CHALLAN

MTR Form Number-6

GRN	MH001247775201617E	BARCODE	Date	24/05/2016-16:05:10	Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee		TAX ID (If Any)		
	Other Items		PAN No. (If Appliacable)		
Office Name	HVL2_HAVELI 2 JOINT SUB REGISTRAR		Full Name	ADV GULABRAO BAJIRAO GAWADE	
Location	PUNE				
Year	2016-2017 Specific From 01/01/1987 To 24/05/2016		Flat/Block No. Premises/Building	CTS NO. 439 AREA 146.3 SQ.MTRS	
Account Head Details		Amount In Rs.	Road/Street	RAVIVAR PETH	
0030072201 SEARCH FEE		750.00	Area/Locality	PUNE	
			Town/City/District		
			PIN	4 1 1 0 0 1	
			Remarks (If Any)	SEARCH RECEIPT	
Total		750.00	Amount In Words	Seven Hundred Fifty Rupees Only	

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572016052498039	CK93690163
Cheque/DD No		Date		24/05/2016-16:05:54	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

SHRI. G. B. GAWADE
B.sc (Agri) LL.B Advocate

Off.:Ashtavinayak Apartment,
Market yard road,Amari
Baramati Dist. Pune.
Mob:- 9423207646

Dt .24/05/2016

Annexure 'B'

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	**State bank of India** Baramati Branch, Tal.Baramati,Dist.Pune
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	SBI/BMT/PBD/ Hsg Search/16-17
	c) Name of the Borrower.	**Chandukaka Saraf and sons private limited**
2.	a) Name of the unit/concern/ company / person offering the\property/ (ies) as security.	**Mr.Atul Jinadatt Shah**
	d) Constitution of the unit/concern/ person / body /authority offering the property for creation of charge.	**Individual**
	e) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Guarantor
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	As per mentioned schedule property
	(a) Survey No.	CTS.No.439
	(b) Door/House no.(in case of house property) Flat	-------
	(c) Extent/ area including plinth/ built up area in case of house property	**Plot area admeasuring 146.3 Sq.mtrs and constructed area 114 Sq.mtrs**
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	CTS No.439 ,Raviwar Peth Gaonthan,District Pune. Boundaries of property **East** : CTS.No.132 **South :** Municipal Lane. **West** : CTS No.130. **North** : Road..

4.	a) Particulars of the documents scrutinized-sen (a) Nature of documents verified and as to whether they are originals or copies or registration extracts duly certified. **Note :** Only originals or certified from the registering/land/ revenue/ other authorities be examined.			
	Sr N0	Date	Name/ Nature of the Document	Original/certified copy/ certified extract/ Photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate.
	1	2015	Property Tax	Photocopy	Yes
	2	-	Property card	Photocopy	Yes
	3	02/09/2004	sale deed Hav-no.11 sr no.5677/2004	Photocopy	Yes
	4	26/08/2015	Notice of intimation Hav-no 9 Sr	Photocopy	Yes
	5	14/09/2004	Sanctioned building plan	Photocopy	Yes
	6	13/9/2001	copy of Partition deed	Certified	Yes
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)				Yes
6.	a)Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?				Yes
	b)If such online/computer records are a vailable , whether any verification or cross checking are made and the comments/ findings in this regard.				Yes
	c)Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?				Yes
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?				Haveli No.1 to 27 Sub-Registrar office
	b)Whether it is possible to have registrationof documents in respect of the property in question,at more than one office of sub-registrar/district registrar/registrar-general.If so, please name all such offices?				Haveli No.1 to 27 Sub-Registrar office
	f)Whether search has been made at all the offices named at (b) above?				Yes
	g)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?				No
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)				Enclosed herein below as detailed in tracing of title
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights,Occupancy /Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)				Party has ownership right by way of registered sale deed
10.	If leasehold, whether; a)lease Deed is duly stamped and regist				

	b)lessee is permitted to mortgage the Leasehold right,	Not applicable
	c)duration of the Lease/unexpired period of lease,	Not applicable
	d)if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	
	e)Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable
	f)Right to get renewal of the leasehold rights and nature thereof.	Not applicable
11.	If Govt.grant/ allotment/Lease-cum/Sale Agreement, whether,	Not applicable
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	Not applicable
	the mortgagor is competent to create charge on such property ,	Not applicable
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12.	If occupancy right, whether;	Ownership right
	a)Such right is heritable and transferable,	Yes
	b)Mortgage can be created.	Yes
13.	Nature of Minor's interest, if any and if so,whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	Not applicable
	a) The Gift/Settlement Deed is duly stamped and registered;	Not applicable
	b)TheGift/Settlement Deed has been attested by two witnesses	Not applicable
	c) The Gift/Settlement Deed transfers the property to Donee;	Not applicable
	d)Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not applicable
	e)Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not applicable
	f) Whether the Donee is in possession of the gifted property;	Not applicable
	g)Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not applicable
	h)Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applicable
15.	(a)Incase of partition/family settlement deeds, whether the original deed is available for deposit.If not the modality /procedure to be followed to create a valid and enforceable mortgage.	Not applicable
	(b)Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	
	(c)Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	
	(d)In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	
	(e)Whetherany of the documents in question are executed in counter parts or in more than one set?If so, additional precautions to be taken for avoiding multiple mortgages?	

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ertified extracts

16.	Whether the title documents include any testamentary documents /wills? (a)In case of wills, whether the will is registered will or unregistered will?	Not applic
	(b)Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competentcourt?	Not applicable
	(c)Whether the property is mutated on the basis of will?	Not applicable
	(d)Whether the original will is available?	Not applicable
	(e)Whether the original death certificate of the testator is available?	Not applicable
	(f)What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Commentson the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	Not applicable
17.	(a)Whether the property is subject to any wakf rights?	Not applicable
	(b)Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not applicable
	(c)Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
18.	(a)Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution,minor's share if any,rights of female members etc.	Not applicable
	(b)Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
19.	(a)Whether the property belongs to any trust or is subject to the rights of any trust?	Not applicable
	(b)Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable
	(c)If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not applicable
	(d)Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable
20.	(a)If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
	(b)In case of agricultural property other relevant records /documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable
	c)In the case of conversion of Agricultural land for Commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	As Property comes under CTS no.439 therefore no requirement for N.A.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz.Agricultural Laws,weaker Sections,minorities,Land Laws SEZ regulations,Costal Zone Regulations, Environmental Clearance, etc.),	Not applicable
22.	(a)Whether the property is subject to any pending or proposed land acquisition proceedings?	No

	(b)Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No
23.	(a)Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	(b)If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	(c)Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question?In such case please comment on such seal/marking.	No
24.	(a)In case of partnership firm,whether the property belongs to the firm and the deed is properly registered.	No
	(b)Property belonging to partners, whether thrown on hotchpot?Whether formalities for the same have been completed as per applicable laws?	Not applicable
	(c)Whether the person(s) creatingmortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25.	Whether the property belongs to a Limited Company,check the Borrowing powers, Board resolution,authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar(ROC), Articles of Association /provision for common seal etc.	Yes,property belongs to registered company registered under companies Act ,1956 (No.1 of 1956)company board resolution to be obtained
26.	In case of Societies, Association, the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
27.	(a)Whether any POA is involved in the chain of title?	Not applicable
	(b)Whether the POA involved is one coupled with interest, i.e.a Development Agreement-cum-Power of Attorney.If so,please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
	(c)Incase the title document is executed by the POA holder, please clarify whether the POA involved is(i) one executed by theBuilders viz Companies/Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees /Authorized Representatives to sign Flat Allotment Letters,NOCs Agreements of Sale,Sale Deeds,etc.in favour of buyers of flats/units(Builder'sPOA)or(ii)other type of POA (Common POA).	Not applicable
	(d)In case of Builder's POA,whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	Not applicable
	(e)In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	i.Whether the original POA is verified and the title investigation is done on the basis of original POA? ii.Whether the POA is a registered one? iii.Whether the POA is a special or general one? iv.Whether the POA contains a specific authority for execution of title document in question?	Not applicable
	(f)Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	No
	(g)Please comment on the genuineness of POA?	Not applicable

ADV. G. GAWADE BARAMATI

33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Not applicable Not applicable
34.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	No
35.	Whether the name of mortgagor is reflected as owner in the revenue/Muncipal/Village records?	Revision extract of municipal council
36.	(a)Whether the property offered as security is clearly demarcated? (b)Whether the demarcation/ partition of the property is legally valid? (c)Whether the property has clear access as per documents?	Yes Yes Yes
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a)Document in relation to electricity connection; (b)Document in relation to water connection; (c)Document in relation to Sales Tax Registration, if any applicable; (d)Other utility bills, if any.	Yes Yes Yes House tax receipt
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.)	No
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	No
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	No
43.	Whether the governing law/constitutional documents of the mortgagor(other than natural persons)permits creation of mortgage and additional precautions,if any to be taken in such cases.	Mr.Atul Jindatta Shah
44.	Additional aspects relevant for investigation of title as per local laws.	Not applicable
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Bank should create charge on CTS property
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mr.Atul Jindatta Shah

ADV. G. B. GAWADE
REG. NO. 1678
BAGMANE

SHRI. G. B. GAW
B.sc (Agri) LL.B
Annex

Tracing of Title

While taking search of the record it is found and observed that CTS No.1 admeasuring 146.03 Sq.mtrs out of that building constructed admeasuring 1141 Sq.mtrs situated at Raviwar Peth was owned and possessed by Mrs.Snehlata Pandurang Gole and effect of said entry is recorded to the record of rights by M.E.no.1080.in property card extract on dt.20/12/1951.

It is further found and observed that said property was sold out to National Marketing Company (India) through its partner Mr.Vachan M.Shah. on dt.20/08/1982 which was registered in sub registrar office Haveli no.02 at sr no.5513.Thereafter Mr.Vachan M.Shah has mortgaged the property by way of memorandum documents dt 23/01/1993 in the bank namely Union bank of India.and the effect of said was recorded to the record of rights by M.E.no.207 to the property card. It is further found and observed that Mr.Vachan M.Shah has mortgage the property through memorandum document dt.02/12/1993 in the bank namely Union bank of India and the effect of said was recorded to the record of rights by Me.no.287 to the property card.

It is further found and observed that Mr.Chandan Maniklal Shah,Mr.Bhushan Maniklal Shah,and National Marketing and company through its partners Mr.Nanadan Maniklal Shah,executed registered sale deed through Union bank of India through its authorized person Mr.Narayan K.Kulkarni and the owner Mr.Vachan Maniklal Shah in favour of Mr.Atul Jindatta Shah by way of registered sale deed dt 24/12/2003 which was registered in sub registrar office Haveli no.02 at sr no.6924/2004.Hence by virtue of said transaction Mr Mr.Atul Jindatta Shah became legal owner of said property.

Thereafter Mr.Atul Jindatta Shah has availed loan facility from State bank of India Br.Baramati by way of equitable mortgage which was registered by way of Notice of intimation in sub registrar office Haveli no.9 at sr no.722/2015 dt.26/08/2015.Hence by virtue of said transaction Mr.atul Jinadatt Shah has created charge of State Bank of India br.Baramati.Except said charge no any transaction or charge is traced out upon said property.

Hence, this search report.

Date: 24/05/2016

Place: Baramati.

Adv. G. B. GAWADE
BARAMATI

Signature of Advocate

SHRI. G. B. GAWADE
B.sc (Agri) LL.B Advocate

Off.:Ashtavinayak Apartment,
Market yard road,Amari
Baramati Dist. Pune.
Mob:- 9423207646

Annexure 'C'

Dt.24/05/2016

CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies)and offered as security by way of **Equitable Mortgage** and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created,it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:Bank can create charge by way of **Equitable Mortgage** upon said flat.

