.A.
	(ii)	Hissa No		N.A.
	(iii)	Ghat No		N.A.
	(iv)	Town Survey No		N.A.
	(v)	Khasra No.		Mentioned Above.
	(vi)	Patta No.		N.A.
	(vii)	Khatha No.		N.A.
	(viii)	Plot No.		N.A.





3.3	Number/Identification details as per building map/plan	"Kasturi Courtyard" Developed upon Land Revenue Survey No. 83/8/1/2 area 1.296 hec, 83/8/2/2 area 1.296 hec, 83/8/3/2 area 0.405 hec, 62/8/1/2 area 0.948 hec, 62/8/2/2 area 0.948 hec & 62/8/3/2 area 0.948 hec total area 5.841 hec Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.)
3.4	Extent of Property	5.841 hec.
3.5	Name/s of the Owner/s	M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayram Lodhi R/o 10/2, Ground Floor, Chittorh Complex, MP Nagar, Bhopal (M.P.)
3.6	Nature of Ownership	<input type="checkbox"/> Freehold YES (Freehold) <input type="checkbox"/> Lease hold (mention the residual lease term clearly) N.A. <input type="checkbox"/> License N.A. <input type="checkbox"/> Undivided Interest (mention the shares) N.A. <input type="checkbox"/> Trust Property (mention whether the borrower is a Trustee or beneficiary) N.A. <input type="checkbox"/> Assignee/Grantee of Govt. N.A. <input type="checkbox"/> Cultivating tenant N.A. <input type="checkbox"/> Title only by possession (mention whether adverse possession/or others) N.A. <input type="checkbox"/> As a Member/share holder of society N.A. <input type="checkbox"/> As a mortgagee N.A. <input type="checkbox"/> As a servient owner of easement right N.A. <input type="checkbox"/> Any other (Please mention the nature of ownership here) N.A.

4 Tracing of Title (Flow of Title Last 30 Years): -

**TRACING OF TITLE**

**INTRODUCTION**

- That, the project "KASTURI COURTYARD" approved by RERA (Real Estate Regulatory Authority) having Registration No. P-BPL-22-3644.
- "M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd)" having Colonizer License which is issued by Competent Authority Nagar Palika Nigam, Bhopal on dated 05.12.2020 vide Registration No. 634.
- "M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd)" registered under corporate having CIN (Corporate Identification Number) No. U45200MP2013PTC030585.





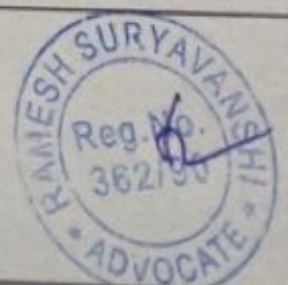
## DEVOLUTION OF TITLE

### LAND DETAILS (PART - I<sup>st</sup>)

- That, the Land Revenue Survey No. 83/8 area 15.40 acre Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.) was owned by Shri Rammulal S/o Shri Lachhram Ji. (It's evident from Land Revenue Records available in the office of Tehsildar, Tehsil Huzur, Distt Bhopal since 1992-93).
- That, Shri Rammulal S/o Shri Lachhram Ji sold aforesaid land i.e. Land Revenue Survey No. 83/8 area 15.40 acre Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.) in favour of following persons through Registered Sale Deeds which is duly registered in the office of Sub-Registrar Bhopal. The Details are as under: -

Sr. No	Name of Purchaser	Khasra Number and Area	New Khasra Number & Area (After Purchasing)	Date and Registration Number
1.	Shri Sharique Ahmad S/o Shri Shareef Ahmad	83/8 area 5.20 acre out of 15.40 acre	83/8/1 area 5.20 acre (i.e. 2.10 hec)	Dated 09.12.1993 vide Reg. No. A-1, Granth No. 912, Sr. No. 1599 (ग)
2.	Shri Shawar Ahmad S/o Shri Shareef Ahmad	83/8 area 5.20 acre out of 15.40 acre	83/8/2 area 5.20 acre (i.e. 2.10 hec)	Dated 29.04.1993 vide Reg. No. A-1, Granth No. 8736, Sr. No. 138 (ग)
3.	Shri Shareef Ahmad S/o Shri Manjoor Ahmad	83/8 area 5.00 acre out of 15.40 acre	83/8/3 area 5.00 acre (i.e. 2.023 hec)	Dated 19.04.1993 vide Reg. No. A-1, Granth No. 8716, Sr. No. 197

