



**Uttam Dhote**  
ADVOCATE

F-11, 1<sup>st</sup> Floor, RadhaKrishna Complex,  
Behind Sargam Cinema, M.P. Nagar,  
Zone-II, Bhopal (M.P.) 462011  
Phone : 0755-4270088  
Mobile : 9826224493, 8871143857  
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Ref. UBILP/14/21-22

Dated : 01.10.2021

**TITLE REPORT**  
**MASTER LEGAL SEARCH REPORT**

1	Name and address of the Branch to whom the title report is given	Union Bank of India, Loan Point Branch, Bhopal														
2	Name of the account and details of the Borrowers	Master Report of "SAGE MILE STONE" of M/s Agrawal Infinity (A Partnership Firm)														
3	Full description of Property															
	3.1 Nature of Immovable property	FREEHOLD														
	3.2 (i) Survey No (ii) Hissa No (iii) Ghat No (iv) Town Survey No (v) Khasra No (vi) Patta No (vii) Khatha No (viii)Plot No (Local name of the field as app licable including sub-divisional should be mentioned)	All that property i.e. one freehold residential colony i.e. "SAGE MILE STONE" which is the part of land of revenue survey No. 299/1, 298/2, 298/3, 304, 297/2, 298/1, 299/2, 297/1 total area 4.240 hectare out of which <b>Phase-01 area 2.722 hectare on Part of land of revenue survey No. 299/1, 299/2, 298/2, 298/3, 304, 297/2, 298/1</b> situated at Village Samardha Kaliasout, P.H.No. 26, R.N.M. 03, Tehsil Huzur Distt. Bhopal. Which is Bounded as under : <b>East by</b> – Others Land <b>West by</b> – Service Road <b>North by</b> – Others Land <b>South by</b> – Others Land														
	3.3 Number /identification details as per building map/ plan	Yes														
	3.4 Extent of Property	Total area 4.240 hectare out of which <b>Phase-01 area 2.722 hectare</b>														
	3.5 Name/s of the Owner/s	M/s Agrawal Infinity (A Partnership Firm)														
	3.6 Nature of ownership	<table><tr><td>✓ Freehold</td><td>YES</td></tr><tr><td>✓ Leasehold (mention the residual lease term clearly)</td><td>N/A</td></tr><tr><td>✓ Undivided interest (mention the shares)</td><td>N/A</td></tr><tr><td>✓ Trust Property (Whether the borrower is a Trustee or beneficiary)</td><td>N/A</td></tr><tr><td>✓ Assignee/ Grantee or Govt.</td><td>N/A</td></tr><tr><td>✓ Cultivating tenant</td><td>N/A</td></tr><tr><td>✓ Title only by possession</td><td></td></tr></table>	✓ Freehold	YES	✓ Leasehold (mention the residual lease term clearly)	N/A	✓ Undivided interest (mention the shares)	N/A	✓ Trust Property (Whether the borrower is a Trustee or beneficiary)	N/A	✓ Assignee/ Grantee or Govt.	N/A	✓ Cultivating tenant	N/A	✓ Title only by possession	
✓ Freehold	YES															
✓ Leasehold (mention the residual lease term clearly)	N/A															
✓ Undivided interest (mention the shares)	N/A															
✓ Trust Property (Whether the borrower is a Trustee or beneficiary)	N/A															
✓ Assignee/ Grantee or Govt.	N/A															
✓ Cultivating tenant	N/A															
✓ Title only by possession																



*[Handwritten signature]*



**Uttam Dhote**  
ADVOCATE

F-11, 1<sup>st</sup> Floor, Radha Krishna Complex, Behind  
Sargam Cinema, M.P. Nagar, Zone-II, Bhopal (M.P.)  
Mobile : 98262 24493

To,  
The Manager  
**Union Bank of India.**  
Loan Point Branch,  
Bhopal

Dated : 01.10.2021

**Subject : Bill for Master Search Report & legal fees and expenses in A/c of  
Sage Milestone of M/s Agrawal Infinity.**

In compliance to your instructions. I am sending herewith attached my detailed Report cum Certificate of marketability of title. Certificate duly signed by me in respect of the property of **Sage Milestone of M/s Agrawal Infinity.**

The documents sent by you are returned herewith attached. Kindly acknowledge the receipt of the same and oblige. You are also requested to kindly pay a sum of **Rs. 15,000/-** for this legal work done as per details mentioned here below and oblige.

**BILL**

Legal Fees & Misc exp.