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records.I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar (s)Office(s),Revenue Records,Municipal/Panchayat Office,Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable).

I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds,certified copies of such title deeds obtained from the concerned registrar officeand encumbrance certificate(EC),I hereby certify the genuineness of the Title Deeds.Suspicious/ Doubt, if any, has been clarified by making necessary enquiries

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01-01-1987 to 24-05-2016 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances **Subject to previous charge of State Bank of India,Br.Baramati.**

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).

~~7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name).~~ (Strike out if not applicable).

8.The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower **Mr.Atul Jinadatta Shah**.

Adv. G. B. GAWADE

9.I certify that **Mr.Atul Jinadatta Shah** has / have legal and Marketable title to the Schedule property/ (ies). **Subject to previous charge of State Bank of India,Br.Baramati.** I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of Title Deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage, if originals are deposited with us.

As per Notification issued by Government of Maharashtra, now Equitable Mortgage is required to be registered compulsory in Index-I with Sub-Registrar office. However the below mentioned title deeds be also obtained in **ORIGINAL** and kept on record

a. Original copy of Sale Deed dt.24/12/2003 which is duly registered with Sub Registrar Office Haveli no.02 at Serial No. 6924/2004

b. Certified copy of Index II of Sale Deed dt.24/12/2003 which is duly registered with Sub Registrar Office Haveli no.02 at Serial No. 6924/2004

c. Registration receipt of Sale Deed dt.24/12/2003 which is duly registered with Sub Registrar Office Haveli no.02 at Serial No. 6924/2004

d. Certified copy of CTS.No.439 property card extract.

e. Search report of penal advocate

There are no legal impediments for creation of the Mortgage under any applicable Law / Rules in force.

SCHEDULE OF THE PROPERTY

All that piece and parcel of **CTS No. 439, admeasuring 146.3 Sq.mtrs and constructed area 114.00 Sq.mtrs,** situated in gaonthan area of Raviwar Peth,Pune Tal.Pune,Dist-Pune within the llmits of Registration District Pune, an office of Sub-registrar pune and the Pune Municipal Corporation which is bounded by as follows.

Boundaries of CTS no.439

East : PMC road.

South : House No.438.

West : PMC road.

North : House no.440.

Place : Baramati.

Date : 24/05/2016

Adv. G. B. Gandhi

Signature of the Advocate

Shree

ADVOCATE V. K. JAGDALE AND ASSOCIATES, ADVOCATES

Adv. U. N. Khankal.

Office: G-207, Mega Center, Magar Patta, Pune- Solapur Road, Hadapsar, Pune 411013.
Email:vkjagdale@hotmail.com Website: www.legalfriend.in
Tel. No. 020-30423200 **Mobile: 9960615382/7774055283**

TITLE INVESTIGATION REPORT.

STATE BANK OF INDIA.

BARAMATI MAIN BRANCH.

APPLICANT: MR. ATUL JINADATTA SHAH

PROPERTY: RAVIVAR PETH, C. T. S NO. 439, TALUKA HAVELI, DIST. PUNE.

DATE : 16/05/2016.

Shree
ADVOCATE V. K. JAGDALE AND ASSOCIATES, ADVOCATES
Adv. U. N. Khankal (Chief Coordinator)
Office: G-207, Mega Center, Magar Patta, Pune- Solapur Road, Hadapsar, Pune 411013.
Email:vkjagdale@hotmail.com
Website: www.legalfriend.in
Tel. No. 020-30423200
Mobile: 9960615382

Ref No.: AVKJ/SBI/SR/ Baramati/05/10
Date: 16/05/2016

To,
The Chief Manager,
State Bank of India
Baramati Branch, Pune.

Respected Sir/Madam,

We submit herewith Search Report in respect of property of **Mr. Atul Jinadatta Shah** as follows:

Annexure – B and C:
Report of Investigation of Title in respect of immovable Property
(All columns/items are to be completed/commented by the panel advocate)

1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	**State Bank of India, Baramati Branch Pune.**
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	**By personal visit.**
	c) Name of the Borrower/s.	**Mr. Atul Jinadatta Shah.**
2.	a)Name of the unit/concern/ company/person offering the property/ (ies) as security.	**Mr. Atul Jinadatta Shah.**
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	**Individual.**
3.	Complete or full description of the immovable property / (ies) offered as security including the following details.	
	(a) Survey No.	**C. T. S No. 439**
	(b) Door/House No. (in case of house property) :	
	(c) Extent/ area including plinth/ built up area in case of house property	**Plot area admeasuring 146.3 Sq. mtrs. and constructed area 114 Sq. mtrs.**
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	**CTS No. 439, Raviwar Peth Gaonthan, District Pune.**
4.	a)Particulars of the documents scrutinized-serially and chronologically Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	**Please refer Annexure I.**

ADVOCATE V. K. JAGDALE AND ASSOCIATES, ADVOCATES

5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes. Certified copy of title doc obtained from the relev registrar office by the Borrower if the loan amount exceeds Rs. in terms of Bank's Corporate Mumbai circulars No. E-Ci PBU/HOME LOANS SI. No. 1028/ 14, No. NBG/PB housing/28/2013-14, Decembe 2013, No. RE/HL/AX/28 09/12/2013. However in lieu of certified particulars of Index II / 7/12 ext property card of the said prope compared with the documents available. Original documents are the State Bank of India. There adverse information found.
6.	a)Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes. It is available on www.igrmaharashtra.gov.in.
	b)If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes. Online cross checking made. No adverse information found.
	c)Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No.
7.	a) Property offered as security falls within the jurisdiction of `which sub-registrar office?	Haveli No. 1 to 27. i.e. All Registration Offices in Haveli.
	b)Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Yes. Haveli No. 1 to 27. i. e. All Registration Offices in Haveli.
	c) Whether search has been made at all the offices named at (b) above?	Search has been made at all office named above through online portal.
	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8. a)	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	Please refer Annexure II.
8. b)	And wherever Minor's interest or other clog on title is involved, for a further period, depending on	No.

ADVOCATE V. K. JAGDALE AND ASSOCIATES PUNE

	the need for clearance of such clog on the Title.	
).	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	**Ownership as well as Occupancy Rights.**
10.	If **LEASEHOLD**, whether;	**No.**
	a)**lease Deed** is duly stamped and registered	**No.**
	b)lessee is permitted to mortgage the Leasehold right,	**N. A.**
	c)duration of the Lease/unexpired period of lease,	**N.A.**
	d)if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	**N.A.**
	e)Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	**N.A.**
	f) Right to get renewal of the leasehold rights and nature thereof.	**N.A.**
11.	If **GOVT. GRANT/ ALLOTMENT/LEASE-CUM/SELL AGREEMENT**, whether;	
	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	**N.A.**
	the mortgagor is competent to create charge on such property,	**N.A.**
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	**N.A.**
12.	If **OCCUPANCY RIGHT**, whether;	**Full Ownership as well as Occupancy rights.**
	a)Such right is heritable and transferable,	**Yes**
	b) Mortgage can be created.	**Yes.**
13.	Nature of **MINOR'S INTEREST**, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	**N.A.**
14.	If the property has been transferred by way of **GIFT/SETTLEMENT DEED**, whether:	**No.**
	a) The Gift/Settlement Deed is duly stamped and registered;	**N.A.**
	b) The Gift/Settlement Deed has been attested by two witnesses;	**N.A.**
	c) The Gift/Settlement Deed transfers the property to Donee;	**N.A.**
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	**N.A.**
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	**N.A.**
	f) Whether the Donee is in possession of the gifted property;	**N.A.**

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	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage; h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	a) In case of **PARTITION/FAMILY SETTLEMENT DEEDS**, whether the original deed is available for deposit. If not the modality / procedure to be followed to create a valid and enforceable mortgage. b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	No. N.A. N.A. N.A. N.A.
16.	Whether the title documents include any **TESTAMENTARY DOCUMENTS /WILLS?** a) In case of wills, whether the will is registered will or unregistered will?	No. N.A.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	c) Whether the property is mutated on the basis of will?	N.A.
	d) Whether the original will is available?	N.A.
	e) Whether the original death certificate of the testator is available?	N.A.
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	N.A.
17.	a) Whether the property is subject to any **WAKF / CHURCH / TEMPLE RIGHTS?**	No.



	b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	N. A.
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N. A.
.	**HUF** a) Where the property is a **HUF/JOINT FAMILY PROPERTY**, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	**Not Applicable.**
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N. A.
9.	**TRUST** a) Whether the property belongs to any **trust** or is subject to the rights of any trust?	**Not Applicable.**
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N. A.
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	N. A.
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N. A.
20.	a) If the property is **AGRICULTURAL LAND**, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	**Not applicable, as the property is Non Agricultural land.**
	b) In case of **AGRICULTURAL PROPERTY** other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	**Not made available.**
	c) In the case of **CONVERSION OF AGRICULTURAL** land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	**As C. T. S. No. 439, Hence conversion of Non Agricultural is not required.**
21.	Whether the property is affected by any **LOCAL LAWS OR OTHER REGULATIONS** having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	**Not Applicable.**
22.	**LAND ACQUISITION** a) Whether the property is subject to any pending or proposed land acquisition proceedings?	**No.**
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N. A.
23.	**LITIGATION**	

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	a) Whether the property is involved in or subject matter of any **litigation** which is pending or concluded?	**No.**
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	**N. A.**
	c) Whether the title documents have any court seal / marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	**No.**
24.	a) In case of **PARTNERSHIP FIRM,** whether the property belongs to the firm and the deed is properly registered.	**N.A.**
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	**N.A.**
	c) Whether the person(s) creating mortgage has/have **authority to create** mortgage for and on behalf of the firm.	**Yes.**
25.	Whether the property belongs to a **LIMITED COMPANY**, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	**No.**
26.	In case of **SOCIETIES, ASSOCIATION,** the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	**Not applicable.**
27.	**POWER OF ATTORNEY** a) Whether any **POA** is involved in the chain of title?	**No.**
	b) Whether the **POA** involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	**No.**
	c) In case the title document is executed by the **POA** holder, please clarify whether the POA involved is (i) One executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sell, Sell Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) Other type of POA (Common POA).	**No.** **No.**

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	d) In case of Builder's **POA**, whether a certified copy of **POA** is available and the same has been verified/compared with the original **POA**.	**No.**
	e) In case of Common **POA** (i.e. **POA** other than Builder's POA), please clarify the following clauses in respect of POA.	
	i. Whether the original **POA** is verified and the title investigation is done on the basis of original **POA**? ii. Whether the **POA** is a registered one? iii. Whether the **POA** is a special or general one? iv. Whether the **POA** contains a specific authority for execution of title document in question?	**No.** **N.A.** **N.A.** **N.A.**
	f) Whether the **POA** was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	**N.A.**
	g) Please comment on the genuineness of **POA**?	**N.A.**
	h) The unequivocal opinion on the enforceability and validity of the **POA**?	**N.A.**
28.	**MORTGAGE BY POA** Whether mortgage is being created by a **POA** holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	**No.**
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building; (b) Development Agreement / Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sell (duly registered);	**(a) Clean, clear and marketable, except the loan of State Bank of India.** **(b) No.** **(c) Full extent.** **(d) Independent title verification of the Land and/or building/Bungalow carried out, and there is no doubt regarding the title of the property.** **(e)Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah(Vendors) AND Mr. Atul Jinadatta Shah (Purchaser), at office of**