- That, later on Shri Shareef Ahmad S/o Shri Manjoor Ahmad executed a WILL, regarding aforesaid land i.e. Land Revenue Survey No. 83/8/3 area 5.00 acre along with 63/43/1 area 3.00 acre total area 8.00 acre Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.) in favour of his sons Shri Sharique Ahmad, Shri Tarique Ahmad, Shri Shavez Ahmand & Shri Shri Sohel Ahmad all S/o Shri Shareef Ahmad. The said WILL duly registered in the office of Sub-Registrar Bhopal on dated 11.03.2013 vide Registration No. A-3, Granth No. 26, Sr. No. 759.
- That, unfortunately Shri Shareef Ahmad S/o Shri Manjoor Ahmad expired & after his death aforesaid WILL came into force consequently Land Revenue Survey No. 83/8/3 area 5.00 acre along with 63/43/1 area 3.00 acre total area 8.00 acre Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.) was mutated in the name of Shri Sharique Ahmad, Shri Tarique Ahmad, Shri Shavez Ahmand & Shri Shri Sohel Ahmad all S/o Late Shri Shareef Ahmad through Mutation Order (Photi Namantran) passed by Competent Authority Tehsildar, Nazul, Circle Govindpura, Bhopal on dated 06.11.2013 vide Case No. 17/A-6/2013-14.





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### CLARIFICATION REGARDING PROBATE

*As per judgement pronounced & delivered by Hon'ble High Court of Madhya Pradesh in case of Gouri Bahu through LR Smt. Shashi Devi Vs Gopaldas S/o Shri Potoram Jaiswani reported in 2008(3) MPHT 70. The Hon'ble High Court held that if the parties belongs to State of Madhya Pradesh and the property is also in Madhya Pradesh thus there is no necessity to obtain probate certificate.*

#### LAND DETAILS (PART - II<sup>nd</sup>)

- That, the Land Revenue Survey No. 62/8 area 13.02 acre Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.) was owned by Smt Vidhya Saxena (Alias Vidhya Rani Saxena) W/o Late Shri Shambhu Narayan Saxena and Smt Alka Saxena W/o Dr.K.K. Saxena D/o Late Shri Shambhu Narayan Saxena. (It's evident from Land Revenue Records available in the office of Tehsildar, Tehsil Huzur, Distt Bhopal since 1992-93).
- That, Smt Vidhya Saxena (Alias Vidhya Rani Saxena) W/o Late Shri Shambhu Narayan Saxena and Smt Alka Saxena W/o Dr. K.K. Saxena D/o Late Shri Shambhu Narayan Saxena both through POA Shri Dr. K.K. Sinha S/o Shri L.S. Sinha sold aforesaid land i.e. Land Revenue Survey No. 62/8 area 13.02 acre Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.) in favour of following persons through Registered Sale Deeds which is duly registered in the office of Sub-Registrar Bhopal. The Details are as under: -

Sr. No.	Name of Purchaser	Khasra Number and Area	New Khasra Number & Area (After Purchasing)	Date and Registration Number
4.	Shri Shakeel Ahmad S/o Shri Shareef Ahmad	62/8 area 4.34 acre out of 13.02 acre	62/8/1 area 4.34 acre (i.e. 1.756 hec)	Dated 28.07.1992 vide Reg. No. A-1, Granth No. 8272, Sr. No. 951 (T)
5.	Shri Shaheed Ahmad S/o Shri Shareef Ahmad	62/8 area 4.34 acre out of 13.02 acre	62/8/2 area 4.34 acre (i.e. 1.756 hec)	Dated 25.07.1992 vide Reg. No. A-1, Granth No. 8265, Sr. No. 940 (T)
6.	Shri Shaharyar Ahmad S/o Shri Manjoor Ahmad	62/8 area 4.34 acre out of 13.02 acre	62/8/3 area 4.34 acre (i.e. 1.756 hec)	Dated 17.07.1992 vide Reg. No. A-1, Granth No. 8251, Sr. No. 851 (T)

