



V. P. KULKARNI (YEROLKAR)

M. A., LL.B.

Vasant Nagar, Trimurti Nagar,

Savewadi, Latur 413 512

vpkulkarni4@gmail.com

ADVOCATE

Tel. No. (02382) 253060

Cell No. 9422658572

ate: - 22-06-216

To,
The Chief Manager,
State Bank of Hyderabad,
Main Branch, Chandra Nagar,
LATUR.

Sub.: - Update Non-Encumbrance Certificate.

Ref.: - Title report dated 08-12-2009

Non-Encumbrance certificate and search report in respect of the property Gat. No 47 Adm. area 0H38.34R. situated at Pakharsangvi Tq. dist..Latur belonging to Shri. Mahesh s/o Sidramappa Malang .

I have taken the search in sub-registrar office, Latur on 21-06-2016 for the period of 2014 to 2016 in respect of property Land Gat. No. 47 adm. 0H.38.34R situated at Pakharsangvi Tq. & Dist. Latur and I found that, there is no any encumbrance over the said plot and the said plot is free from all encumbrances .Excapt the mortgage and charge over the said plot of S. B. H. main Br. Latur dated 24-12-2014 vide no. 7209. ^{vide 36 39 1222} The receipt of search fees dated 21-06-2016 vide receipt no 4041 is enclosed herewith.

Hence this Update Non-Encumbrance / Search Report.

[V. P. Kulkarni]
Advocate, Latur.



Tuesday, 21 June 2016 1:29 PM

इतर
पावती

Original/Duplicate

000494

नींदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: पाखरसांगवी

पावती क्र.: 4041 दिनांक: 21/06/2016

दस्तऐवजाचा अनुक्रमांक: लतर1-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: जे.ड.व्ही.पी.कुलकर्णी

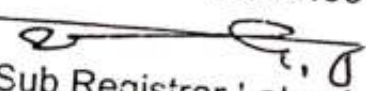
वर्णन गट नं. 47 (सन 2014 ते 2016 शोध 3 वर्षे)

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00


Sub Registrar Latur 1

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

180/0

इतर
पावती

Original/Duplicate

Friday, 23 December 2016 1:07
PM

000485 नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8936 दिनांक: 23/12/2016

गावाचे नाव: पाखरसांगवी

दस्तऐवजाचा अनुक्रमांक: लतर1-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.एस.एन.कुलकर्णी


वर्णन मौजे पाखरसांगवी ग.क्र. 47 (सन 2016 शोध 1 वर्षे)

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00


Sub Registrar Latur 1

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

Adv. Shashikant Narayanrao Kulkarni

B.A.,LL.M

Adv. Vaibhav Shashikantrao Kulkarni

B.Com.,LL.M



800496

• Raje Shivaji Nagar,
Pakharsangvi Shivar,
Opp. Pramod Petrol Pump,
Barshi Road, Latur
• "Raghav Nivas" Shyam Nagar, Latur

Cell. 9960628455, 7588332729, 9604044313



Legal Advisor



Date : 23/12/2016

UP TO DATE NON – ENCUMBRANCE REPORT

The Chief Manager,
State Bank of Hyderabad,
Main Branch Chandra Nagar, Latur.

Sub :- Up to date non encumbrance report of Mahesh
Sidramappa Malang regarding Gat No. 47 to the
extent of 38.34R (32.36R) of Pakharsangavi Tq. Dist.
Latur.

Ref :- Your letter dated 19/12/2016.

Sir,

1. With reference to the subject noted above and as per the instruction and direction from your branch, I have gone through the records of Sub-Registrar office No.1 Latur on 23/12/2016 and had taken the search regarding Gat No. 47 to the extent of 38.34R (32.36R) of Pakharsangavi Tq. Dist. Latur for the broken period from the 20/06/2016 to 23/12/2016 as per receipt No. 8936/2016 and also seen the Second Index from the said Sub-Registrar office, Latur.