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	the Sub-Registrar Haveli No. 02, registration No. 6924/2003, 24/12/2003, Registration and Registration District Pune.
(f) Payment of proper stamp duty;	(f) Stamp duty properly paid, 80,000/- on Rs. 38,00,000/- a article 25(D) of Bombay Stamp 1958. (As amended from time to t
(g)Requirement of registration of sell agreement, development agreement, POA, etc.;	(g) N. A.
(h) Approval of building plan, permission of appropriate/local authority, etc.;	(h) Sanctioned Building No.2184/04, dated 14/09/2004.
(i) Conveyance in favour of Society/ Condominium concerned;	(i) Not Applicable.
(j) Occupancy Certificate/allotment letter/letter of possession / Completion Certificate;	(j) Not Furnished.
(k) Membership details in the Society etc.;	(k) Building is owned and possessed Mr. Atul Jinadatta Shah.
(l) Share Certificates;	(l) Not Applicable.
(m) No Objection Letter from the Society/Builder;	(m) Not Applicable.
(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, ~~Co-operative Societies' Laws~~ etc.;	(n) All Requirements are followed.
(o) Requirements, for noting the Bank charges on the records of the Housing Society / Builder, if any;	(o) (i) The applicant/ borrower shoul be asked invariably to note Bank' charge on the records of the Revenue / City Survey Record. (ii) In addition to this a Notice o Intimation is to be filed within a month with the designated Sub Registrar Office/s, vide Government of Maharashtra's letter क्र. का-४ / प्र.क्र.२६९८ / १३ (भाग-४) / ८९७ / १३, नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालय, पुणे. दिनांक – २५/०४/२०१३, Under the Registration Act, 1908, Sec.89A and 89B, Maharashtra State Govt. Revenue and forests department notification dated 01/10/2013. If the equitable mortgage of any property is effected after 01/04/2013.

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	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. (q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	**(p) Construction is completed.** **(q) Yes.**
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	**The property is free from all encumbrances, except the loan of State Bank of India.**
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	**We have taken the search for 30 years. The property is free from all encumbrances, except the loan of State Bank of India.**
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	**Property Tax is paid for the 2014-2015.**
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	**Not applicable.** **Not required.**
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	**Perused on government's official website.**
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	**Yes.**
36.	a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	**Yes.** **Yes.** **Yes.** **The Property is physically verified and the access is as per documents.**
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (b) Document in relation to Sells Tax Registration, if any applicable; (d) Other utility bills, if any.	 **No.** **N. A.** **Not Applicable.** **Property tax.**
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	**No.** **There is no difference / discrepancy in respect of the boundaries of the property.**

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39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	**Valuation Report is made availab**
40.	a) Any bar/restriction for creation of mortgage under any local or special enactments, b) Details of proper registration of documents, payment of proper stamp duty etc.	**a) There is no bar / restricti creation of mortgage.** **b) Details mentioned in Column E and F.**
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	**Yes.**
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	**Yes.**
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	**Yes.** **Mortgage can be created by Nat Persons.**
44.	Additional aspects relevant for investigation of title as per local laws.	**No.**
45.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	**Bank's charge Should be got noted w the Revenue, City Survey Authority.**
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	**Mr. Atul Jinadatta Shah.**

Note:

Though there is no building permission and Completion Certificate provided by Mr. Atul Jinadatta Shah.

Note: Documents obtained and enclosed by the Advocate's firm from government's official website i.e. igrmaharashtra.gov.in are as under:

1) Copies of Index II.
2) Copy of Property Card.

Date: 16/05/2016
Place: Pune.

Signature of panel Advocate
Adv.V.K.Jagdale / Adv.U.N.Khankal
For, **Adv.V.K.Jagdale and Associates, Advocates.**

Annexure-I
LIST OF DOCUMENTS SCRUTINIZED

Sr.No.	Date of Document	Name, Nature of Document	Original / certified copy / certified extract / photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate.
1	2015	Property Tax	Photocopy	-
2	-	Property Card	Photocopy	-
3	24/12/2003	Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah(Vendors) AND Mr. Atul Jinadatta Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2003, dated 24/12/2003, Mouje Raviwar Peth, Registration and Sub-Registration District Pune, along with Receipt and Index II thereon.	Original	Original is scrutinized by the Advocate.
4	14/09/2004	True copy of sanctioned building plan issued by Pune Municipal Corporation.	Photocopy	-
5	26.08.2015	Notice of Intimation regarding mortgage by way of deposit of title deed, bearing registration No.722/2015, registered with the office of the Sub registrar, Haveli No.9, Pune.	Xerox copy	-

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Annexure-II
CHAIN OF TITLE / HISTORY OF THE PROPERTY

ALL that piece and parcel of the land and building both at C. T .S No.439 situated at Raviwar Peth admeas 146.03 Sq. Mtrs. and constructed area admeasuring approximately 114.00 Sq.Mtrs. particularly described in schedule is owned and possessed by Mrs. Snehlata wife of Mr. Pandu Ramchandra Gole, after the partition. The mutation entry No.1080 has been entered on prop card dated 20/12/1951.

AND WHEREAS by the way of registration, in the Office of Sub-registrar Haveli 02 at Sr. No. 5 on 20/08/1982 the property has been sold to National Marketing Company (India) through partner Mr. Vachan M. Shah.

WHEREAS Mr. Vachan M. Shah has mortgage the property through Memorandum, date 23/01/1993 to Union Bank of India. The mutation entry No.207 has been entered on property ca dated 30/11/1993.

WHEREAS Mr. Vachan M. Shah has mortgage the property through Memorandum, date 02/12/1993 to Union Bank of India. The mutation entry No.287 has been entered on property car dated 30/08/1994.

AND WHEREAS the Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah (Vendors) AND Mr. Atul Jinadatta Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2003, dated 24/12/2003.

AND WHEREAS, Mr. Atul Jinadatta Shah has obtained the loan from State Bank of India, on the above mentioned property by way of Mortgage of Deposit of Title Deeds.

AND WHEREAS, Mr. Atul Jinadatta Shah made a Notice of Intimation regarding mortgage by way of Deposit of Title Deed on 26.08.2015, which is registered in the Office of the Sub Registrar, Haveli No.9, at Serial No.722/2015.

In short, as per latest ~~7/12 extract~~ of the land / property card / copy of Index II, available on Government official website, the current status of the property is verified. Current owner's Name of the said property to be mortgaged with the Bank is verified and matching with the latest copy of ~~7/12 Extract~~ / Property Card / Index II taken. It is found that the applicant (would be borrower) is / will be / having absolute, clear, marketable, enforceable, genuine 'Title' over the said property except the loan of State Bank of India.

Hence, the flow of title is correct and in order on the basis of papers submitted to us and the record with the Government/Revenue authorities.

ASSOCIATES ADVOCATES JADALE AND ASSOCIATES

Shree

ADVOCATE V.K. JAGDALE AND ASSOCIATES, ADVOCATES

Our Honorable Associate
Adv. U. N. Khankal

Office: G-207, Mega Center, Magar Patta, Pune- Solapur Road, Hadapsar, Pune 411013.
Email:vkjagdale@hotmail.com Website: www.legalfriend.in
Tel. No. 020-30423200 **Mobile: 9960615382**

Ref No.: AVKJ/SBI/SR/ Baramati/05/10 Date: 16/05/2016

Search Report :- Mr. Atul Jinadatta Shah.

Annexure - C: Certificate of title

I / We have examined the **Original / ~~Certified~~ / Photo copy of Title Deeds** intended to be deposited relating to the schedule property/(ies) and offered as security by way of ~~Registered~~/ Equitable/~~English~~ Mortgage (*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said ~~Registered~~/ Equitable Mortgage is created, it will satisfy the requirements of creation of ~~Registered~~/ Equitable Mortgage and I / We further certify that:

2. I / We have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I / We confirm having made a search in the Land/ Revenue records. I / We also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I / We do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I / We am/are liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I / We hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, ~~as could be seen from the~~ Encumbrance Certificate for the period from 1987 to 2016 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. ***The property is free from all Encumbrances, except the loan of State Bank of India.***

~~6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank~~

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~~(Delete, whichever is inapplicable).~~ Not Applicable

~~7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify share of the Minor with Name). (Strike out if not applicable).~~ Not Applicable

8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borro **Mr. Atul Jinadatta Shah.**

9. I / We certify that **Mr. Atul Jinadatta Shah** has/ have an absolute, clear and Marketable t over the Schedule property, except the loan of State Bank of India. I / We further certify that t above title deeds are genuine and a valid mortgage can be created and the said Mortgage would enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

Documents obtained by Bank for valid and enforceable mortgage:

1. **Original Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah(Vendors) AND Mr. Atul Jinadatta Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2003, dated 24/12/2003, Mouje Raviwar Peth, Registration and Sub-Registration District Pune, along with Receipt and Index II thereon.**
2. **Property Tax paid Receipt for the year 2015-16 to be obtained.**
3. **Latest paid MSEDCL bill.**
4. **Original Commencement Certificate /Completion Certificate issued by Pune Municipal Corporation, Pune, in absence thereof we suggest registered Mortgage instead of Equitable Mortgage or as per Bank's discretion.**

11. There are no legal impediments for creation of the Mortgage under any applicable Law, Rules in force.



SCHEDULE-I

SCHEDULE OF THE PROPERTY

ALL that piece or parcel of the Property bearing CTS No. 439, admeasuring about 146.03 Sq. Mtrs. and construction admeasuring approximately 114.00 Sq.Mtrs, situated in Gaonthan Area of Raviwar Peth, Pune Tal. Pune Dist. Pune within the limits of Registration District Pune, an Office of Sub-Registrar Pune and the Pune Municipal Corporation which is bounded by as follows:

On or towards the North:	House No.440.
On or towards the East:	PMC Road.
On or towards the South:	House No. 438.
On or towards the West:	PMC Road.

ADV. V. K. JAGDALE AND ASSOCIATES.

Signature of Panel Advocate
Adv.V.K.Jagdale / Adv.U.N.Khankal
For, Adv.V.K.Jagdale and Associates, Advocates.

Date:16/05/2016.
Place: Pune.

Further,

1) Receipt:

As the loan amount is more than rupees one crore, the search of title of the proper

taken for 30 years.

Search fee of Rs. 750/- paid to Inspector General of Registration Department Maharashtra State vide E-Challan by debit to S. B. A/c No. 11158823285 of Adv. V. K. Jagda with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledgem System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from period 1987 to 2016.

2) Opinion:-

We have obtained the copies of Index II / ~~7/12 extracts /~~ Property Card pertaining to the propert which is/are available on Maharashtra State Government's official web site i.e **http://www.igrmaharashtra.gov.in/**. On the basis of the exercise made by us, we opine that the title of the original land owner, to the property as well as all subsequent transferees including the present owner is clean, clear and marketable, except the loan of State Bank of India.

Date: 16/05/2016.
Place: Pune.

V. K. JAGDALE AND ASSOCIATES

Signature of Panel Advocate
Adv.V.K.Jagdale / Adv.U.N.Khankal
For, Adv.V.K.Jagdale and Associates, Advocates.

PRAVIN B. VANARSE
ADVOCATE
STATE BANK OF INDIA

OFFICE :-
URULI KANCHAN
TAL HAVELI, PUNE.
Mobile No.: 9422312408.

Ref. No.:

Date : 22/05/2014

To,
The Chief Manager,
State Bank of India
Baramati Branch, Pune.