**Rs. 15,000.00**

(Rupees Fifteen Thousand Only)

Thanking you,  
Yours faithfully,

**(UTTAM DHOTE)**  
Advocate

**SB A/c No. 527102010311514**  
**Saint Joseph Branch, Bhopal**



		(mention whether adverse possession/ or other)	N/A
		✓ As a member/ shareholder of society	N/A
		✓ As a mortgage	No
		✓ As a servant owner of easement right	N/A
		✓ Any other (Please mention the nature of ownership here)	N/A

4. Tracing of title:

1. That initially the land of revenue survey No. 59, 60, 61, 62, 63, 64/4 total area 4.85 acre which is situated at Village Samardha Kaliasout, P.H.No. 44, R.N.M. 04, Vikas Khand Phanda Tehsil Huzur Distt. Bhopal was owned and possessed by Shri Darshan Singh S/o Shri Sardar Harnam Singh.
2. That in the year 1989, Shri Darshan Singh S/o Shri Sardar Harnam Singh had sold out the said land of revenue survey No. 59, 60, 61, 62, 63, 64/4 area 2.00 acre out of total area 4.85 acre in favour of Shri Ram Kumar Naresh S/o Shri Charan Singh & Shri Jitendra Kumar S/o Shri Charan Singh by a registered sale deed which is duly registered on 14.02.1989 in Book No. A-1, Vol. No. 5912 at its document serial No. 8049 in the sub registrar office, Bhopal.
3. That after purchasing the said land, they mutated the said land in their name and recorded in the record of land revenue record and on mutation the said land of revenue survey No. sub dived as land of revenue survey No. 59, 60, 61, 62, 63, 64/4/2 and they had provided with Bhu-Adhikar & Rin Pustika No. M-214706.
4. That due to settlement (Bandobast) the said land of revenue survey No. 59, 60, 61, 62, 63, 64/4/2 renumbered as land of revenue survey No. 299.
5. That SDO, Bhopal have granted NOC over 0.810 hectare or 2.00 acre of the said land of revenue survey No. 299 on 07.02.2014 vide its case No. 132/B-121/13-14.
6. That thereafter, Shri Ram Kumar Naresh S/o Shri Charan Singh & Shri Jitendra Kumar S/o Shri Charan Singh had sold out the land of revenue survey No. 299 area 0.028 hectare or 0.069 acre out of total area 0.810 hectare or 2.00 acre in favour of **Shri Arun Kumar Agrawal** S/o Shri Rajendra Prasad Agrawal by a registered sale deed which is duly registered on 31.03.2014 in Book No. A-1, Vol. No. 336 at its document serial No. 7929/3 in the sub registrar office, Bhopal.
7. That after purchasing the said land, Shri Arun Kumar Agrawal S/o Shri Rajendra Prasad Agrawal mutated the said land in his name and recorded in the record of land revenue record and on mutation the said land of revenue survey No. sub dived as land of revenue survey No. **299/2 area 0.028 hectare** and he had provided with Bhu-Adhikar & Rin Pustika Part I & II No. LA-850427.
8. That similarly, Shri Ram Kumar Naresh S/o Shri Charan Singh & Shri Jitendra Kumar S/o Shri Charan Singh had also sold out the land of revenue survey No. 299 area 0.782 hectare or 1.931 acre out of total area 0.810 hectare or 2.00 acre in favour of **M/s Agrawal Infinity, Bhopal** through authorized Signatory & Partner Shri Sanjeev Agrawal S/o Shri Sushil Kumar Agrawal by a registered sale deed which is duly registered on 31.03.2014 in Book No. A-1,





- Vol. No. 336 at its document serial No. 7916/3 in the sub registrar office, Bhopal.
9. That after purchasing the said land, M/s Agrawal Infinity, Bhopal through authorized Signatory & Partner Shri Sanjeev Agrawal S/o Shri Sushil Kumar Agrawal mutated the said land in their name and recorded in the record of land revenue record and on mutation the said land of revenue survey No. sub divided as land of revenue survey No. **299/1 area 0.782 hectare** and they had provided with Bhu-Adhikar & Rin Pustika Part I & II No. LA-850428.
  10. That initially the land of revenue survey No. 58/2 area 0.15 acre & 59, 60, 61, 62, 63, 64/4 total area 4.85 acre which is situated at Village Samardha Kaliasout, P.H.No. 44, R.N.M. 04, Vikas Khand Phanda Tehsil Huzur Distt. Bhopal was owned and possessed by Shri Darshan Singh S/o Shri Sardar Harnam Singh.
  11. That thereafter in the year 1989, Shri Darshan Singh S/o Shri Sardar Harnam Singh had sold out the said land of revenue survey No. 58/2 area 0.15 acre & 59, 60, 61, 62, 63, 64/4 area 2.85 acre total sold area 3.00 acre out of total land area 4.85 acre in favour of Shri Jaswant Singh S/o Shri Mahendra Singh & Shri Umrao Singh S/o Shri Mahendra Singh by a registered sale deed which is duly registered on 14.02.1989 in Book No. A-1, Vol. No. 5912 at its document serial No. 8048 in the sub registrar office, Bhopal.
  12. That after purchasing the said land, they mutated the said land in their name and recorded in the record of land revenue record and on mutation the said land of revenue survey No. sub divided as land of revenue survey No. 58/2, 59, 60, 61, 62, 63, 64/4/1 and they had provided with Bhu-Adhikar & Rin Pustika
  13. That due to settlement (Bandobast) the said land of revenue survey No. 58/2, 59, 60, 61, 62, 63, 64/4/1 renumbered as land of revenue survey No. 298.
  14. That thereafter, Shri Jaswant Singh S/o Shri Mahendra Singh had sold out the said land of revenue survey No. 298 area 0.116 hectare or 0.287 acre out of total area 1.21 hectare or 3.00 acre in favour of Smt. Harbinder Kaur W/o Shri Jasbeer Singh by a registered sale deed which is duly registered on 24.12.2009 in Book No. A-1, Vol. No. 323901 at its document serial No. 2968/2 in the sub registrar office, Bhopal.
  15. That after purchasing the said land, she mutated the said land in her name and recorded in the record of land revenue record and on mutation the said land of revenue survey No. sub divided as land of revenue survey No. 298/2 and she had provided with Bhu-Adhikar & Rin Pustika Part I & II No. LA-611976.
  16. That thereafter, Smt. Harbinder Kaur W/o Shri Jasbeer Singh with consent Shri Umrao Singh had sold out the said land of revenue survey No. **298/2 area 0.116 hectare** in favour of **M/s Agrawal Infinity, Bhopal** through authorized Signatory & Partner Shri Arun Kumar Agrawal S/o Shri Rajendra Prasad Agrawal by a registered sale deed which is duly registered on 10.04.2014 in Book No. A-1, Vol. No. 2308 at its document serial No. 22/3 in the sub registrar office, Bhopal.
  17. That thereafter, Shri Jaswant Singh S/o Shri Mahendra Singh & Shri Umrao Singh S/o Shri Mahendra Singh had sold out the said land of revenue survey No. 298 area 0.289 hectare or 0.713 acre out of total area 1.094 hectare in favour of **M/s Agrawal Infinity, Bhopal** through authorized Signatory & Partner Shri Arun Kumar Agrawal S/o Shri Rajendra Prasad Agrawal by a registered sale deed which is duly registered on 10.04.2014 in Book No. A-1, Vol. No. 2308 at its document serial No. 23/3 in the sub registrar office, Bhopal.
  18. That after purchasing the said land, **M/s Agrawal Infinity, Bhopal** mutated the said land in their name and recorded in the record of land revenue record and on mutation the said