#### SALE DEED

- That, the all aforesaid persons sold a part from their share from aforesaid lands in favour of M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayram Lodhi through Registered Sale Deed which is duly registered in the office of Sub-Registrar Bhopal on dated 18.11.2021 vide E-Registration No. MP059712021A9685550. The Details are as under: -





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Sr. No.	Name of Seller	Khasra Number & Area	New Khasra Number & Area (After Purchasing)
1.	Shri Sharique Ahmad S/o Shri Shareef Ahmad	83/8/1 area 1.296 hec out of 2.105 hec	83/8/1/2 area 1.296 hec (i.e. 3.20 acre)
2.	Shri Shawar Ahmad S/o Shri Shareef Ahmad	83/8/2 area 1.296 hec out of 2.104 hec	83/8/2/2 area 1.296 hec (i.e. 3.20 acre)
3.	Shri Sharique Ahmad, Shri Tarique Ahmad, Shri Shavez Ahmand & Shri Shri Sohel Ahmad all S/o Late Shri Shareef Ahmad	83/8/3 area 0.405 hec out of 2.023 hec	83/8/3/2 area 0.405 hec (i.e. 1.00 acre)
4.	Shri Shakeel Ahmad S/o Shri Shareef Ahmad	62/8/1 area 0.948 hec out of 1.756 hec	62/8/1/2 area 0.948 hec (i.e. 2.34 acre)
5.	Shri Shaheed Ahmad S/o Shri Shareef Ahmad	62/8/2 area 0.948 hec out of 1.756 hec	62/8/2/2 area 0.948 hec (i.e. 2.34 acre)
6.	Shri Shaharyar Ahmad S/o Shri Manjoor Ahmad	62/8/3 area 0.948 hec out of 1.756 hec	62/8/3/2 area 0.948 hec (i.e. 2.34 acre)

#### **MUTATION ORDER**

- That, after aforesaid transaction New Land Revenue Survey No. 83/8/1/2 area 1.296 hec, 83/8/2/2 area 1.296 hec, 83/8/3/2 area 0.405 hec, 62/8/1/2 area 0.948 hec, 62/8/2/2 area 0.948 hec & 62/8/3/2 area 0.948 hec total area 5.841 hec (i.e. 14.430 acre) Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.) came into existence and mutated in the name of M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayram Lodhi through Mutation Order passed by Competent Authority Tehsildar, Circle Nazul Govindpura, Bhopal. The Details are as under: -
- Dated 04.01.2022 vide Case No. 1888/A-6/2021-22.
- Dated 06.01.2022 vide Case No. 020/A-27/2021-22.

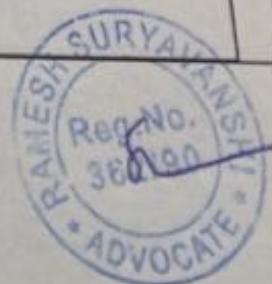
#### **BHU-ADHIKAR EVAM RIN-PUSTIKA**

- That, after getting mutation M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayram Lodhi was provided Bhu-Adhikar evam Rin-Pustika No. LA-239025 from Competent Authority Tehsildar, Circle Nazul Govindpura, Bhopal.