Respected Sir/Madam,

We submit herewith Search Report in respect of property of **Mr. Atul Jinadatta Shah** as follows:

Annexure – B and C:
Report of Investigation of Title in respect of immovable Property
(All columns/items are to be completed/commented by the panel advocate)

1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	**State Bank of India, Baramati Branch Pune.**
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	**By personal visit.**
	c) Name of the Borrower/s.	**Mr. Atul Jinadatt Shah.**
2.	a)Name of the unit/concern/ company/person offering the property/ (ies) as security.	**Mr. Atul Jinadatt Shah.**
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	**Individual.**
3.	Complete or full description of the immovable property / (ies) offered as security including the following details.	
	(a) Survey No.	**C. T. S No. 439**
	(b) Door/House No. (in case of house property) :	
	(c) Extent/ area including plinth/ built up area in case of house property	**Plot area admeasuring 146.3 Sq. mtrs. and constructed area 114 Sq. mtrs.**
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	**CTS No. 439, Raviwar Peth Gaonthan, District Pune.**
4.	a)Particulars of the documents scrutinized-serially and chronologically Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	**Please refer Annexure I.**

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5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	No. Certified copy of title documents obtained from the relevant sub-registrar office by the Borrower(s). if the loan amount exceeds Rs. [illegible] in terms of Bank's Corporate Circulars Mumbai circulars No. E-Circular No. PBU/HOME LOANS SI. No. 1028/2013-14, No. NBG/PBU/Housing/28/2013-14, December 09, 2013, No. RE/HL/AX/28 dated 09/12/2013. However in lieu of certified copy, particulars of Index II / 7/12 extract / property card of the said property is compared with the documents made available. Original copy is with the applicant. There is no adverse information found.
6.	a)Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes. It is available on www.igrmaharashtra.gov.in.
	b)If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes. Online cross checking made. No adverse information found.
	c)Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No.
7.	a) Property offered as security falls within the jurisdiction of `which sub-registrar office?	Haveli No. 1 to 27. i.e. All Registration Offices in Haveli.
	b)Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Yes. Haveli No. 1 to 27. i. e. All Registration Offices in Haveli.
	c) Whether search has been made at all the offices named at (b) above?	Search has been made at all offices named above through online portal.
	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8. a)	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	Please refer Annexure II.
8. b)	And wherever Minor's interest or other clog on title is involved, for a further period, depending on	No.

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	the need for clearance of such clog on the Title.	
).	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	**Ownership as well as Occupancy Rights.**
0.	If **LEASEHOLD**, whether;	**No.**
	a)**lease Deed** is duly stamped and registered	**No.**
	b)lessee is permitted to mortgage the Leasehold right,	**N. A.**
	c)duration of the Lease/unexpired period of lease,	**N.A.**
	d)if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	**N.A.**
	e)Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	**N.A.**
	f) Right to get renewal of the leasehold rights and nature thereof.	**N.A.**
1.	If **GOVT. GRANT/ ALLOTMENT/LEASE-CUM/SELL AGREEMENT**, whether;	
	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	**N.A.**
	the mortgagor is competent to create charge on such property,	**N.A.**
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	**N.A.**
2.	If **OCCUPANCY RIGHT**, whether;	**Full Ownership as well as Occupancy rights.**
	a)Such right is heritable and transferable,	**Yes**
	b) Mortgage can be created.	**Yes.**
3.	Nature of **MINOR'S INTEREST**, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	**N.A.**
4.	If the property has been transferred by way of **GIFT/SETTLEMENT DEED**, whether:	**No.**
	a) The Gift/Settlement Deed is duly stamped and registered;	**N.A.**
	b) The Gift/Settlement Deed has been attested by two witnesses;	**N.A.**
	c) The Gift/Settlement Deed transfers the property to Donee;	**N.A.**
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	**N.A.**
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	**N.A.**
	f) Whether the Donee is in possession of the gifted property;	**N.A.**

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	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N.A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	a) In case of **PARTITION/FAMILY SETTLEMENT DEEDS**, whether the original deed is available for deposit. If not the modality / procedure to be followed to create a valid and enforceable mortgage.	No.
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.
16.	Whether the title documents include any **TESTAMENTARY DOCUMENTS /WILLS?**	N.A.
	a) In case of wills, whether the will is registered will or unregistered will?	N.A.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	c) Whether the property is mutated on the basis of will?	N.A.
	d) Whether the original will is available?	N.A.
	e) Whether the original death certificate of the testator is available?	N.A.
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	N.A.
17.	a) Whether the property is subject to any **WAKF / CHURCH / TEMPLE RIGHTS?**	No.

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	b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	**N. A.**
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	**N. A.**
18.	**HUF** a) Where the property is a **HUF/JOINT FAMILY PROPERTY,** mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	**Not Applicable.**
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	**N. A.**
19.	**TRUST** a) Whether the property belongs to any **trust** or is subject to the rights of any trust?	**Not Applicable.**
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	**N. A.**
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	**N. A.**
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	**N. A.**
20.	a) If the property is **AGRICULTURAL LAND,** whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	**Not applicable, as the property is Non Agricultural land.**
	b) In case of **AGRICULTURAL PROPERTY** other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	**Not made available.**
	c) In the case of **CONVERSION OF AGRICULTURAL** land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	**Being C. T. S. No. 439, since long back the property is situated in Gaothan area hence conversion of Non Agricultural is not required in this case, it is itself treated as non agricultural land/Property.**
21.	Whether the property is affected by any **LOCAL LAWS OR OTHER REGULATIONS** having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	**Not Applicable.**
22.	**LAND ACQUISITION** a) Whether the property is subject to any pending or proposed land acquisition proceedings?	**No.**
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such	**N. A.**

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	search/enquiry.	
23.	**LITIGATION** a) Whether the property is involved in or subject matter of any **litigation** which is pending or concluded?	**No.**
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	**N. A.**
	c) Whether the title documents have any court seal / marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	**No.**
24.	a) In case of **PARTNERSHIP FIRM,** whether the property belongs to the firm and the deed is properly registered.	**N.A.**
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	**N.A.**
	c) Whether the person(s) creating mortgage has/have **authority to create** mortgage for and on behalf of the firm.	**Yes.**
25.	Whether the property belongs to a **LIMITED COMPANY,** check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	**No.**
26.	In case of **SOCIETIES, ASSOCIATION,** the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	**Not applicable.**
27.	**POWER OF ATTORNEY** a) Whether any **POA** is involved in the chain of title?	**No.**
	b) Whether the **POA** involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	**No.**
	c) In case the title document is executed by the **POA** holder, please clarify whether the POA involved is (i) One executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sell, Sell Deeds, etc. in favour of buyers of flats/units (Builder's POA) or	**No.**

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	(ii) Other type of POA (Common POA).	**No.**
	d) In case of Builder's **POA**, whether a certified copy of **POA** is available and the same has been verified/compared with the original **POA**.	**No.**
	e) In case of Common **POA** (i.e. **POA** other than Builder's POA), please clarify the following clauses in respect of POA.	
	i. Whether the original **POA** is verified and the title investigation is done on the basis of original **POA**?	**No.**
	ii. Whether the **POA** is a registered one?	**N.A.**
	iii. Whether the **POA** is a special or general one?	**N.A.**
	iv. Whether the **POA** contains a specific authority for execution of title document in question?	**N.A.**
	f) Whether the **POA** was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	**N.A.**
	g) Please comment on the genuineness of **POA**?	**N.A.**
	h) The unequivocal opinion on the enforceability and validity of the **POA**?	**N.A.**
28.	**MORTGAGE BY POA** Whether mortgage is being created by a **POA** holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	**No.**
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building; (b) Development Agreement / Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sell (duly registered);	**(a) Clean, clear and marketable.** **(b) No.** **(c) Full extent.** **(d) Independent title verification of the Land and/or building/Bungalow carried out, and there is no doubt regarding the title of the property.** **(e)Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah(Vendors) AND Mr. Atul**

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	Jinadatta Shah (Purchaser), a the Sub-Registrar Haveli No. 02 registration No. 6924/2003 24/12/2003, Mouje Raviwar Registration and Sub-Regis District Pune.
(f) Payment of proper stamp duty;	(f) Stamp duty properly paid, R 80,000/- on Rs. 38,00,000/- as article 25(D) of Bombay Stamp A 1958. (As amended from time to time)
(g)Requirement of registration of sell agreement, development agreement, POA, etc.;	(g) N. A.
(h) Approval of building plan, permission of appropriate/local authority, etc.;	(h) Sanctioned Building plan No.2184/04, dated 14/09/2004.
(i) Conveyance in favour of Society/ Condominium concerned;	(i) Not furnished.
(j) Occupancy Certificate/allotment letter/letter of possession / Completion Certificate;	(j) Not Furnished.
(k) Membership details in the Society etc.;	(k) Building is owned and possessed by Mr. Atul Jinadatta Shah.
(l) Share Certificates;	(l) Not Furnished.
(m) No Objection Letter from the Society/Builder;	(m) N. A.
(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, ~~Co-operative Societies' Laws~~ etc.;	(n) All Requirements are followed.
(o) Requirements, for noting the Bank charges on the records of the Housing Society / Builder, if any;	(o) (i) The applicant/ borrower should be asked invariably to note Bank's charge on the records of the Revenue / City Survey Record. (ii) In addition to this a Notice of Intimation is to be filed within a month, with the designated Sub Registrar Office/s, vide Government of Maharashtra's letter क्र. का-४ / प्र.क्र.२६९८ / १३ (भाग-४) / ८९७ / १३, नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालय, पुणे. दिनांक – २५/०४/२०१३, Under the Registration Act, 1908, Sec.89A and 89B, Maharashtra State Govt. Revenue and forests department notification dated 01/10/2013. If the equitable mortgage of any property is effected

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		after 01/04/2013.
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	(p) Construction is completed.
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	(q) Yes.
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	The property is free from all encumbrances.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	We have taken the search for 30 years. The property is free from all encumbrances.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Property Tax is to be paid for the 2015-2016.
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Not applicable. Not required.
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	Perused on government's official website.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes.
36.	a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes. Yes. Yes. The Property is physically verified and the access is as per documents.
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (b) Document in relation to Sells Tax Registration, if any applicable; (d) Other utility bills, if any.	Yes. N. A. Not Applicable. Property tax.
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/	No. There is no difference / discrepancy in respect of the boundaries of the property.

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	comment on the same.	
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	**Valuation Report is not ma**
40.	a) Any bar/restriction for creation of mortgage under any local or special enactments, b) Details of proper registration of documents, payment of proper stamp duty etc.	**a) There is no bar / restric creation of mortgage.** **b) Details mentioned in Column No. E and F.**
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	**Yes.**
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	~~N.A.~~ Yes
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	**Yes.** **Mortgage can be created by Natural Persons.**
44.	Additional aspects relevant for investigation of title as per local laws.	**No.**
45.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	**Bank's charge Should be got noted with the Revenue, City Survey and Pune Municipal Corporation authority.**
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	**Mr. Atul Jinadatta Shah.**

Date : 22/05/2015.

Place : Pune.

Signature of Panel Advocate

Adv. P. B. Vanarse

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Annexure-I
LIST OF DOCUMENTS SCRUTINIZED

Sr.No.	Date of Document	Name, Nature of Document	Original / certified copy / certified extract / photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate.
1	2015	Property Tax	Photocopy	-
2	-	Property Card	Photocopy	-
3	24/12/2003	Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah(Vendors) AND Mr. Atul Jinadatta Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2003, dated 24/12/2003, Mouje Raviwar Peth, Registration and Sub-Registration District Pune, along with Receipt and Index II thereon.	Photocopy	-
4	14/09/2004	True copy of sanctioned building plan issued by Pune Municipal Corporation.	Photocopy	-

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Annexure-II
CHAIN OF TITLE / HISTORY OF THE PROPERTY

ALL that piece and parcel of the land and building both at C. T .S No.439 situated at Raviwar Peth, admeasuring 146.03 Sq. Mtrs. and constructed area admeasuring approximately 114.00 Sq.Mtrs. more particularly described in schedule was previously owned and possessed by Mrs. Snehlata wife of Mr. Pandurang Ramchandra Gole, after the partition. Accordingly the mutation entry No.1080 has been entered on property card dated 20/12/1951.