- land of revenue survey No. sub divided as land of revenue survey No. **298/3 area 0.288 hectare**. And they had provided with Bhu-Adhikar & Rin Pustika Part I & II No. LA-040721
19. That initially the land of revenue survey No. 59,60,61,62,63,64/5/1 (New Survey No. 304) area 0.184 hectare which is situated at Village Samardha Kaliasout, P.H.No. 44, R.N.M. 04, Vikas Khand Phanda Tehsil Huzur Distt. Bhopal was owned and possessed by Shri Ramchandra, Shri Phoolchand, Shri Kanhaiyalal all S/o Shri Bhagchand. This is clear from copy of certified khasra year 1988-89.
20. That in the year 2005-06 to 2001-12, the said land of revenue survey No. 304 area 0.170 hectare comes into the name of Shri Ramchandra, Shri Kanhaiyalal Both S/o Shri Bhagchand, Smt. Kaushalaya Bai W/o Shri Phoolchand, Shri Rupesh, Shri Rajesh, Shri Dinesh, Lalita, Rani all son & Daughter of Shri Phoolchand vide Namantaran panji No. 60 order dated 30.05.2006.
21. That Shri Ramchandra had expired on 10.05.2012, after his death the said land of revenue survey No. 304 area 0.170 hectare comes into the name of Smt. Basanti Bai W/o Shri Ramchandra Pal, Smt. Sangita Bai D/o Shri Ramchandra Pal, Smt. Vinita Bai D/o Shri Ramchandra Pal, Shri Sanjay S/o Shri Ramchandra Pal, Shri Gyan Singh, Shri Sujan Singh, Shri Jitendra all S/o Shri Ramchandra Pal, Shri Kanhaiyal S/o Shri Bhagchand, Smt. Kaushalaya Bai W/o Shri Phoolchand, Shri Rupesh, Shri Rajesh, Shri Dinesh, Lalita, Rani all son & Daughter of Shri Phoolchand mutated in their name vide Namantaran panji No. 34 order dated 09.07.2012.
22. That SDO, Bhopal have granted NOC over 0.170 hectare of the said land of revenue survey No. 304 on 31.03.2014 vide its case No. 417/B-121/13-14.
23. That Bhopal Development Authority have granted NOC over 0.170 hectare of the said land of revenue survey No. 304 on 25.07.2014 vide its No. 1483.
24. That thereafter, Smt. Basanti Bai W/o Shri Ramchandra Pal, Smt. Sangita Bai D/o Shri Ramchandra Pal, Smt. Vinita Bai D/o Shri Ramchandra Pal, Shri Sanjay S/o Shri Ramchandra Pal, Shri Gyan Singh, Shri Sujan Singh, Shri Jitendra all S/o Shri Ramchandra Pal, Shri Kanhaiyal S/o Shri Bhagchand, Smt. Kaushalaya Bai W/o Shri Phoolchand, Shri Rupesh, Shri Rajesh, Shri Dinesh, Lalita, Rani all son & Daughter of Shri Phoolchand with the consent of Smt. Sharmil Urf Sushila W/o Shri Kanhaiyala, Shri Mahesh S/o Shri Kanhaiyalal had sold out the said land of revenue survey No. **304 area 0.170 hectare** in favour of **M/s Agrawal Infinity, Bhopal** through authorized Signatory & Partner Shri Arun Kumar Agrawal S/o Shri Rajendra Prasad Agrawal by a registered sale deed which is duly registered on 25.06.2014 in Book No. A-1, Vol. No. 2450 at its document serial No. 325 in the sub registrar office, Bhopal.
25. That after purchasing the said land, **M/s Agrawal Infinity, Bhopal** mutated the said land in their name and recorded in the record of land revenue record and on mutation they had provided with Bhu-Adhikar & Rin Pustika Part I & II No. LA-040721
26. That initially the land of revenue survey No. 58/1 area 0.30 acre, 59,60,61, 62, 63, 64/1 area 4.70 acre total area 5.00 acre which is situated at Village Samardha Kaliasout, P.H.No. 44, R.N.M. 04, Vikas Khand Phanda Tehsil Huzur Distt. Bhopal was owned and possessed by Shri Sardar Mehar Singh S/o Shri Sardar Sher Singh. He had purchased the said land from Shri Ramchandra, Shri Phoolchand, Shri Kanhaiyalal all S/o Shri Bhagchand by a registered sale deed which was registered on 21.04.1982 in Book No. A-1, Vol. No. 3108 at its document serial No. 355 in the sub registrar office, Bhopal.