2. Thereafter, I have gone through the 2nd Index from said Sub-Registrar office in respect of above property. So also I have gone through the record of recent 7/12 extract and extract 8/A from Mahabhulekh shows that the above borrower is the full, exclusive and absolute owner and possessor over the said property thereof and he is enjoying and taking use, occupation and usufructs from and out of said property without having any disturbance from others and as he had clear of the entire dues concerned offices, therefore, it is to be said that the above property is free from all other encumbrances except the said

**UNITED INDIA INSUR-
ANCE CO. LTD.**
Zonal Office Nagpur
Br- LATUR

**LIFE INSURANCE
COPORATION OF INDIA**
LATUR

Professor,
DAYANAND COLLEGE
OF LAW, LATUR

**TALUKA KHAREDA
VIKRI SANGH, LATUR**

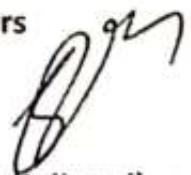
property had mortgaged to our branch. However his title in respect of above property is valid, clear and marketable one up till now as per the above documents. As the said property is already mortgaged before your branch for the year 2009 and here the principle applies that, "once the mortgage always the mortgage."

3. Adv. V.P.Kulkarni had already issued search cum title report in the prescribed format on 08/12/2009 mentioning the entire facts and history and linked documents thereof, as well as his non encumbrance reports dt.20/07/2015 & 22/06/2016 in favour of your branch. I have gone through the entire above documents from your branch reveals that the said property is already mortgaged before your branch. There are no any other encumbrance over the said property and as per the 2nd Index from sub-Registrar also reveals that the concerned borrower had not made leased, gift, alienated nor made any type of transfer regarding above property. So also the said property does not have any interest of minor nor there is protected tenant as per revenue record, nor the said property comes under Government reservation and therefore the provisions of ULC Act is not applicable. And I found that there are no prior mortgages or charges whatsoever for the above broken period, but I have not seen the encumbrance of our branch over the above property and therefore RCC is to be created over the above property.

4. So in view of the above stated facts and circumstances the title of above borrower regarding above property is valid, clear and marketable one and is to be linked up by more than two documents as mentioned in title report. However 7/12 extract from Mahabhulekh is submitted with this report and as no N.A. and layout plan and therefore Securitization Act is not applicable to the above property, but our bank is having every right to dispose of the above property, in case of any default of above borrower.

Hence this up to date non-encumbrance report.

Yours



(Adv. S.N. Kulkarni)

Legal Advisor

SHRI SHIVJI NAGAR, LATUR

000498

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५,

६ आणि ७)