#### **DIVERSION CONFIRMATION**

- That, the M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayram Lodhi obtained Diversion Order for other than agriculture purpose under the Provisions of Section 59 from The Competent Authority SDO (Revenue), Circle Nazul Govindpura, Bhopal. The details are as under: -

Sr. No.	Name of Purchaser	Diversion Purpose	Dated & Intimation Number
1.	83/8/1/2 area 1.296 hec (i.e. 3.20 acre)	Diverted (Residential) Khasra No. 83/8/1/2 area 0.0602 hec out of 1.296 hec	13.04.2022 vide Intimation No. 22028295882
		Diverted (Commercial) Khasra No. 83/8/1/2 area 0.9268 hec out of 1.296 hec	





2.	83/8/2/2 area 1.296 hec (i.e. 3.20 acre)	Diverted (Residential) Khasra No. 83/8/2/2 area 1.2428 hec out of 1.296 hec	13.04.2022 vide Intimation No. 22028283131
3.	83/8/3/2 area 0.405 hec (i.e. 1.00 acre)	Diverted (Residential) Khasra No. 83/8/3/2 area 0.3747 hec out of 0.405 hec	13.04.2022 vide Intimation No. 22028276256
4.	62/8/1/2 area 0.948 hec (i.e. 2.34 acre)	Diverted (Residential) Khasra No. 62/8/1/2 area 0.948 hec	13.04.2022 vide Intimation No. 22028269420
5.	62/8/2/2 area 0.948 hec (i.e. 2.34 acre)	Diverted (Residential) Khasra No. 62/8/2/2 area 0.9367 hec out of 0.948 hec	13.04.2022 vide Intimation No. 22028271420
6.	62/8/3/2 area 0.948 hec (i.e. 2.34 acre)	Diverted (Residential) Khasra No. 62/8/3/2 area 0.7641 hec out of 0.948 hec	13.04.2022 vide Intimation No. 22028279939

#### **NAZUL NOC**

- That, the M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayram Lodhi obtained Nazul NOC, regarding aforesaid land i.e. Land Revenue Survey No. 83/8/1/2 area 1.296 hec, 83/8/2/2 area 1.296 hec, 83/8/3/2 area 0.405 hec, 62/8/1/2 area 0.948 hec, 62/8/2/2 area 0.948 hec & 62/8/3/2 area 0.948 hec total area 5.841 hec Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.) from the Department of Nazul Officer, Govindpura Circle, Bhopal on dated 10.02.2022 vide Case No. 313/B-121/2021-22.

#### **LAYOUT APPROVAL**

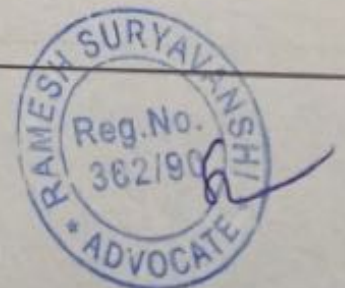
- That, the M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayram Lodhi obtained Layout with approved Map for the project "Kasturi Courtyard" developing upon aforesaid land i.e. Land Revenue Survey No. 83/8/1/2 area 1.296 hec, 83/8/2/2 area 1.296 hec, 83/8/3/2 area 0.405 hec, 62/8/1/2 area 0.948 hec, 62/8/2/2 area 0.948 hec & 62/8/3/2 area 0.948 hec total area 5.841 hec Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.) from the Competent Authority the Department of Town & Country Planning Bhopal-Sehore-Raisen on dated 30.03.2022 vide Letter No. BPLLP-8635/LP-41/29/नगानि/ज़िका/Bhopal.

#### **COLONY DEVELOPMENT PERMISSION**

- That, the M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayram Lodhi obtained Colony Development Permission for development upon aforesaid land i.e. Land Revenue Survey No. 83/8/1/2 area 1.296 hec, 83/8/2/2 area 1.296 hec, 83/8/3/2 area 0.405 hec, 62/8/1/2 area 0.948 hec, 62/8/2/2 area 0.948 hec & 62/8/3/2 area 0.948 hec total area 5.841 hec Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.) from the Competent Authority the Department of Nagar Palika Nigam, Bhopal on dated 10.05.2022 vide Permission No. 1033.