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27. That Shri Sardar Mehar Singh S/o Shri Sardar Sher Singh had executed a WILL on 22.09.1990, regarding the said land in favour of his two grandsons i.e. Shri Jaswant Singh & Shri Umrao Singh Both S/o Shri Sardar Mehendra Singh.
28. That due to settlement (Bandobast) the said land of revenue survey No. 58/1, 59,60,61, 62, 63, 64/1 renumbered as land of revenue survey No. 297.
29. That thereafter, Shri Jaswant Singh & Shri Umrao Singh had applied for partition (Batwara) of their land of revenue survey No. 297 area 2.050 hectare vide its case No. 31/A-27/2013-14 dated 05.08.2014 in which Shri Jaswant Singh got land of revenue survey No. 297/2 area 0.622 hectare, 298/1 area 0.806 hectare & Shri Umrao Singh got land of revenue survey No. 297/1 area 1.428 hectare.
30. That in order to develop a residential colony over the said land of revenue survey No. 297/1 area 1.428 hectare Shri Umrao Singh S/o Shri Mahendra Singh have entered into a Joint Land Development Agreement with **M/s Agrawal Infinity, Bhopal** through authorized Signatory & Partners Shri Sanjeev Agrawal, Arun Kumar Agrawal, Smt. Shalini Agrawal, Shri Jaswant Singh which is registered on 27.08.2014 in Book No. A-1, Vol. No. 232 at its document serial No. 1226/3 in the sub registrar office, Bhopal.
31. That **M/s Agrawal Infinity, Bhopal** is a partnership firm and the deed of partnership is executed on 29.03.2014 by & between Shri Sanjeev Agrawal S/o Shri S. K. Agrawal, Shri Arun Agrawal S/o Shri R. P. Agrawal, Smt. Shalini Agrawal W/o Shri Arun Agrawal for carrying on the business of purchase and sale of land, building and civil construction work as colonizer, developer, & builder under the name and style of **M/s Agrawal Infinity**.
32. That a deed to amendment to partnership deed is also executed on 22.08.2014 by & between Shri Sanjeev Agrawal S/o Shri S. K. Agrawal, Shri Arun Agrawal S/o Shri R. P. Agrawal, Smt. Shalini Agrawal W/o Shri Arun Agrawal (Existing partners) & Shri Jaswant Singh S/o Shri Mahendra Singh (New Partner) for carrying on the business of purchase and sale of land, building and civil construction work as colonizer, developer, & builder under the name and style of **M/s Agrawal Infinity**. And such deed of partnership is also registered on 27.08.2014 in Book No. A-1, Vol. No. 232 at its document serial No. 1227/3 in the sub registrar office, Bhopal. That Shri Arun Agrawal contributed his land of revenue survey No. 299 area 0.028 hectare, Shri Jaswant Singh contributed his land of revenue survey No. 297/2 area 0.622 hectare & 298/1 area 0.806 hectare as the capital to the said firm.
33. That thereafter, **M/s Agrawal Infinity** through Partners have applied for the mutation of the said land of revenue survey No. 299 area 0.028 hectare, 297/2 area 0.622 hectare, 298/1 area 0.806 hectare in the name of the firm, i.e. M/s Agrawal Infinity through Partner Shri Sanjeev Agrawal, Shri Arun Agrawal, Smt. Shalini Agrawal & Shri Jaswant Singh which is passed by the Court of Nayab Tehsildar, Tehsil Kolar, Bhopal vide Namantaran revenue case No. 18/A-6/18-19 order dated 05.02.2019.
34. That thereafter, the said land mutated in the name of the said firm and recorded in the record of land revenue record and on mutation they have provided with Bhu-Adhikar & Rin Pustika Part I & II No. LBO-019507.
35. That a deed to amendment/retirement to partnership deed is also executed on 11.11.2019 by & between Shri Sanjeev Agrawal S/o Shri S. K. Agrawal, Shri Arun Agrawal S/o Shri R. P. Agrawal, Smt. Shalini Agrawal W/o Shri Arun Agrawal (Continuing partners) & Shri Jaswant Singh S/o Shri Mahendra Singh (Retiring Partner) for carrying on the business of purchase and sale of land, building and civil construction work as colonizer, developer, & builder