गाव :- पाखरसांगवी

तालुका :- लातूर

जिल्हा :- लातूर

अहवाल दिनांक :- 23-12-2016

प्लॉट नंबर फेरफार क्र. : 973.10419.10425

गट क्रमांक व उपविभाग 47	भुधारणा पद्धती भोगवटादार वर्ग - I	भोगवटादाराचे नांव	क्षेत्र	आकार आणि पै	पो.ख.	फे.फा	खाते क्रमांक
शेतीचे स्थानिक नांव							
क्षेत्र एकक हे आर.ची मी	अनुराधा चंद्रकांत घुगे		1.09.81	1.90	(9402	425, 536, 572, 573, 575, 894, 895, 896, 897, 898, 1427, 1517, 1518, 1915, 1930, 1931, 1943, 1962, 1966, 1984,	
जिरायत 3.34.00	जयंतीलाल भानजी पटेल		0.25.00	0.42	(9402	2029, 2119, 2120, 2123, 2124, 2250, 2252, 2352, 2636, 2637, 2640, 2703, 2704, 2705, 2968, 2970, 3014, 3257,	
वागायत -	मुस्तफा उस्मानसाब मासुलदार				(9402	3359, 3392, 3787, 3788, 3806, 3996, 4025, 4055, 4036, 4037, 4081, 4157,	
तरी -	मुजीब उस्मानसाब मासुलदार				(9402	4673, 4921, 4995, 5395, 5731, 5810, 5848, 5899, 6362, 6474, 6597, 6948,	
वरकस	सामाईक क्षेत्र		0.02.78	0.04		7292, 7501, 7502, 7520, 7610, 7825, 7896, 9901, 9902, 9911, 9912, 9954, 9955, 99915, 99996, 1000264, 1000332, 1000389, 1000442, 1000635	
इतर	सौ.नसरीन सुलतान इलाही पाशा		0.02.87	0.04	(9402		कुळाचे नाव
एकुण क्षेत्र 3.34.00	मोजमखाँ उस्मानबा पठाण				(9402		इतर अधिकार
पोटखराब (लागवडीस अयोग्य)	सय्यद शब्बीर उस्मान				(9402		इतर (1)
वर्ग (अ) -	सामाईक क्षेत्र		0.10.05	0.16			वंडींग कर्ज रु 557/- (1)
वर्ग (ब) -							मंगलबेन वसंतलाल पटेल चंदाबेन
एकुण पो 0.00.00	भवनाबेन सुभाष रावळ		0.01.39	0.02	(9402		भानर्जी, (1)
ख	प्रविण राम पाटील		0.32.00	0.53	(9402		हेराबेन माणिकला जयश्री नरेंद्र, पत्नी
आकारणी 5.78	महेश सिद्धामप्पा मलंग		0.32.36	0.66	(2382		लखमसौंग पटेल (1)
जुडी किया -	तुकाराम धोंडीबा जाधव		0.02.09	0.03	(9402		बोजा - सहकारी सोसायटी इकरार (5892)
विशेष	सय्यद मुकरण रसूलसाब		0.01.39	0.02	(9402		उस्मानाबाद ज स चॅक चे कर्ज
आकारणी	रामकिशन ग्यानोबा देवकते		0.03.13	0.05	(9402		400000/- काशीनाथ हुलकुटे यांच्या नावे (5892)
	संजय बाबु अवचारे		0.01.39	0.02	(9402		बोजा - सहकारी सोसायटी इकरार (8036)
	महानंदा रामचंद्र गायकवाड		0.01.39	0.02	(9402		सिध्देश्वर सहकारी बँक शाखा लातूर चे कर्ज 100000/- शेख मौस अकबरसाब यांच्या नावे (8036)
					(9402		बोजा - राष्ट्रीयकृत बँक गहाण (8899)
					(9402		ओरियंटल बँक ऑफ कॉमर्स शा लातूर कर्ज 5000000 रु उमैद नवरत्नमल जांगीड (8899)

जुबेदाबी नजीर शेख	0.00.69 0.01	(9402)
मिलिंद मोहनराव कुलकर्णी	0.05.57 0.09	(9402)
दिपक भागवत वांगसकर	0.02.70 0.04	(9402)
जयश्री रामेश्वर जाजु	0.00.90 0.01	(9402)
भागवत गोविंदराव श्रीमंगले	0.00.70 0.01	(9402)
मुक्ताबाई लट्हु नागरगोजे	0.00.70 0.01	(9402)
। बबन गुंडेराव घुगे	0.01.39 0.02	(10300)
भागवत बाबुराव काळे	0.00.70 0.01	(9402)
अशिफ अल्ताउद्दीन शेख	0.01.20 0.02	(9402)
बबिता भाऊराव शिंदे	0.01.70 0.02	(9402)
बालाजी शंकरलाल जांगीड	0.01.15 0.01	(9402)
उमेश नवरत्नराम जागीड	0.01.10 0.01	(9402)
बालाजी शंकरलाल जागीड		(9402)
उमेश नवरत्नराव जागीड		(9402)
-----सामाईक क्षेत्र-----	0.01.10 0.01	
शेख मोहमदयुनुस अब्बदुलअजीज	0.01.10 0.01	(9402)
शामराव श्रीमंती बनसोडे	0.00.70 0.01	(9402)
नंदु सिद्रामप्पा बिराजदार	0.01.39 0.02	(9402)
बाबु दाऊतखॉ पठाण	0.01.12 0.01	(9402)
सुर्यकांत माधवराव कापसे	0.00.90 0.01	(9402)
अहेमदखॉ उमरखॉ पठाण	0.01.41 0.02	(9402)
अहमदखॉ उमरखॉ पठाण	0.01.35 0.02	(9402)
हरीशचंद्र राजाभाऊ गवळी	0.02.59 0.04	(9402)