#### **MORTGAGE DEED**

- That, for the security purpose M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayram Lodhi mortgage some plots in favour of Department Nagar Nigam Bhopal acting through its Authorized Signatory Shri Gaurav Nipsaiya S/o Shri Dinesh Nipsaiya through Registered Mortgage Deed which is duly registered in the office of Sub-Registrar Bhopal on dated 11.04.2022 vide E-Registration No. MP059712022A1386629. The Details are as under: -





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Sr. No.	Plot No.	Area (Sq.Mtr.)	Sr. No.	Plot No.	Area (Sq.Mtr.)	Sr. No.	Plot No.	Area (Sq.Mtr.)
1.	1	194.70	36.	120	102.17	71.	226	105.00
2.	22	157.82	37.	121	102.17	72.	227	113.12
3.	24	102.17	38.	122	102.17	73.	228	119.89
4.	25	102.17	39.	123	102.17	74.	229	125.70
5.	26	102.17	40.	124	102.17	75.	230	126.70
6.	27	102.17	41.	125	243.79	76.	231	118.80
7.	28	102.17	42.	131	107.48	77.	232	106.46
8.	29	102.17	43.	145	131.79	78.	245	100.98
9.	30	102.17	44.	146	176.84	79.	246	171.64
10.	21	102.17	45.	147	124.69	80.	263	158.38
11.	32	102.17	46.	148	126.66	81.	278	81.70
12.	33	102.17	47.	153	154.50	82.	279	81.70
13.	34	138.97	48.	160	122.47	83.	280	81.70
14.	56	102.17	49.	161	94.26	84.	281	81.70
15.	57	102.17	50.	162	85.46	85.	282	81.70
16.	58	102.17	51.	167	205.43	86.	283	81.70
17.	59	102.17	52.	168	157.63	87.	284	81.70
18.	60	102.17	53.	180	74.90	88.	285	81.70
19.	61	102.17	54.	181	112.19	89.	286	81.70
20.	62	102.17	55.	194	135.40	90.	287	81.70
21.	63	129.76	56.	195	91.19	91.	288	163.41
22.	69	88.32	57.	204	81.74	92.	289	80.90
23.	71	142.82	58.	205	81.74	93.	300	81.70
24.	72	136.94	59.	206	81.74	94.	301	81.70
25.	87	91.79	60.	207	81.74	95.	302	81.70
26.	88	91.79	61.	208	81.74	96.	303	81.70
27.	89	91.79	62.	209	81.74	97.	304	81.70
28.	90	91.79	63.	210	114.50	98.	305	81.70
29.	91	91.79	64.	211	153.85	99.	306	126.89
30.	92	91.79	65.	220	81.70	100.	307	116.72
31.	93	91.79	66.	221	81.70	101.	308	81.70
32.	94	91.79	67.	222	81.70	102.	309	81.70
33.	95	91.79	68.	223	81.70	103.	310	81.70
34.	96	91.79	69.	224	81.70	104.	311	81.70
35.	118	202.85	70.	225	81.70			

Total 104 plots area 11120.48 sq. mtrs.

- That, The Competent Authority Municipal Corporation Bhopal released following 52 plots through registered indenture which is duly registered in the Office of Sub-Registrar Bhopal on dated 24.01.2023 vide E- Reg No. MP059712023A11395612. The details are as under -

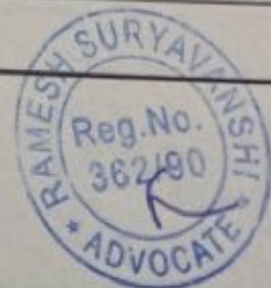
Plot No. 1, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 56, 57, 58, 59, 60, 61, 62, 63, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 118, 120, 121, 122, 123, 124, 146, 147, 148, 153, 160, 161, 168, 226, 227, 228, 229, 230, 231, 232, 263.