*[Handwritten signature]*



- under the name and style of **M/s Agrawal Infinity**.
36. That **M/s Agrawal Infinity** is a partnership firm and registered under Indian partnership Act 1932 Section 58(1) vide its registration No. 01/01/01/00051/14 of year 2014-15 dated 01.05.2014.
37. That in order to development over the land of revenue survey No. 298/2, 299/1, 298/3, 304, 298/1, 297/2, 299/2, 297/1 area 4.24 hectare **M/s Agrawal Infinity** through partner Shri Arun Agrawal S/o Lt. Shri R. P. Agrawal have entered into a development agreement with **M/s Agrawal Infra** through Partner Shri Sanjeev Agrawal S/o Lt. Shri S. K. Agrawal which is duly registered on 27.04.2019 vide its E-Registration No. MP059702019A1283528 in the sub registrar office, Bhopal.
38. That **M/s Agrawal infra** have already taken necessary colonizer license from Municipal Corporation Bhopal, bearing its registration No. 537 dated 01.07.2016. Which is valid up to 12.05.2021. And which is renew up to the period of 12.05.2026 vide its letter No. 822 dated 05.07.2021.
39. That **M/s Agrawal Infra** is a partnership firm and the deed of partnership is executed on 04.11.2011 by & between Shri Sanjeev Agrawal & Smt. Kiran Agrawal for carrying on the business of purchase and sale of land, building and civil construction work as colonizer, developer, & builder under the name and style of **M/s Agrawal Infra**.
40. That **M/s Agrawal Infra** is a partnership firm and registered under Indian partnership Act 1932 Section 58(1) vide its registration No. 01/01/01/00091/12 of year 2012-13 dated 08.06.2012.
41. That a amendment partnership deed to partnership firm **M/s Agrawal Infra** is executed by & between Shri Sanjeev Agrawal, Smt. Kiran Agrawal (Continuing Partner) & Shri Rakesh Agrawal (Incoming Partner) and such deed is also registered on 01.02.2018 vide its E-Registration No. MP059702018A4070453 in the sub registrar office, Bhopal.
42. That the layout of the said land got approved from the office of Town & Country Planning Dept. vide its letter No. BPLLP/452/LP-16/Sec.-16/Nagrani/jika/2014 dated 23.06.2017.
43. That Office of Town and Country planning Dept. Bhopal has given Letter for change of Colony Name "**Sage Mile Stone**" in place of "Sagar 12 Mile" Vide its letter No.-1094/BPLLP/452/LP-16/Sec.-16/Nagrani/jika/2014 dated 16.07.2020.
44. That the said land of revenue survey No. 297/2, 298/1, 298/2, 298/3, 299/1, 299/2, 304 area 2.812 hectare got diverted for other than agriculture purpose (residential) under section 172(1) of the M.P. Land Revenue Code, 1959 from Sub divisional Officer Bhopal vide its application No. 22005372175 dated 19.07.2019.
45. That in security of development of land, **M/s Agrawal Infra** through authorized partner Shri Sanjeev Agrawal & **M/s Agrawal Infinity** through Partner Shri Arun Agrawal have



mortgaged 84 plots of total area 6935.53 Sq. mtr. in favour of Bhopal Municipal Corporation by a registered mortgage deed which is duly registered on 04.06.2020 vide its E-Registration No. MP059702020A1256643 in the sub registrar office, Bhopal. The details of mortgage plots are as under :

Plot No. 09 to 15 each plot area 122.61 Sq. mtr.

Plot No. 16 area 138.28 Sq. mtr.

Plot No. 17 area 85.07 Sq. mtr.

Plot No. 18 to 25 each plot area 102.18 Sq. mtr.

Plot No. 46 to 56 each plot area 75.35 Sq. mtr.

Plot No. 57 area 65.97 Sq. mtr.

Plot No. 58 area 81.12 Sq. mtr.

Plot No. 59 to 68 each plot area 75.35 Sq.mtr.

Plot No. 69 area 74.71 Sq. mtr.

Plot No. 70 to 78 each plot area 75.35 Sq. mtr.

Plot No. 79 area 70.64 Sq. mtr.

Plot No. 113 to 144 each plot area 75.35 Sq. mtr.

Plot No. 145 area 72.37 Sq. mtr.