AND WHEREAS by the way of registration, in the Office of Sub-registrar Haveli 02 at Sr. No. 5513 on 20/08/1982 the property has been sold to National Marketing Company (India) through its partner Mr. Vachan M. Shah.

WHEREAS Mr. Vachan M. Shah has mortgaged the property through Memorandum, dated 23/01/1993 to Union Bank of India. The mutation entry No.207 has been entered on property card dated 30/11/1993.

WHEREAS Mr. Vachan M. Shah has mortgaged the property through Memorandum, dated 02/12/1993 to Union Bank of India. The mutation entry No.287 has been entered on property card dated 30/08/1994.

AND WHEREAS the Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah (Vendors) AND Mr. Atul Jinadatt Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2003, dated 24/12/2003.

In short, as per latest ~~7/12 extract of the land~~ / property card / copy of Index II, available on Government official website, the current status of the property is verified. Current owner's Name of the said property to be mortgaged with the Bank is verified and matching with the latest copy of ~~7/12 Extract~~ / Property Card / Index II taken. It is found that the applicant (would be borrower) is / ~~will be~~ / having absolute, clear, marketable, enforceable, genuine 'Title' over the said property to be mortgaged to State Bank of India.

Hence, the flow of title is correct and in order on the basis of papers submitted to us and the record with the Government/Revenue authorities.

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PRAVIN B. VANARSE
ADVOCATE
STATE BANK OF INDIA

OFFICE :-
URULI KANCHAN
TAL HAVELI, PUNE.
Mobile No.: 9422312408.

ef. No.:

Date : 22/05/2014

Search Report :- Mr. Atul Jinadatta Shah.

Annexure - C: Certificate of title

I / We have examined the ~~Original~~ / ~~Certified~~ / **Photo copy of Title Deeds** intended to be deposited relating to the schedule property/(ies) and offered as security by way of ~~Registered~~/ Equitable/~~English~~ Mortgage (*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said ~~Registered~~/ Equitable Mortgage is created, it will satisfy the requirements of creation of ~~Registered~~/ Equitable Mortgage and I / We further certify that:

2. I / We have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I / We confirm having made a search in the Land/ Revenue records. I / We also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I / We do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I / We am/are liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I / We hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, ~~as could be seen from the~~ Encumbrance Certificate for the period from 1986 to 2015 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. ***The property is free from all Encumbrances.***

~~6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).~~ Not Applicable

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~~7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify t. share of the Minor with Name). (Strike out if not applicable).~~ Not Applicable

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower **Mr. Atul Jinadatta Shah.**

9. I / We certify that **Mr. Atul Jinadatta Shah** has/ have an absolute, clear and Marketable title over the Schedule property/ (ies). I / We further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

Documents to be obtained by Bank for valid and enforceable mortgage:

a) **Original, Sale Deed executed between Mr. Prasad Subhash Patki, Mr. Prasanna Subhash Patki and Smt. Sulekha Subhash Patki (Vendors) and Mr. Atul Jinadatta Shah (Purchaser), at office of the Sub-Registrar Haveli No. 11, bearing registration No. 5677/2004, dated 02/09/2004, Rasta Peth, Registration and Sub-Registration District Pune, along with Receipt and Index II.**
b) **Property Tax paid Receipt for the year 2014-15 to be obtained.**
c) **Latest paid MSEDCL bill.**
d) **Copy of Completion Certificate No. 886, dated 29/01/1973 issued by Pune Municipal Corporation Pune.**

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

SCHEDULE-I

SCHEDULE OF THE PROPERTY

ALL that piece or parcel of the Property bearing CTS No. 131, admeasuring about 189 Sq. Mtrs. situated in Gaonthan Area of Rasta Peth, Pune Tal. Pune Dist. Pune within the limits of Registration District Pune, an Office of Sub-Registrar Pune and the Pune Municipal Corporation which is bounded by as follows:

On or towards the North: Road.
On or towards the East: CTS. No. 132.
On or towards the South: Municipal Lane.
On or towards the West: CTS No 130.

Date : 22/05/2015.

Signature of Panel Advocate

Place : Pune.

Adv. P. B. Vanarse
Pravin B. Vanarse
Advocate
Enrolled No. MAH/688/1985
Uruli Kanchan, Tal. Haveli, Pune

Further,

1) <u>Receipt:</u>

As the loan amount is more than rupees one crore, the search of title of the property is taken for 30 years.

Search fee of Rs. 750/- paid to Inspector General of Registration Department of Maharashtra State vide E-Challan by debit to S. B. A/c No. 11158823285 of Adv. V. K. Jagdale, on behalf of me i.e. Adv. Pravin B. Vanarse, with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledgement System (GRAS) GRN No. MH001069923201516E, dated 22/05/2015, for thirty years from the period 1986 to 2015.

2) <u>Opinion:-</u>

We have obtained the copies of Index II / ~~7/12 extracts /~~ Property Card pertaining to the property which is/are available on Maharashtra State Government's official web site i.e. **<u>http://www.igrmaharashtra.gov.in/</u>**. On the basis of the exercise made by us, we opine that the title of the original land owner, to the property as well as all subsequent transferees including the present owner is clean, clear and marketable.

Signature of Panel Advocate

Date : 22/05/2015.

Adv. P. B. Vanarse

Place : Pune.

Pravin B. Vanarse
Advocate
Enrolled No. MAH/688/1985
Uruli Kanchan, Tal. Haveli, Pune

CHALLAN
MTR Form Number-6

GRN MH001069923201516E	BARCODE	Date 22/05/2015-13:17:07	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee	TAX ID (If Any)	
	Other Items	PAN No. (If Applicable)	
Office Name	HVL2_HAVELI 2 JOINT SUB REGISTRAR	Full Name	ADV PRAVIN B VANARSE
Location	PUNE		
Year	2015-2016 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	URULIKANCHAN
0030072201 SEARCH FEE	750.00	Area/Locality	PUNE
		Town/City/District	
		PIN	
		Remarks (If Any)	Village Raviwar Peth, CTS No.439, P lot area admeasuring 146.3 sq.mtrs. along with construction adm. 114 s q.mtrs. Mr. Asif Jinadatt Shah
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572015052232787	IK79388913
Cheque/DD No		Date		22/05/2015-13:17:49	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

Government Receipt Accounting system (GRAS)
Finance Department, Government of Maharashtra
User :- Advocate V. K. Jagdale

Search fee of Rs. 750/- paid for thirty years from the period 1986 to 2015 to Inspector General of Registration Department of Maharashtra State through https://gras.mahakosh.gov.in vide E-Challan by debit to S. B. A/c No. 11158823285 of Adv. V. K. Jagdale on behalf of me i.e. Adv. Pravin B. Vanarse, with State Bank of India, Pulgate Branch, Pune.

Adv. Pravin B. Vanarse.

Original / Duplicate Copy / (Office Copy) Triplicate

Pravin B. Vanarse
Advocate
Enrolled No. MAH/688/1985
Uruli Kanchan, Tal. Haveli, Pune

Shree

ADVOCATE V.K. JAGDALE AND ASSOCIATES, ADVOCATES

Our Honorable Associate

Adv.U.N.Khankal (Chief Coordinator), Mob : 9970970174.

Office : G-207, Mega Center, Magar Patta, Pune- Solapur Road, Hadapsar, Pune 411013.

Email:vkjagdale@hotmail.com Website: www.legalfriend.in

Tel.No. 020-30423200 **Mobile: 9960615382**

SEARCH REPORT AND TITLE CERTIFICATE

BANK : STATE BANK OF INDIA

BRANCH : BARAMATI BRANCH

APPLICANT: MR. ATUL JINADATT SHAH

PROPERTY: RAVIWAR PETH, C. T. S NO. 439, TALUKA HAVELI, DIST. PUNE.

DATE : 21/04/2015.

Shree

ADVOCATE V.K. JAGDALE AND ASSOCIATES, ADVOCATES

Our Honorable Associate

Adv. U. N. Khankal (Chief Coordinator), Mob: 9970970174.

fice : G-207, Mega Center, Magar Patta, Pune- Solapur Road, Hadapsar, Pune 411013.

mail:vkjagdale@hotmail.com Website: www.legalfriend.in

el.No. 020-30423200 Mobile: 9960615382

ef No.: AVKJ/SBI/SR/ Baramati/04/02 Date: 21/04/2015

To,
The Chief Manager,
State Bank of India
Baramati Branch, Pune.

Respected Sir/Madam,

We submit herewith Search Report in respect of property of **Mr. Atul Jinadatta Shah** as follows:

Annexure – B and C:

Report of Investigation of Title in respect of immovable Property

(All columns/items are to be completed/commented by the panel advocate)

1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	**State Bank of India, Baramati Branch Pune.**
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	**By personal visit.**
	c) Name of the Borrower/s.	**Mr. Atul Jinadatt Shah.**
2.	a)Name of the unit/concern/ company/person offering the property/ (ies) as security.	**Mr. Atul Jinadatt Shah.**
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	**Individual.**
3.	Complete or full description of the immovable property / (ies) offered as security including the following details.	
	(a) Survey No.	**C. T. S No. 439**
	(b) Door/House No. (in case of house property) :	
	(c) Extent/ area including plinth/ built up area in case of house property	**Plot area admeasuring 146.3 Sq. mtrs. and constructed area 114 Sq. mtrs.**
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	**CTS No. 439, Raviwar Peth Gaonthan, District Pune.**
4.	a)Particulars of the documents scrutinized-serially and chronologically Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be	**Please refer Annexure I.**

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	examined.	
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	**Yes.** **Certified copy of title do... b) obtained from the relev... Registrar office by the Advoc... If the loan amount exceeds Rs... In terms of Bank's Corporate... Mumbai circulars No. ... PBU/HOME LOANS Sl. No. 102.0. 14, No. NBG/... housing/28/2013-14, Decemb... 2013, No. RE/HL/AX/28 ... 09/12/2013.** **In addition to this in lieu of ... copy, particulars of Index II ... extract / property card of th... property is compared wit... documents made available. ... copy is with the applicant. Ther... adverse information found.**
6.	a)Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	**Yes.** **It is available on www.igrmaharashtra.gov.in.**
	b)If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	**Yes.** **Online cross checking made.** **No adverse information found.**
	c)Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	**No.**
7.	a) Property offered as security falls within the jurisdiction of `which sub-registrar office?	**Haveli No. 1 to 27. i.e. All Registrati... Offices in Haveli.**
	b)Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	**Yes.** **Haveli No. 1 to 27. i. e. All Registrati... Offices in Haveli.**
	c) Whether search has been made at all the offices named at (b) above?	**Search has been made at all offi... named above through online portal.**
	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	**No.**
a)	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	**Please refer Annexure II.**