- That, M/s. Lodhi Builders sold following plots to various persons through registered sale deeds the details are as under -

Sr. No.	Plot No.	Date of Sale
1.	EWS1	03.10.2022
2.	172	03.10.2022
3.	82	06.10.2022
4.	83, 84	06.10.2022
5.	74, 75	11.10.2022
6.	85	11.10.2022
7.	64	11.10.2022
8.	20	18.10.2022
9.	43	19.10.2022
10.	42	19.10.2022
11.	142	21.10.2022
12.	2	28.10.2022
13.	173	02.11.2022
14.	86	04.11.2022
15.	150	09.11.2022
16.	151	09.11.2022
17.	16	16.11.2022
18.	17	16.11.2022
19.	18	17.11.2022
20.	171	18.11.2022
21.	53	18.11.2022
22.	50	25.11.2022
23.	54	25.11.2022
24.	126	29.11.2022
25.	11	01.12.2023
26.	97	02.12.2022
27.	110	12.12.2022
28.	73	12.12.2022
29.	134	12.12.2022
30.	102	16.12.2022
31.	276	16.12.2022
32.	144	22.12.2022
33.	103	23.12.2022
34.	113	21.12.2022





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35.	39	02.01.2023
36.	52	10.01.2023
37.	138	10.01.2023
38.	41	18.01.2023
39.	9	19.01.2023
40.	114	25.01.2023
41.	135	27.01.2023
42.	154	27.01.2023
43.	21	31.01.2023
44.	88	30.01.2023
45.	87	30.01.2023
46.	161	30.01.2023
47.	18	03.02.2023
48.	153	07.02.2023
49.	277	14.02.2023
50.	273	20.02.2023
51.	148	22.02.2023
52.	243	24.02.2023
53.	25	27.02.2023
54.	1	27.02.2023
55.	14	01.03.2023
56.	128	03.03.2023
57.	129	03.03.2023
58.	LIG-02	09.03.2023
59.	62	14.03.2023
60.	29	14.03.2023
61.	76	15.03.2023
62.	168	08.02.2023
63.	169	08.02.2023
64.	33	22.02.2023
65.	34	22.02.2023
66.	116	22.02.2023
67.	170	22.02.2023
68.	15	17.03.2023
69.	26	18.03.2023
70.	120	22.03.2023

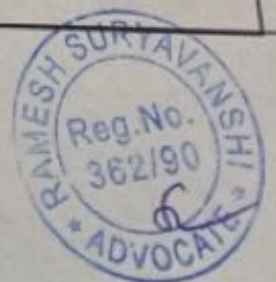




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71.	227	22.03.2023
72.	152	22.03.2023
73.	117	15.03.2023
74.	79	25.03.2023
75.	80	25.03.2023
76.	78	23.03.2023
77.	8	25.03.2023
78.	163	26.03.2023
79.	164	26.03.2023
80.	28	26.03.2023
81.	105	27.03.2023
82.	143	23.03.2023
83.	27	30.03.2023
84.	3	30.03.2023
85.	77	31.03.2023
86.	56	31.03.2023
87.	47	28.03.2023
88.	241	10.04.2023
89.	242	10.04.2023
90.	106	24.04.2023
91.	31	24.04.2023
92.	139	15.05.2023
93.	L-6	15.05.2023
94.	19	10.05.2023
95.	32	01.06.2023
96.	23	05.06.2023
97.	55	12.06.2023
98.	233	12.06.2023
99.	234	12.06.2023
100.	229	14.06.2023
101.	237	23.06.2023
102.	238	23.06.2023
103.	104	23.06.2023
104.	158	28.06.2023
105.	228	04.07.2023
106.	121	10.07.2023