46. That in order to develop a residential colony in the name of **Sage Mile Stone**, M/s Agrawal Infra through Partner Shri Sanjeev Agrawal have taken colony development for **Phase-01** over land of revenue survey No. 299/1, 299/2, 298/2, 298/3, 304, 297/2, 298/1 area 2.722 hectare from Bhopal Municipal Corporation on 24.07.2020 vide its permission No. 44.
47. That **M/s Agrawal Infinity** has registered the project under the provision of the Act with the Madhya Pradesh Real Estate Regulatory Authority (RERA) at Bhopal on 24.09.2020 under registration No. P-BPL-20-2734. (Phase-I)
48. That Municipal Corporation Bhopal has release out Plot No. 09, 10, 11, 12, 13, 14, 15, 16, 22, 55, 57, 58, 118, 134, 135 in favour of M/s Agrawal Infinity & M/s Agrawal Infra by a registered mortgage release deed (reconveyance deed) which is duly registered on 05.08.2021 vide its E-Registration No. MP059702021A1666375 in the sub registrar office,



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mortgaged 84 plots of total area 6935.53 Sq. mtr. in favour of Bhopal Municipal Corporation by a registered mortgage deed which is duly registered on 04.06.2020 vide its E-Registration No. MP059702020A1256643 in the sub registrar office, Bhopal. The details of mortgage plots are as under :

Plot No. 09 to 15 each plot area 122.61 Sq. mtr.

Plot No. 16 area 138.28 Sq. mtr.

Plot No. 17 area 85.07 Sq. mtr.

Plot No. 18 to 25 each plot area 102.18 Sq. mtr.

Plot No. 46 to 56 each plot area 75.35 Sq. mtr.

Plot No. 57 area 65.97 Sq. mtr.

Plot No. 58 area 81.12 Sq. mtr.

Plot No. 59 to 68 each plot area 75.35 Sq.mtr.

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Plot No. 70 to 78 each plot area 75.35 Sq. mtr.

Plot No. 79 area 70.64 Sq. mtr.

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47. That **M/s Agrawal Infinity** has registered the project under the provision of the Act with the Madhya Pradesh Real Estate Regulatory Authority (RERA) at Bhopal on 24.09.2020 under registration No. P-BPL-20-2734. (Phase-I)
48. That Municipal Corporation Bhopal has release out Plot No. 09, 10, 11, 12, 13, 14, 15, 16, 22, 55, 57, 58, 118, 134, 135 in favour of M/s Agrawal Infinity & M/s Agrawal Infra by a registered mortgage release deed (reconveyance deed) which is duly registered on 05.08.2021 vide its E-Registration No. MP059702021A1666375 in the sub registrar office,



Bhopal.

49. That in security of development of land, M/s Agrawal Infra through authorized partner Shri Sanjeev Agrawal & M/s Agrawal Infinity through Partner Shri Arun Agrawal have mortgaged 30 Shops of Local Shopping Center of total area 1116.54 Sq. mtr. in favour of Bhopal Municipal Corporation by a registered mortgage deed which is duly registered on 05.08.2021 vide its E-Registration No. MP059702021A1666905 in the sub registrar office, Bhopal. The details of mortgage shops are as under :

Fourth Floor - Shop Nos. 405, 406, 407, 408, 109, 410, 411, 412A, 412B, 414

Fifth Floor - Shop Nos. 505, 506, 507, 508, 509, 510, 511, 512A, 512B, 514

Sixth Floor - Shop Nos. 605, 606, 607, 608, 609, 610, 611, 612A, 612B, 614

50. That on the basis of the documents produce before me and available records in Index-II of the Sub-Registrar Office Bhopal for last 30 years I say that **M/s Agrawal Infinity (a Partnership Firm)** is the registered owner of the said property and the same is free from all encumbrances.

51. That it is advised to the Bank to inspect the said immovable property for the purpose of physical verification.

5.	Title deeds/documents details under which ownership is acquired.	Owner	Name / Nature of deed	Details like Regn. Etc.
		M/s Agrawal Infinity (A Partnership Firm)	Registered sale deeds	Mentioned Above
6.	List of Encumbrances	1) Nature of Encumbrance: ➤ Charge under contract ➤ Mortgage ➤ Negative Lien ➤ Lease/tenancy ➤ Right of maintenance ➤ reversion ➤ Change by operation Law ➤ Preemption right ➤ Right to specific performance under an agreement to sell ➤ Lien/First Charge under laws ➤ Right to reversion to government Lis pendes 2) Name of person in whose favour		
				N/A No N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A



*[Handwritten signature]*



		encumbrance is subsisting.	Nil
		3) Date on which encumbrance has come into existence.	Nil
7.	View of encumbrances	<p>In the case of encumbrance, the advocate should clearly opinion as to.</p> <ul style="list-style-type: none"> <li>➤ How far such an encumbrance would affect the value of the property.</li> <li>➤ Any permission/approvals are required for the Bank to create security.</li> <li>➤ The extent to which Bank's security would be jeopardized because of encumbrance.</li> <li>➤ Manner and cost of removal of encumbrance.</li> </ul>	<p>No</p> <p>No</p> <p>Nil</p> <p>N/A</p>
8	Regularly Issues	<p>Clearly provide the following details.</p> <ul style="list-style-type: none"> <li>➤ Whether the property is affected by Land Ceiling Law.</li> <li>➤ Whether the property is affected by Land Fragmentation Law.</li> <li>➤ Whether the property is affected by Forest Law.</li> <li>➤ Whether the property is affected by Planning Law.</li> <li>➤ Whether the property is affected by Urban Land Ceiling Law.</li> <li>➤ Whether the property is affected by rent restriction/control Law</li> <li>➤ Whether the property is affected by Environment Law.</li> <li>➤ Whether the property is affected by user restrictions under Municipal/Revenue Law.</li> <li>➤ Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks.</li> </ul>	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>