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. b)	And wherever Minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the Title.	**No.**
.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	**Ownership as well as Occupancy Rights.**
0.	If **LEASEHOLD**, whether;	**No.**
	a)**lease Deed** is duly stamped and registered	**No.**
	b)lessee is permitted to mortgage the Leasehold right,	**N. A.**
	c)duration of the Lease/unexpired period of lease,	**N.A.**
	d)if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	**N.A.**
	e)Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	**N.A.**
	f) Right to get renewal of the leasehold rights and nature thereof.	**N.A.**
1.	If **GOVT. GRANT/ ALLOTMENT/LEASE-CUM/SELL AGREEMENT**, whether;	
	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	**N.A.**
	the mortgagor is competent to create charge on such property,	**N.A.**
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	**N.A.**
2.	If **OCCUPANCY RIGHT**, whether;	**Full Ownership as well as Occupancy rights.**
	a)Such right is heritable and transferable,	**Yes**
	b) Mortgage can be created.	**Yes.**
3.	Nature of **MINOR'S INTEREST**, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	**N.A.**
14.	If the property has been transferred by way of **GIFT/SETTLEMENT DEED**, whether:	**No.**
	a) The Gift/Settlement Deed is duly stamped and registered;	**N.A.**
	b) The Gift/Settlement Deed has been attested by two witnesses;	**N.A.**
	c) The Gift/Settlement Deed transfers the property to Donee;	**N.A.**
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	**N.A.**
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	**N.A.**

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	f) Whether the Donee is in possession of the gifted property;	N.A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N.A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	a) In case of **PARTITION/FAMILY SETTLEMENT DEEDS**, whether the original deed is available for deposit. If not the modality / procedure to be followed to create a valid and enforceable mortgage.	No.
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.
16.	Whether the title documents include any **TESTAMENTARY DOCUMENTS /WILLS?**	N.A.
	a) In case of wills, whether the will is registered will or unregistered will?	N.A.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	c) Whether the property is mutated on the basis of will?	N.A.
	d) Whether the original will is available?	N.A.
	e) Whether the original death certificate of the testator is available?	N.A.
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	N.A.



17.	a) Whether the property is subject to any **WAKF / CHURCH / TEMPLE RIGHTS?**	**No.**
	b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	**N. A.**
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	**N. A.**
18.	**HUF** a) Where the property is a **HUF/JOINT FAMILY PROPERTY,** mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	**Not Applicable.**
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	**N. A.**
19.	**TRUST** a) Whether the property belongs to any **trust** or is subject to the rights of any trust?	**Not Applicable.**
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	**N. A.**
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	**N. A.**
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	**N. A.**
20.	a) If the property is **AGRICULTURAL LAND,** whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	**Not applicable, as the property is Non Agricultural land.**
	b) In case of **AGRICULTURAL PROPERTY** other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	**Not made available.**
	c) In the case of **CONVERSION OF AGRICULTURAL** land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	**Being C. T. S. No. 439, since long back the property is situated in Gaothan area hence conversion of Non Agricultural is not required in this case, it is itself treated as non agricultural land/Property.**
21.	Whether the property is affected by any **LOCAL LAWS OR OTHER REGULATIONS** having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	**Not Applicable.**
22.	**LAND ACQUISITION** a) Whether the property is subject to any pending or proposed land acquisition proceedings?	**No.**

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	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	**N. A.**
23.	**LITIGATION** a) Whether the property is involved in or subject matter of any **litigation** which is pending or concluded?	**No.**
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	**N. A.**
	c) Whether the title documents have any court seal / marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	**No.**
24.	a) In case of **PARTNERSHIP FIRM,** whether the property belongs to the firm and the deed is properly registered.	**N.A.**
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	**N.A.**
	c) Whether the person(s) creating mortgage has/have **authority to create** mortgage for and on behalf of the firm.	**Yes.**
25.	Whether the property belongs to a **LIMITED COMPANY,** check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	**No.**
26.	In case of **SOCIETIES, ASSOCIATION,** the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	**Not applicable.**
27.	**POWER OF ATTORNEY** a) Whether any **POA** is involved in the chain of title?	**No.**
	b) Whether the **POA** involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	**No.**
	c) In case the title document is executed by the **POA** holder, please clarify whether the POA involved is (i) One executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters,	**No.**

	NOCs, Agreements of Sell, Sell Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) Other type of POA (Common POA).	No.
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	No.
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	No. N.A. N.A. N.A.
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N.A.
	g) Please comment on the genuineness of POA?	N.A.
	h) The unequivocal opinion on the enforceability and validity of the POA?	N.A.
28.	**MORTGAGE BY POA** Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No.
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building; (b) Development Agreement / Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sell (duly registered);	(a) Clean, clear and marketable. (b) No. (c) Full extent. (d) Independent title verification of the Land and/or building/Bungalow carried out, and there is no doubt regarding the title of the property. (e)Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr.

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(f) Payment of proper stamp duty;	Narayan K. Kulkarni and Mr. Maniklal Shah(Vendors) AND Jinadatta Shah (Purchaser), at the Sub-Registrar Haveli No. 02 registration No. 6924/2003 24/12/2003, Mouje Raviwa Registration and Sub-Reg District Pune. (f) Stamp duty properly paid 80,000/- on Rs. 38,00,000/- article 25(D) of Bombay Sta 1958. (As amended from time to
(g)Requirement of registration of sell agreement, development agreement, POA, etc.;	(g) N. A.
(h) Approval of building plan, permission of appropriate/local authority, etc.;	(h) Sanctioned Building plan No.2184/04, dated 14/09/2004.
(i) Conveyance in favour of Society/ Condominium concerned;	(i) Not furnished.
(j) Occupancy Certificate/allotment letter/letter of possession / Completion Certificate;	(j) Not Furnished.
(k) Membership details in the Society etc.;	(k) Building is owned and possessed Mr. Atul Jinadatta Shah.
(l) Share Certificates;	(l) Not Furnished.
(m) No Objection Letter from the Society/Builder;	(m) N. A.
(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, ~~Co-operative Societies' Laws~~ etc.;	(n) All Requirements are followed.
(o) Requirements, for noting the Bank charges on the records of the Housing Society / Builder, if any;	(o) (i) The applicant/ borrower shou be asked invariably to note Bank charge on the records of the Revenue City Survey Record. (ii) In addition to this a Notice o Intimation is to be filed within a month with the designated Sub Registra Office/s, vide Government of Maharashtra's letter क्र. का-४ / प्र.क्र.२६९८ १३ (भाग-४) / ८९७ / १३, नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालय, पुणे. दिनांक – २५/०४/२०१३, Under the Registration Act, 1908, Sec.89A and 89B, Maharashtra State Govt. Revenue and forests department notification

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		after 01/04/2013.
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	(p) Construction is completed.
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	(q) Yes.
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	The property is free from all encumbrances.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	We have taken the search for 30 years. The property is free from all encumbrances.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Property Tax is to be paid for the 2015
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Not applicable. Not required.
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	Perused on government's official website.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes.
36.	a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes. Yes. Yes. The Property is physically verified and the access is as per documents.
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (b) Document in relation to Sells Tax Registration, if any applicable; (d) Other utility bills, if any.	 Yes. N. A. Not Applicable. Property tax.
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/	No. There is no difference / discrepancy in respect of the boundaries of the property.

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	comment on the same.	
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation Report is not made a
40.	a) Any bar/restriction for creation of mortgage under any local or special enactments, b) Details of proper registration of documents, payment of proper stamp duty etc.	a) There is no bar / restric creation of mortgage. b) Details mentioned in Column E and F.
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes.
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Yes.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Yes. Mortgage can be created by N Persons.
44.	Additional aspects relevant for investigation of title as per local laws.	No.
45.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	Bank's charge Should be got noted the Revenue, City Survey and Lon Municipal Council authority.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mr. Atul Jindatta Shah.

Note:

Though there is no building permission and Completion Certificate provided by Mr. Atu Jindatta Shah.

Note: Documents obtained and enclosed by the Advocate's firm from government's official website i.e. igrmaharashtra.gov.in are as under:

1) Copies of Index II.
2) Copy of Property Card.

Date: 21/04/2015
Place: Pune.

Signature of panel Advocate
Adv.V.K.Jagdale / Adv.U.N.Khankal
For, Adv.V.K.Jagdale and Associates, Advocates.

ADVOCATE V. K. JAGDALE AND ASSOCIATES PUNE

Annexure-I
LIST OF DOCUMENTS SCRUTINIZED

Sr.No.	Date of Document	Name, Nature of Document	Original / certified copy / certified extract / photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate.
1	2015	Property Tax	Photocopy	-
2	-	Property Card	Photocopy	-
3	24/12/2003	Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah(Vendors) AND Mr. Atul Jinadatta Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2003, dated 24/12/2003, Mouje Raviwar Peth, Registration and Sub-Registration District Pune, along with Receipt and Index II thereon.	Certified	-
4	14/09/2004	True copy of sanctioned building plan issued by Pune Municipal Corporation.	Photocopy	-

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Annexure-II
CHAIN OF TITLE / HISTORY OF THE PROPERTY

ALL that piece and parcel of the land and building both at C. T .S No.439 situated at Raviwar P admeasuring 146.03 Sq. Mtrs. and constructed area admeasuring approximately 114.00 more particularly described in schedule was previously owned and possessed by Mrs. Sneh of Mr. Pandurang Ramchandra Gole, after the partition. Accordingly the mutation entry has been entered on property card dated 20/12/1951.

AND WHEREAS by the way of registration, in the Office of Sub-registrar Haveli 02 at Sr. No. on 20/08/1982 the property has been sold to National Marketing Company (India) thro partner Mr. Vachan M. Shah.

WHEREAS Mr. Vachan M. Shah has mortgaged the property through Memorandum, 23/01/1993 to Union Bank of India. The mutation entry No.207 has been entered on property dated 30/11/1993.

WHEREAS Mr. Vachan M. Shah has mortgaged the property through Memorandum, 02/12/1993 to Union Bank of India. The mutation entry No.287 has been entered on property dated 30/08/1994.

AND WHEREAS the Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhu Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal S Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah (Vendors) Mr. Atul Jinadatt Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registra No. 6924/2003, dated 24/12/2003.

In short, as per latest ~~7/12 extract of the land~~ / property card / copy of Index II, available Government official website, the current status of the property is verified. Current owner's Nam of the said property to be mortgaged with the Bank is verified and matching with the latest cop of ~~7/12 Extract~~ / Property Card / Index II taken. It is found that the applicant (would b borrower) is / ~~will be~~ / having absolute, clear, marketable, enforceable, genuine 'Title' over th said property to be mortgaged to State Bank of India.

Hence, the flow of title is correct and in order on the basis of papers submitted to us and the rec with the Government/Revenue authorities.

V. K. JAGDALE AND ASSOCIATES, ADVOCATES • PUNE

shree
ADVOCATE V.K. JAGDALE AND ASSOCIATES, ADVOCATES
Our Honorable Associate
Adv.U.N.Khankal (Chief Coordinator), Mob : 9970970174.
Office: G-207, Mega Center, Magar Patta, Pune- Solapur Road, Hadapsar, Pune 411013.
Email:vkjagdale@hotmail.com
Tel.No. 020-30423200
Website: www.legalfriend.in
Mobile: 9960615382
Ref No.: AVKJ/SBI/SR/ Baramati/04/02
Date: 21/04/2015

Search Report :- Mr. Atul Jinadatta Shah.