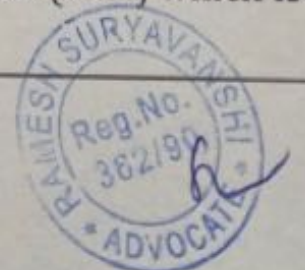




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107.	38	13.07.2023
108.	7	14.07.2023
109.	239	14.07.2023
110.	141	19.07.2023
111.	132	19.07.2023
112.	140	19.07.2023
113.	133	19.07.2023
114.	234	26.04.2023
115.	93	21.07.2023
116.	166	24.07.2023
117.	274	07.07.2023
118.	264	27.07.2023
119.	L-4	27.07.2023
120.	L-5	27.07.2023
121.	230	02.08.2023
122.	231	02.08.2023
123.	124	07.08.2023
124.	90	28.07.2023
125.	259, 260	18.08.2023
126.	269	14.08.2023
127.	270	14.08.2023
128.	89	22.08.2023
129.	109	24.08.2023
130.	L-3	28.08.2023
131.	30	28.08.2023
132.	95	29.08.2023
133.	122	08.08.2023
134.	146	13.09.2023
135.	271	18.09.2023
136.	236	18.09.2023

- That, after completion of all legal formalities & obtained NOCs/Permissions from various Competent Agencies M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayram Lodhi developed a Residential Colony upon aforesaid land Land Revenue Survey No. 83/8/1/2 area 1.296 hec, 83/8/2/2 area 1.296 hec, 83/8/3/2 area 0.405 hec, 62/8/1/2 area 0.948 hec, 62/8/2/2 area 0.948 hec & 62/8/3/2 area 0.948 hec total area 5.841 hec Situated at Village Kokta, Tehsil Huzur, Distt Bhopal (M.P.) which is known as "Kasturi Courtyard".





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- That, the property has been acquired under a lawful document from the previous lawful owner of the property by M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayram Lodhi. Therefore, I am of the opinion M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayram Lodhi having title over the property and dispose of the same in any manner provided by the law, since no other transfer by way of mortgage, gift, sale or any kind of alienation appears in the registration records therefore I am of the opinion that said property free from all encumbrances, charge and demand. Since the Urban Sealing Act is not in force. Therefore, no permission is required for mortgage. There is no impedimenta to create mortgage over this property as provided under the section of 165 of MPLRC 1959

5 **Title deeds/document details under which ownership is acquired :-**  
 • Through Title deeds (Described in Point No. 10)

6 **List of encumbrances**

1) Nature of encumbrance:

- ☐ Charge under contract N.A.
- ☐ Mortgage N.A.
- ☐ Negative Lien N.A.
- ☐ Lease/tenancy N.A.
- ☐ Right of Maintenance /reversion N.A.
- ☐ Charge by operation of Law N.A.
- ☐ Preemption rights N.A.
- ☐ Right to specific performance under an agreement to sell N.A.
- ☐ Liens/First Charge under laws N.A.
- ☐ Right of reversion to Government N.A.
- ☐ Lis pendens: 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.

2) Name of the person in whose favour encumbrance is subsisting N.A.

3) Date on which encumbrance has come into existence. [This Search Based on Index-II Register available in the office of Sub-Registrar Bhopal up to 31.07.2015 and online SAMPADA Index-II Register available in the office of Sub-Registrar Bhopal since record 01.08.2015.]

7 **View on encumbrance**

In the case of encumbrance, the advocate should clearly opine as to:

- ☐ how far such an encumbrance would affect the value of the property. None
- ☐ 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 removal of encumbrance N.A.
- ☐ Manner and cost of removal of encumbrance N.A.

8 **Regulatory Issues:**

Clearly provide the following details: -

- ☐ Whether the property is affected by Land Ceiling Law. No
- ☐ Whether the property is affected by Land fragmentation Law. No
- ☐ Whether the property is affected by Forest law. No
- ☐ Whether the property is affected by Planning Law. No





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- ☐ Whether the property is affected by Urban Land Ceiling Law. Not applicable, as the said Act is not in force since 2000
- ☐ Whether the property is affected by rent restriction/control Law. No
- ☐ Whether the property is affected by Environment Law. No
- ☐ Whether the property is affected by user restrictions under Municipal/revenue Law. No
- ☐ Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks. No

9 **Views on regulatory hurdles**

If the property is affected by regulatory issues, the Advocate has to give a clear view, as to:-

- ☐ how far such an encumbrance would affect the value of the property. None
- ☐ 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 removal of encumbrance. N.A.
- ☐ Manner and cost of removal of encumbrance N.A.