000500

लक्ष्मी शामराव भुरे	0.01.39 0.02	(9402)
कविता हिराचंद लिंबाळकर	0.01.39 0.02	(9402)
-----सामाईक क्षेत्र-----	0.02.78 0.04	
शिवशंकर गोरोबा गंगावने	0.01.35 0.02	(9402)
विशाल अरविंद पवार	0.01.35 0.02	(9203)
इंद्रजित सुर्यकांत लखादिवे	0.02.02 0.03	(9435)
कपिल अंगादर उ आवले		(10300)
संग्राम जानोबा चामले		(10300)
-----सामाईक क्षेत्र-----	0.01.39 0.02	

(1),(935),(1310),(1910),(2287),(2365),(2381),(2382),(2395),(2422),(2426),(2448),(2606),(2610),(2751),(9402)

सीमा आणि भुमाणन चिन्हे

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.

गाव नमुना बारा

अहवाल दिनांक: 23-12-2016

अधिकार अभिलेख पत्रक

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९)

गाव: पाखरसांगवी

तालुका: लातूर

जिल्हा: लातूर

		पिकांजालील क्षेत्राचा तपशील									निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र							
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
2002-03	खरीप									अकृषि	3.4400			
2003-04	खरीप									अकृषि	3.4400			
2004-05	खरीप									अकृषि	3.4400			
2005-06	खरीप									अकृषि	3.4400			
2006-07	खरीप									अकृषि	3.4400			
2007-08	खरीप									अकृषि	3.4400			
2008-09	खरीप									अकृषि	3.4400			
2009-10	खरीप									अकृषि	3.4400			
2010-11	खरीप									अकृषि	3.4400			
2011-12	खरीप									अकृषि	3.4400			

Adv. Shashikant Narayanrao Kulkarni

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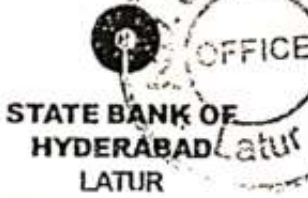
B.Com.,LL.M



1342
• Raje Shivaji Nagar,
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Opp. Pramod Petrol Pump,
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• "Raghav Nivas" Shyam Nagar, Latur

Cell. 9960628455, 7588332729, 9604044313

Legal Advisor



Date : 23/12/2016

UP TO DATE NON – ENCUMBRANCE REPORT

To,

The Chief Manager,
State Bank of Hyderabad,
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Sub :- Up to date non encumbrance report of Mahesh
Sidramappa Malang regarding Gat No. 47 to the extent
of 38.34R (32.36R) of Pakharsangavi Tq. Dist. Latur.

Ref :- Your letter dated 19/12/2016.

Sir,

1. With reference to the subject noted above and as per the instruction and direction from your branch, I have gone through the records of Sub-Registrar office No.1 Latur on 23/12/2016 and had taken the search regarding Gat No. 47 to the extent of 38.34R (32.36R) of Pakharsangavi Tq. Dist. Latur for the broken period from the 20/06/2016 to 23/12/2016 as per receipt No. 8936/2016 and also seen the Second Index from the said Sub-Registrar office, Latur.