Annexure - C: Certificate of title

I / We have examined the ~~Original~~ / **Certified/** ~~Photo-copy~~ **of Title Deeds** intended to be deposited relating to the schedule property/(ies) and offered as security by way of ~~Registered~~/ Equitable/~~English~~ Mortgage (*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said ~~Registered~~/ Equitable Mortgage is created, it will satisfy the requirements of creation of ~~Registered~~/ Equitable Mortgage and I / We further certify that:

2. I / We have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I / We confirm having made a search in the Land/ Revenue records. I / We also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I / We do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I / We am/are liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I / We hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, ~~as could be seen from the~~ Encumbrance Certificate for the period from 1986 to 2015 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. ***The property is free from all Encumbrances.***

~~6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges~~

ADVOCATE V. K. JAGDALE AND ASSOCIATES, ADVOCATES PUNE

~~other than already stated in the Loan documents and agreed to by the Mortgagor and the~~

~~(Delete whichever is inapplicable).~~ Not Applicable

~~5. Minor/(s) and his/ their interest in the property/(ies) is to the extent of~~ ~~(Specify~~
~~share of the Minor with Name). (Strike out if not applicable).~~ Not Applicable

8. The Mortgage if created will be available to the Bank for the Liability of the Intending Bo
Mr. Atul Jinadatta Shah.

9. I / We certify that **Mr. Atul Jinadatta Shah** has/ have an absolute, clear and Marketable
over the Schedule property/ (ies). I / We further certify that the above title deeds are genuine a
valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of follow
title deeds/ documents would create a valid and enforceable mortgage:

Documents obtained by Bank for valid and enforceable mortgage:

1. **Original Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah(Vendors) AND Mr. Atul Jinadatta Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2003, dated 24/12/2003, Mouje Raviwar Peth, Registration and Sub-Registration District Pune, along with Receipt and Index II thereon.**
2. **Property Tax paid Receipt for the year 2014-15 to be obtained.**
3. **Latest paid MSEDCL bill.**
4. **Copy of Commencement Certificate.**
5. **Copy of Completion Certificate.**
6. **True copy of sanctioned building plan issued by PMC.**

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

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SCHEDULE-I

SCHEDULE OF THE PROPERTY

ALL that piece or parcel of the Property bearing CTS No. 439, admeasuring about 146.03 Sq. Mtrs. and construction admeasuring approximately 114.00 Sq.Mtrs, situated in Gaonthan Area of Raviwar Peth, Pune Tal. Pune Dist. Pune within the limits of Registration District Pune, an Office of Sub-Registrar Pune and the Pune Municipal Corporation which is bounded by as follows:

On or towards the North:	House No.440.
On or towards the East:	PMC Road.
On or towards the South:	House No. 438.
On or towards the West:	PMC Road.

Date: 21/04/2015.

Signature of Panel Advocate

Adv.V.K.Jagdale / Adv.U.N.Khankal
For, Adv.V.K.Jagdale and Associates, Advocate

Place: Pune.

V. K. JAGDALE AND ASSOCIATES, ADVOCATES ● ADVOCATE PUNE

Further,

1) Receipt:

As the loan amount is more than rupees one crore, the search of title of the pr
taken for 30 years.

Search fee of Rs. 750/- paid to Inspector General of Registration Depart
Maharashtra State vide E-Challan by debit to S. B. A/c No. 11158823285 of Adv. V. K.
with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowle
System (GRAS) GRN No. MH000396989201516E, dated 21/04/2015, for thirty years
period 1986 to 2015.

2) Opinion:-

We have obtained the copies of Index II / ~~7/12 extracts /~~ Property Card pertaining to the
which is/are available on Maharashtra State Government's official web s
http://www.igrmaharashtra.gov.in/. On the basis of the exercise made by us, we opine that
of the original land owner, to the property as well as all subsequent transferees inclu
present owner is clean, clear and marketable.

Date: 21/04/2015.

Place: Pune.

Signature of panel Advocate

Adv.V.K.Jagdale / Adv.U.N.Khank
For, Adv.V.K.Jagdale and Associates, Advo

V. K. JAGDALE AND ASSOCIATES, ADVOCATES ● ADVOCATE PUNE

Pune 411013.

CHALLAN
MTR Form Number-6

MH003969892015516E	BARCODE	Date 21/04/2015-13:24:09	Form ID
Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee	TAX ID (If Any)	
	Other Items	PAN No. (If Applicable)	
Office Name	HAV2_HAVELI 2 JOINT SUB REGISTRAR	Full Name	Adv V K Jagdale
Location	PUNE	Flat/Block No.	G 207 Mega Center
Year	2015-2016 One Time	Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	Hadapsar
0030072201 SEARCH FEE	750.00	Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 1 3
		Remarks (If Any)	C.T.S No. 439 Rawlvar Peth, area ad measuring 146.3 Sq mtrs, total cons tructed area 114 Sq.mtrs. Mr. Ashok Jindatt Shah.
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572015042178306	IK76517780
Cheque/DD No		Date		21/04/2015-13:24:37	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9960615382

Government Receipt Accounting system (GRAS)
Finance Department, Government of Maharashtra
User :- Advocate V. K. Jagdale

***Search fee** of Rs.750/- paid for thirteen years from the period 1986 to 2015 to Inspector General of Registration Department of Maharashtra State through https://gras.mahakosh.gov.in vide E-Challan by debit to S. B. A/c No. 11158823285 of Adv. V. K. Jagdale with State Bank of India, Pulgate Branch, Pune.*

For, Adv. V. K. Jagdale and Associates, Advocates.

V. K. JAGDALE AND ASSOCIATES, ADVOCATES PUNE

Original / Duplicate Copy / (Office Copy) Triplicate

Disclaimer: This display is for informational purpose and not intended for any Government / Legal purposes. Close

मालमत्ता पत्रक

जिल्हा:Pune तालुका/न.भु.मा.क्र.: City_Survey_2 गाव/विभाग:रविवारपेठ

नगर भुमापन क्रमांक	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
439		[स्क्वे. यार्ड 175] चौ. मि. 146.3		गावठाण सारामाफिने	

सुविधाधिकार :-

हक्काचा मुळ धारक:- [रामचंद्र दामोदर गोळे - वाटणीपत्र रु. 11223 आणे 6 आणे 4]
[नों.ता. 24.7.20 प्रमाणे]

पट्टेदार:-

इतर भार:-

इतर शेरे:-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
/ |20/12/1951 |	वाटणीपत्र रामचंद्र दामोदर गोळे, दामोदर रामचंद्र गोळे व सिताबाई भ्र. रामचंद्र गोळे यांच्यात र. रु. 25,000/-	1080 (2) /2.11.51	H स्नेहलता भ्र. पांडुरंग रामचंद्र गोळे	
/ |5/10/1988 |	ख.ख.रु. रु. 1,25,000/- 20.8.82 स्नेहलताबाई पांडुरंग गोळे यांचेपासून S. I.	HVL-II/5513-1.9.1982	H दि नॅशनल मार्केटिंग कंपनी (इंडिया) या नांवाची बचन एम. शहा भागीदारी फर्म तर्फे	
30/11/1993	युनियन बँक व श्री. वचन एम. शहा यांचे दरम्यान दि. 23.1.93 चे मेमोरंडम अन्वये र.रु. 8,00,000/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. 207)	S. I.	H युनियन बँक ऑफ इंडिया	
30/8/1994	युनियन बँक व श्री. वचन एम. शहा		E	

M. K. JAGDALE AND ASSOCIATES ADVOCATES PUNE

Card 1

	यांचे दरम्यान दि. 2.12.93 चे मेमोरंडम अन्वये र.रु. 4,00,000/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. 287)		युनियन बँक ऑफ इंडिया	दि
/2/2004	न.भू.क्र.439 क्षेत्र 146.3 चौ मी संपुर्ण मिळकत दि नॅशनल मार्केटींग कंपनी (इंडीया) या नावाची भागीदारी फर्म तर्फे श्री वचन एम शहा यांच्या कडुन	र द अ नं 6924/2003 दि 24.12.2003	धा श्री. अतुल जिनदत्त शहा	न

V. K. JAGDALE AND ASSOCIATES. ADVOCATES • ADVOCATE V. K. JAGDALE PUNE

Shree

ADVOCATE V. K. JAGDALE AND ASSOCIATES, ADVOCATES

Adv. U. N. Khankal.

Office: G-207, Mega Center, Magar Patta, Pune- Solapur Road, Hadapsar, Pune 411013.
Email:vkjagdale@hotmail.com Website: www.legalfriend.in
Tel. No. 020-30423200 Mobile: 9960615382/7774055283

TITLE INVESTIGATION REPORT.

STATE BANK OF INDIA.

BARAMATI MAIN BRANCH.

APPLICANT: MR. ATUL JINADATT SHAH

PROPERTY: RAVIVAR PETH, C. T. S NO. 439, TALUKA HAVELI, DIST. PUNE.

DATE : 16/05/2016.

Shree

ADVOCATE V. K. JAGDALE AND ASSOCIATES, ADVOCATES

Adv. U. N. Khankal (Chief Coordinator)

ffice: G-207, Mega Center, Magar Patta, Pune- Solapur Road, Hadapsar, Pune 411013.
mail:vkjagdale@hotmail.com Website: www.legalfriend.in
el. No. **020-30423200** Mobile: **9960615382**
ef No.: AVKJ/SBI/SR/ Baramati/05/10 Date: 16/05/2016

o,
he Chief Manager,
tate Bank of India
aramati Branch, Pune.

espected Sir/Madam,

Ve submit herewith Search Report in respect of property of **Mr. Atul Jindatta Shah** as follows:

Annexure – B and C:
Report of Investigation of Title in respect of immovable Property
(All columns/items are to be completed/commented by the panel advocate)

..	a) Name of the Branch/ Business Unit/Office seeking opinion.	**State Bank of India, Baramati Branch Pune.**
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	**By personal visit.**
	c) Name of the Borrower/s.	**Mr. Atul Jinadatt Shah.**
2.	a)Name of the unit/concern/ company/person offering the property/ (ies) as security.	**Mr. Atul Jinadatt Shah.**
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	**Individual.**
3.	Complete or full description of the immovable property / (ies) offered as security including the following details.	
	(a) Survey No.	**C. T. S No. 439**
	(b) Door/House No. (in case of house property) :	
	(c) Extent/ area including plinth/ built up area in case of house property	**Plot area admeasuring 146.3 Sq. mtrs. and constructed area 114 Sq. mtrs.**
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	**CTS No. 439, Raviwar Peth Gaonthan, District Pune.**
4.	a)Particulars of the documents scrutinized-serially and chronologically Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	**Please refer Annexure I.**

ADVOCATE V. K. JAGDALE AND ASSOCIATES PUNE

5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes. Certified copy of title documents obtained from the relevant registrar office by the Borrower if the loan amount exceeds Rs. in terms of Bank's Corporate Mumbai circulars No. B.C. PBU/HOME LOANS Sl. No. 1028/ 14. No. NBC/PBU housing/28/2013-14, December 2013. No. RE/HL/AX/28 09/12/2013. However in lieu of certified particulars of Index II / 7/12 extr property card of the said proper compared with the documents a available. Original documents are the Bank. There is no adv information found.
6.	a)Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes. It is available on www.igrmaharashtra.gov.in.
	b)If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes. Online cross checking made. No adverse information found.
	c)Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Haveli No. 1 to 27. i.e. All Registration Offices in Haveli.
	b)Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Yes. Haveli No. 1 to 27. i. e. All Registration Offices in Haveli.
	c) Whether search has been made at all the offices named at (b) above?	Search has been made at all office named above through online portal.
	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8. a)	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	Please refer Annexure II.
8. b)	And wherever Minor's interest or other clog on title is involved, for a further period, depending on	No.