*[Handwritten signature]*

9.	Views on Regulatory hurdles	<p>If the property is affected by regulatory issues, the Advocate has to give a clear view, as to :-</p> <ul style="list-style-type: none"> <li>➤ How far such an encumbrance would affect the value of the property. No</li> <li>➤ Any permission/approvals are required for the Bank to create security. No</li> <li>➤ The extent to which Bank's security would be jeopardized because of encumbrance. Nil</li> <li>➤ Manner and cost of removal of encumbrance. Nil</li> </ul>
10.	List of documents/ deeds provided to the Advocate and perused by him.	<ol style="list-style-type: none"> <li>1. Original registered sale deed dated 14.02.1989 in Book No. A-1, Vol. No. 5912 &amp; document serial No. 8049 in favour of Shri Ram Kumar Naresh S/o Shri Charan Singh &amp; Shri Jitendra Kumar S/o Shri Charan Singh executed by Shri Darshan Singh S/o Shri Sardar Harnam Singh.</li> <li>2. Original Bhu-Adhikar &amp; Rin Pustika No. M-214706 in the name of Shri Ram Kumar Naresh &amp; Shri Jitendra Kumar.</li> <li>3. Original renumbering list of Khasra's.</li> <li>4. Original registered sale deed dated 31.03.2014 in Book No. A-1, Vol. No. 336 &amp; document serial No. 7929/3 in favour of <b>Shri Arun Kumar Agrawal</b> S/o Shri Rajendra Prasad Agrawal executed by Shri Ram Kumar Naresh S/o Shri Charan Singh &amp; Shri Jitendra Kumar S/o Shri Charan Singh.</li> <li>5. Original Bhu-Adhikar &amp; Rin Pustika Part I &amp; II No. LA-850427 in the name of Shri Arun Kumar Agrawal.</li> <li>6. Original registered sale deed dated 31.03.2014 in Book No. A-1, Vol. No. 336 &amp; document serial No. 7916/3 in favour of <b>M/s Agrawal Infinity, Bhopal</b> through authorized Signatory &amp; Partner Shri Sanjeev Agrawal S/o Shri Sushil Kumar Agrawal executed by Shri Ram Kumar Naresh S/o Shri Charan Singh &amp; Shri Jitendra Kumar S/o Shri Charan Singh.</li> <li>7. Original Bhu-Adhikar &amp; Rin Pustika Part I &amp; II No. LA-850428 in the name of M/s Agrawal Infinity, Bhopal through authorized Signatory &amp; Partner Shri Sanjeev Agrawal S/o Shri Sushil Kumar Agrawal.</li> <li>8. Original registered sale deed dated 14.02.1989 in Book No. A-1, Vol. No. 5912 &amp; document serial No. 8048 in favour of Shri Jaswant Singh S/o Shri Mahendra Singh &amp; Shri Umrao Singh S/o Shri Mahendra Singh executed by Shri Darshan Singh S/o Shri Sardar Harnam Singh.</li> </ol>



authorized Signatory & Partner Shri Arun Kumar Agrawal S/o Shri Rajendra Prasad Agrawal executed by Smt. Basanti Bai W/o Shri Ramchandra Pal, Smt. Sangita Bai D/o Shri Ramchandra Pal, Smt. Vinita Bai D/o Shri Ramchandra Pal, Shri Sanjay S/o Shri Ramchandra Pal, Shri Gyan Singh, Shri Sujan Singh, Shri Jitendra all S/o Shri Ramchandra Pal, Shri Kanhaiyal S/o Shri Bhagchand, Smt. Kaushalaya Bai W/o Shri Phoolchand, Shri Rupesh, Shri Rajesh, Shri Dinesh, Lalita, Rani all son & Daughter of Shri Phoolchand with the consent of Smt. Sharmil Urf Sushila W/o Shri Kanhaiyala, Shri Mahesh S/o Shri Kanhaiyalal.

19. Original Bhu-Adhikar & Rin Pustika Part I & II No. LA-040721 in the name of **M/s Agrawal Infinity, Bhopal.**
20. Original registered sale deed dated 21.04.1982 in Book No. A-1, Vol. No. 3108 & document serial No. 355 in favour of Shri Sardar Mehar Singh S/o Shri Sardar Sher Singh executed by Shri Ramchandra, Shri Phoolchand, Shri Kanhaiyalal all S/o Shri Bhagchand.
21. Original WILL dated 22.09.1990 in the name of Shri Jaswant Singh & Shri Umrao Singh Both S/o Shri Sardar Mehendra Singh executed by Shri Sardar Mehar Singh S/o Shri Sardar Sher Singh.
22. Copy of partition case No. 31/A-27/2013-14 dated 05.08.2014.
23. Original registered Joint Development agreement dated 27.08.2014 in Book No. A-1, Vol. No. 232 & serial No. 1226/3 executed between Shri Umrao Singh S/o Shri Mahendra Singh & M/s Agrawal Infinity, Bhopal through authorized Signatory & Partners Shri Sanjeev Agrawal, Arun Kumar Agrawal, Smt. Shalini Agrawal, Shri Jaswant Singh.
24. Original partnership deed dated 29.03.2014 of M/s Agrawal Infinity.
25. Original registered amendment partnership deed dated 27.08.2014 in Book No. A-1, Vol. No. 232 & document serial No. 1227/3 of M/s Agrawal Infinity
26. Copy of Namantaran revenue case No. 18/A-6/18-19 order dated 05.02.2019.
27. Original Bhu-Adhikar & Rin Pustika Part I & II No. LBO-019507 in the name of M/s Agrawal Infinity through Partner Shri Sanjeev Agrawal, Shri Arun Agrawal, Smt. Shalini Agrawal & Shri Jaswant Singh.
28. Copy of amendment/retirement partnership deed dated 11.11.2019 of M/s Agrawal Infinity.