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property had mortgaged to our branch. However his title in respect of above property is valid, clear and marketable one up till now as per the above documents. As the said property is already mortgaged before your branch for the year 2009 and here the principle applies that, "once the mortgage always the mortgage."

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Hence this up to date non-encumbrance report.



Yours

A handwritten signature in black ink, appearing to be "S.N. Kulkarni", written over a circular stamp.

(Adv. S.N. Kulkarni)

Adv. S.N. Kulkarni

B.A. LL.M

Raje Shivaji Nagar, Latour

1344

- READ:- 1) Application of SHRI. MAHESH SIDRAMAPPA MALANG
R/o PAKHARSANGVI Taluka: LATUR District: LATUR
2) Town planner LATUR NO /N.N.A./G/ No.47 NRL/2193
Dated :-18 /09 /2003



No.2003/JMB/LATUR/CR-1749
Sub Divisional Officer, Latur
DATE :-26/09/2003

ORDER

The land comprised in S/No./47 CTS No. Plot.No: 1 to 24 Village :
PAKHARSANGVI Taluka LATUR District LATUR Plot No: 1 to 24 in the
area of 3493.12 Sqm. Recidencial Belongs to of R/o PAKHARSANGVI
Taluka : LATUR District :- LATUR who has applied and reshelf for grant of
non-agricultral per-mission to him touse an are ameamujring 3493.12q.Mt.out of
the said land for the non-agricul tural purpose Recidencial

- 2) The enquiries made into this application and it reverled that
- 1) The applicant himself is the occupant/superior holder of the said land and that there are no other person co-occupant /co-superior holders who have any interest of title.
- 2) The land in question was held on the new and/or importable tenure has been purchased by the occupant under section 32-G of the B.T.&A.L (Vidhrbah region) and the occupant has already obtained the collector's permission or use his land for N.A. purpose of get (to tenure changed into and ordinary tenor.)
- 3) The order Co-occupants/superior holders tenants/persons having interest in the land. hae giving writtern consent that they have no objection for permission being ranted to the applicant.
- 4) The land in question was on Ex.In am land regretted for an grantee has already paint the amount of Nazartene for using the land for using the land for N.A. puropse.
- 5) There has been an encumbrance of the land rented against the security of this land by Govet. Co-operative society of bank and the authority by which the loan has been granted has no objection to the grant of N.A. permission.
- 6) The land is not under acquisition and is not likeely to be acquired in the near future for any Governmen or public purpose.

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- 7) The land is not reserved for any specific purpose in the regional Development plan or in the T.P. and the concerned authorities have given no objection to the land being used for the purpose of Residencial purpose.
- 8) The land is suitable for the purpose for which is proposed to be used from the sanitary public point of view. The Dist. Health officer Z.P. Latur has communicated his No. objection in this respect.
- 9) The applicant has produced the layout plan building plans duly approved by the town planning and valuation department Latur.
- 10) The layout plan and building plans produced by the applicant are in conformity with the provisions in scheduled 1 and 2 apprehended to the Maharashtra Land Revenue (conversion of use of Land and N.A.A. rule 1969).
- 11) The Railway / Jail authorities have no objection to the grant of N.A. permission in question.
- 12) The applicant has produced the No objection certificate of the district Magistrate of the explosive officer.
- 13) The applicant has maintained adequate open marginal space on both the sides of the electric High power tension line passing, though out the land.
- 14) The applicant has observed the Building Regulations and Prevention of Ribbon Development Rules as prescribed.
- 15) There is easement and other rights in the land and the persons having such rights have no objection to the of the N.A. permission.
- 16) The applicant has obtained permission from the competent authority the mining/quarrying lease of permit under the minor mineral extraction.
- 17) The applicant has agreed to abide by the conditions subject to which the N.A. permission would be granted to him Note: if the authorities referred to above have given their conditional "No objection certificate or have suggested specific condition to be imposed in the order such conditions must be stated in Para 3 below of this order.