10

Sr. No.	Date	Name / Nature of document	Original/ certified copy/ certified extract/ photocopy etc.
1.	18.11.2021	Sale Deed	Original
2.	09.12.1993	Sale Deed	Original
3.	29.04.1993	Sale Deed	Original
4.	19.04.1993	Sale Deed	Certified Copy
5.	28.07.1992	Sale Deed	Original
6.	25.07.1992	Sale Deed	Original
7.	17.07.1992	Sale Deed	Original
8.	11.03.2013	WILL	Original
9.	---	Bhu-Adhikar evam Rin-Pustika	Original
10.	06.11.2013	Mutation Order (Photi Namantran)	Certified Copy
11.	04.01.2022	Mutation Order	Certified Copy
12.	06.01.2022	Mutation Order	Certified Copy
13.	13.04.2022	Diversion Confirmation	Certified Copy
14.	13.04.2022	Diversion Confirmation	Certified Copy
15.	13.04.2022	Diversion Confirmation	Certified Copy
16.	13.04.2022	Diversion Confirmation	Certified Copy
17.	13.04.2022	Diversion Confirmation	Certified Copy
18.	13.04.2022	Diversion Confirmation	Certified Copy
19.	10.02.2022	Nazul NOC	Original
20.	30.03.2022	Layout with approved Map	Original
21.	10.05.2022	Colony Development Permission	Original
22.	23.05.2022	Colony Prakoshtha	Photo Copy
23.	11.04.2022	Mortgage Deed	Photo Copy
24.	05.12.2020	Colonizer Registration	Photo Copy





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25.	---	Company Registration	Photo Copy
26.	Certified Copy of Last 30 Years Land Revenue Records		
11	<b>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: -</b> Yes, all document perused by me, fully described in Point No. 10.		
12	List of further documents called for, examined and perused. N.A.		
13	Whether the documents examined are duly stamped as per the Stamp Act. Yes		
14	Whether the Registration endorsements are in order. Yes		
15	<b>Certificate of examination</b> i) "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" ii) I have obtained the certified copies of title deeds, from the concerned SRO's and compared all the contents of said certified copies, including but not limited to property description, name of the owners, stamp paper numbers/denomination, registration endorsements/seals etc., with the corresponding originals of the above referred title deeds submitted by the proposed mortgagor to the Bank and confirm that the same are perfectly tallied and no differences observed. [This Search is Based on Index-II Register available in the office of Sub-Registrar Bhopal up to 31.07.2015 and online SAMPADA Index-II Register available in the office of Sub-Registrar Bhopal since 01.08.2016] iii) I have searched the available mutilated records Index-II in the office of Sub-Registrar Bhopal for the Last 30 Years from 1993-94 to 2023-24 and found Nil-Encumbrances over the subject property.		
16	<b>CERTIFICATE OF TITLE</b> Title Clearance Certificate should be as follows: - "This is to certify that the title to the property of the M/s Lodhi Builder & Developer Pvt Ltd (Formerly - M/s Kartik Devcon Pvt Ltd) through its director Shri Devendra Singh Lodhi S/o Shri Hridayam Lodhi R/o 10/2, Ground Floor, Chittorh Complex, MP Nagar, Bhopal (M.P.) is clear and marketable title without any further act on the part of borrower." The Bank can accept subject property as good enforceable security for creation of Equitable Mortgage. The Property Mortgage can be initiated under SARFAESI Act 2002.		
17	<b>List of documents to be deposited for creating the mortgage by deposit of title deeds</b> ➤ 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(s). "This is to certify that the above documents if taken would create valid mortgage by deposit of title deeds"		
18	Any other suggestion or Advise to protect the security interest of the Bank: - NO		

closed- Original (30 Years) Search Receipt No. 8/19925 dated 06.09.2023

RAMESH SURYAVANSHI  
(ADVOCATE)