29. Original firm registration No. 01/01/01/00051/14 of year 2014-15 dated 01.05.2014 of M/s Agrawal Infinity.
30. Original registered development agreement dated 27.04.2019 vide its E-Registration No. MP059702019A1283528 executed between M/s Agrawal Infinity through partner Shri Arun Agrawal S/o Lt. Shri R. P. Agrawal & M/s Agrawal Infra through Partner Shri Sanjeev Agrawal S/o Lt. Shri S. K. Agrawal.
31. Original colonizer license registration No. 537 dated 01.07.2016 of M/s Agrawal infra.
32. Original renewal colonizer license letter No. 822 dated 05.07.2021 of M/s Agrawal infra.
33. Original partnership deed dated 04.11.2011 of M/s Agrawal Infra.
34. Original firm registration No. 01/01/01/00091/12 of year 2012-13 dated 08.06.2012 of M/s Agrawal Infra.
35. Original registered amendment partnership deed dated 01.02.2018 vide its E-Registration No. MP059702018A4070453 of M/s Agrawal Infra.
36. Original approved layout plan letter No. BPLLP/452/LP-16/Sec.-16/Nagrani/jika/2014 dated 23.06.2017 issued from the office of Town & Country Planning Dept.
37. Original correction/amendment layout plan letter No. 1094/BPLLP/452/LP-16/Sec.-16/Nagrani/jika/2014 dated 16.07.2020 issued from the office of Town & Country Planning Dept.
38. Original online diversion order application No. 22005372175 dated 19.07.2019.
39. Copy of registered mortgage deed dated 04.06.2020 vide its E-Registration No. MP059702020A1256643 in favour of Bhopal Municipal Corporation.
40. Original colony development permission dated 24.07.2020 vide its permission No. 44 issued from Bhopal Municipal Corporation.
41. Original RERA registration No. P-BPL-20-2734 dated 24.09.2020.
42. Copy of registered mortgage release deed (reconveyance deed) dated 05.08.2021 vide its E-Registration No. MP059702021A1666375 in favour of M/s Agrawal Infra & M/s Agrawal Infinity.
43. Copy of registered mortgage deed dated 05.08.2021 vide its E-Registration No. MP059702021A1666905 in favour of Bhopal Municipal Corporation





11.	List of documents found out, while examining the deeds as above and in the search in the officers of registrar/revenue authorities affecting the property examined.	As above
12.	List of further documents called for examined and perused.	Nil
13.	Whether the documents examined are duly stamped as per stamp Act.	Yes
14.	Whether the registration endorsement are in order.	Yes
15.	Certificate of examination	<p>This is to certify that I have examined each and every page of the documents required for giving the title clearance and do not find that transactions under the documents sham and fictitious</p> <p>I have investigated and searched the available records in Index-II of the <b>Sub-Registrar Office Bhopal</b> for last 30 years, no adverse entry has been found in respect of the said property and the same is free from all encumbrances.</p>
16.	Certificate of title	<p>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</p> <p>That on the basis of search, the said title holder i.e. <b>M/s Agrawal Infinity (A Partnership Firm)</b> has got, clear &amp; marketable title over the said property and their partner may transfer the said property in favour of <b>Prospective Buyer</b> by a registered sale deed, thereby he/she/they will arise, clear &amp; valid title over the said property and whereby he/she/they would be able to create an equitable mortgage the said property in favour of <b>Union Bank of India</b>.</p>
17.	List of documents to be deposited for creating the equitable mortgage by deposit of the title deeds.	<ol style="list-style-type: none"> <li>1. Proposed Original Registered sale deed in favour of <b>Prospective Buyer</b> to be executed <b>M/s Agrawal Infinity</b> through its authorized partner.</li> <li>2. NOC to mortgage from Builders.</li> <li>3. Xerox copy of all the documents, which are mentioned in this LSR.</li> <li>4. Original allotment cum acceptance letter/Sale agreement (on stamp paper of Rs. 1000/)</li> </ol>



18.	Any other suggestion or advise to project the security interest of the Bank.	That before disbursing the said loan case, bank should obtain an affidavit from the title holder regarding non-encumbrance of the said property.
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Thanking You,  
Your's faithfully

  
(UTTAM DHOTE)  
Advocate

Encl: Search Receipt No. 8/15724 dated 01.10.2021 for last 30 years, issued by Sub- Registrar  
Office Bhopal