The Consideration of the above points, there seems no objection for grant of non-agricultural permission applied for, in this cases being granted to the applicant.

- 3) In exercise of the powers vested/delegated to him under section 44 of the Maharashtra Land Revenue Code 1966 the Sub divisional Officer, Latur is Pleased to grant to **SHRI. MAHESH SIDRAMAPPA MALANG** Taluka **LATUR** non-agricultural permission to use an area of **3493.12 Sqmt.** **Residencial** out of S/No.47 **PAKHARSANGVI** of Taluka **LATUR** for the nonagricultural purpose of Residencial subject to the following citizen.



ATUL THOMBARE & ASSOCIATES

- ARCHITECT
- CHARTERD ENGINEERS
- VALUER
- SURVEYOR & LOSS SURVEYOR

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Office : Babasaheb Paranjape Marg, Mitra Nagar, Latur. ☎ 249977, Fax : 249977, Mobile : 94220 71641
Resi : "TirthRup", Behind Sindhigurudwara, Narayan Nagar, Latur. ☎ 225433

Date: 17/11/2016

To,

Chief Manager

State Bank of Hyderabad.

Sub:- Clarification of valuation of M.S.M. STEELS PVT. LTD.

Sr. No	Property	FMV in Cr.	Date of Val ⁿ	Owner	Clarification
1	Land at Gut No.143 Plot No.1 to 99 At Village Sakhara [21104.1 Sqm.]	2015.99	05-11-2011	Mangesh S.Malang	The valuation report for the property given as on date seems on higher side chiefly due to -The period of considered valuation was on glory of Latur city having high political influence over market. In that period Latur was having significal importance in educational ,business, economical and every field. Late Vilasrao Deshmukh former chief Minister of Maharashtra was in central power. Market assumed boom as fast developments & various govt. schemes like BHEL & other were in airs of Latur. Availability of plots for resale was adverse resulting growth in plot value. Truly at that period market reached its peak value but after sad demise of V.D.Deshmukh and drought 2015 in Marathawada region heet real estate , recession played major role derailing market. Thus valuation we stated at that time was as per market trend in that period.
2	Land at Gut No.26 Plct No.1 to 23 At Village Vasangaon [12776.7 Sqm.]	1983.00	05-11-2011	Manisha S.Patil	
3	Residential Bldg. Sy. No.19/B Plot No18; M.C.H.No. r-9-215 LIC Colony Ring Road Latur [2250 Sqft]	98.45	16-11-2012	Surekha S. Malang	
4	Factory in Sy. No.A-110 Additional MIDC Latur [14100 Sqm]	419.64	19-03-2011	M.S.M. Steels Pvt. Ltd	
5	N.A.Plot No. 1 to 24 Gut No.47 Pakharsangvi 37585.97 Sqft	526.20	02-09-2012	Mahesh S.Malang	
6	N.A.Plot No. 1 to 16 Gut No.114 & 115 Harangul (Bk.)Latur 4000 Sqm.	183.95	02-09-2012	Mahesh S.Malang	
7	N.A.Plot No. 2 Gut No.221 Harangul (Bk.)Latur 696.59 Sqm.	146.26	02-09-2012	Mangesh S.Malang	
8	N.A.Plot No. 1 to 19 Gut No.123(P) Harangul (Bk.)Latur 5797.10 Sqm.	492.75	02-09-2012	Mahesh S. Dhanashre e	
9	N.A.Plot No. 1 to 19 Gut No.123(P) Harangul (Bk.)Latur 4214.52 Sqm.	345.59	02-09-2012	Shivkumar Patil	
10	Factory at Sy. No.A-116 Add.I MIDC Latur [49838 Sqm]	2026.00	05-11-2011	M.S.M. Steels Pvt. Ltd	

Kindly Consider all above facts.

Thanking You.

Yours Faithfully

[Signature]