ADVOCATE V. K. JAGDALE AND ASSOCIATES, ADVOCATES PUNE

	the need for clearance of such clog on the Title.	
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Ownership as well as Occupancy Rights.
10.	If **LEASEHOLD**, whether;	No.
	a)**lease Deed** is duly stamped and registered	No.
	b)lessee is permitted to mortgage the Leasehold right,	N. A.
	c)duration of the Lease/unexpired period of lease,	N.A.
	d)if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	N.A.
	e)Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
11.	If **GOVT. GRANT/ ALLOTMENT/LEASE-CUM/SELL AGREEMENT**, whether;	
	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	N.A.
	the mortgagor is competent to create charge on such property,	N.A.
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
12.	If **OCCUPANCY RIGHT**, whether;	Full Ownership as well as Occupancy rights.
	a)Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes.
13.	Nature of **MINOR'S INTEREST**, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	N.A.
14.	If the property has been transferred by way of **GIFT/SETTLEMENT DEED**, whether:	No.
	a) The Gift/Settlement Deed is duly stamped and registered;	N.A.
	b) The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	N.A.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	N.A.
	f) Whether the Donee is in possession of the gifted property;	N.A.



	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N.A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	a) In case of **PARTITION/FAMILY SETTLEMENT DEEDS**, whether the original deed is available for deposit. If not the modality / procedure to be followed to create a valid and enforceable mortgage.	No.
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.
16.	Whether the title documents include any **TESTAMENTARY DOCUMENTS /WILLS?**	N.A.
	a) In case of wills, whether the will is registered will or unregistered will?	N.A.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	c) Whether the property is mutated on the basis of will?	N.A.
	d) Whether the original will is available?	N.A.
	e) Whether the original death certificate of the testator is available?	N.A.
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	N.A.
17.	a) Whether the property is subject to any **WAKF / CHURCH / TEMPLE RIGHTS?**	No.

ADVOCATE V. K. JAGDALE AND ASSOCIATES PUNE

	b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	N. A.
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N. A.
18.	**HUF** a) Where the property is a **HUF/JOINT FAMILY PROPERTY,** mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	**Not Applicable.**
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	**N. A.**
19.	**TRUST** a) Whether the property belongs to any **trust** or is subject to the rights of any trust?	**Not Applicable.**
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	**N. A.**
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	**N. A.**
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	**N. A.**
20.	a) If the property is **AGRICULTURAL LAND,** whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	**Not applicable, as the property is Non Agricultural land.**
	b) In case of **AGRICULTURAL PROPERTY** other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	**Not made available.**
	c) In the case of **CONVERSION OF AGRICULTURAL** land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	**As C. T. S. No. 439, Hence conversion of Non Agricultural is not required.**
21.	Whether the property is affected by any **LOCAL LAWS OR OTHER REGULATIONS** having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	**Not Applicable.**
22.	**LAND ACQUISITION** a) Whether the property is subject to any pending or proposed land acquisition proceedings?	**No.**
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	**N. A.**
23.	**LITIGATION**	

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	a) Whether the property is involved in or subject matter of any **litigation** which is pending or concluded?	No.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N. A.
	c) Whether the title documents have any court seal / marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	No.
24.	a) In case of **PARTNERSHIP FIRM,** whether the property belongs to the firm and the deed is properly registered.	N.A.
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
	c) Whether the person(s) creating mortgage has/have **authority to create** mortgage for and on behalf of the firm.	Yes.
25.	Whether the property belongs to a **LIMITED COMPANY**, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	No.
26.	In case of **SOCIETIES, ASSOCIATION,** the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable.
27.	**POWER OF ATTORNEY** a) Whether any **POA** is involved in the chain of title?	No.
	b) Whether the **POA** involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	No.
	c) In case the title document is executed by the **POA** holder, please clarify whether the POA involved is (i) One executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sell, Sell Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) Other type of POA (Common POA).	No. No.

ADVOCATE V. K. JAGDALE AND ASSOCIATES ADVOCATES PUNE

	d) In case of Builder's **POA**, whether a certified copy of **POA** is available and the same has been verified/compared with the original **POA**.	**No.**
	e) In case of Common **POA** (i.e. **POA** other than Builder's POA), please clarify the following clauses in respect of POA.	
	i. Whether the original **POA** is verified and the title investigation is done on the basis of original **POA**?	**No.**
	ii. Whether the **POA** is a registered one?	**N.A.**
	iii. Whether the **POA** is a special or general one?	**N.A.**
	iv. Whether the **POA** contains a specific authority for execution of title document in question?	**N.A.**
	f) Whether the **POA** was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	**N.A.**
	g) Please comment on the genuineness of **POA**?	**N.A.**
	h) The unequivocal opinion on the enforceability and validity of the **POA**?	**N.A.**
5.	**MORTGAGE BY POA** Whether mortgage is being created by a **POA** holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	**No.**
6.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building; (b) Development Agreement / Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sell (duly registered);	**(a) Clean, clear and marketable, except the loan of State Bank of India.** **(b) No.** **(c) Full extent.** **(d) Independent title verification of the Land and/or building/Bungalow carried out, and there is no doubt regarding the title of the property.** **(e)Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah(Vendors) AND Mr. Atul Jindatt Shah (Purchaser), at office of the**

ADVOCATE V. K. JAGDALE AND ASSOCIATES

(f) Payment of proper stamp duty;	Sub-Registrar Haveli No. registration No. 6924/2 24/12/2003, Mouje Ravi Registration and Sub. District Pune. (f) Stamp duty properly pa 80,000/- on Rs. 38,00,000/ article 25(D) of Bombay St 1958. (As amended from time t
(g)Requirement of registration of sell agreement, development agreement, POA, etc.;	(g) N. A.
(h) Approval of building plan, permission of appropriate/local authority, etc.;	(h) Sanctioned Building plan No.2184/04, dated 14/09/2004.
(i) Conveyance in favour of Society/ Condominium concerned;	(i) Not furnished.
(j) Occupancy Certificate/allotment letter/letter of possession / Completion Certificate;	(j) Not Furnished.
(k) Membership details in the Society etc.;	(k) Building is owned and possess Mr. Atul Jindatt Shah.
(l) Share Certificates;	(l) Not Furnished.
(m) No Objection Letter from the Society/Builder;	(m) N. A.
(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, ~~Co-operative Societies' Laws~~ etc.;	(n) All Requirements are followed.
(o) Requirements, for noting the Bank charges on the records of the Housing Society / Builder, if any;	(o) (i) The applicant/ borrower shoul be asked invariably to note Bank's charge on the records of the Revenue City Survey Record. (ii) In addition to this a Notice o Intimation is to be filed within a month with the designated Sub Registrar Office/s, vide Government o Maharashtra's letter क्र. का-४ / प्र.क्र.२६९८ / १३ (भाग-४) / ८९७ / १३, नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालय, पुणे. दिनांक – २५/०४/२०१३, Under the Registration Act, 1908, Sec.89A and 89B, Maharashtra State Govt. Revenue and forests department notification dated 01/10/2013. If the equitable mortgage of any property is effected after 01/04/2013.

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	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	(p) Construction is completed.
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	(q) Yes.
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	The property is free from all encumbrances, except the loan of State Bank of India.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	We have taken the search for 30 years. The property is free from all encumbrances, except the loan of State Bank of India.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Property Tax is to be paid for the 2015
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Not applicable. Not required.
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	Perused on government's official website.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes.
36.	a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes. Yes. Yes. The Property is physically verified and the access is as per documents.
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (b) Document in relation to Sells Tax Registration, if any applicable; (d) Other utility bills, if any.	 Yes. N. A. Not Applicable. Property tax.
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No. There is no difference / discrepancy in respect of the boundaries of the property.

ADV. V. K. JAGDALE AND ASSOCIATES, ADVOCATES & ASSOCIATES, PUNE

39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation Report is not made av
40.	a) Any bar/restriction for creation of mortgage under any local or special enactments. b) Details of proper registration of documents, payment of proper stamp duty etc.	a) There is no bar / restrict creation of mortgage. b) Details mentioned in Column E and F.
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes.
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Yes.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Yes. Mortgage can be created by Natu Persons.
44.	Additional aspects relevant for investigation of title as per local laws.	No.
45.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	Bank's charge Should be got noted with the Revenue, City Survey authority.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mr. Atul Jindatta Shah.

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Note:

Though there is no building permission and Completion Certificate provided by Mr. Atul Jindatta Shah.

Note: Documents obtained and enclosed by the Advocate's firm from government's official website i.e. igrmaharashtra.gov.in are as under:

1) Copies of Index II.
2) Copy of Property Card.

Date: 16/05/2016
Place: Pune.

Signature of Panel Advocate
Adv.V.K.Jagdale / Adv.U.V.Phankal
For, Adv.V.K.Jagdale and Associates, Advocates.

JAGDALE AND ASSOCIATES ADVOCATES PUNE

Annexure-I

LIST OF DOCUMENTS SCRUTINIZED

Sr.No.	Date of Document	Name, Nature of Document	Original / certified copy / certified extract / photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate.
1	2015	Property Tax	Photocopy	-
2	-	Property Card	Photocopy	-
3	24/12/2003	Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah(Vendors) AND Mr. Atul Jindatt Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2003, dated 24/12/2003, Mouje Raviwar Peth, Registration and Sub-Registration District Pune, along with Receipt and Index II thereon.	Original	Original is scrutinized by advocate.
	14/09/2004	True copy of sanctioned building plan issued by Pune Municipal Corporation.	Photocopy	-
	26.08.2015	Notice of Intimation regarding mortgage by way of deposit of title deed, bearing registration No.722/2015, registered with the office of the Sub registrar, Haveli No.9, Pune.	Xerox copy	-

U. K. JAGDALE AND ASSOCIATES, ADVOCATES & ADVOCATE PUNE

CHAIN OF TITLE / HISTORY

ALL that piece and parcel of the land and building both at C. T .S No.439 situated at Raviwar Peth admeasuring 146.03 Sq. Mtrs. and constructed area admeasuring approximately 114.00 Sq.Mtrs. particularly described in schedule is owned and possessed by Mrs. Snehlata wife of Mr. Pandurang Ramchandra Gole, after the partition. The mutation entry No.1080 has been entered on property card dated 20/12/1951.

AND WHEREAS by the way of registration, in the Office of Sub-registrar Haveli 02 at Sr. No. on 20/08/1982 the property has been sold to National Marketing Company (India) through partner Mr. Vachan M. Shah.

WHEREAS Mr. Vachan M. Shah has mortgage the property through Memorandum, dated 23/01/1993 to Union Bank of India. The mutation entry No.207 has been entered on property card dated 30/11/1993.

WHEREAS Mr. Vachan M. Shah has mortgage the property through Memorandum, dated 02/12/1993 to Union Bank of India. The mutation entry No.287 has been entered on property card dated 30/08/1994.

AND WHEREAS the Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah (Vendors) AND Mr. Atul Jindatt Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2004, dated 24/12/2003.

AND WHEREAS, Mr. Atul Jindatt Shah has obtained the loan from State Bank of India, on the above mentioned property by way of Mortgage of Deposit of Title Deeds.

AND WHEREAS, Mr. Atul Jindatta Shah made a Notice of Intimation regarding mortgage by way of Deposit of Title Deed on 26.08.2015, which is registered in the Office of the Sub Registrar, Haveli No.9, at Serial No.722/2015.

In short, as per latest ~~7/12 extract~~ of the land / property card / copy of Index II, available on Government official website, the current status of the property is verified. Current owner's Name of the said property to be mortgaged with the Bank is verified and matching with the latest copy of ~~7/12 Extract~~ / Property Card / Index II taken. It is found that the applicant (would be borrower) is / will be / having absolute, clear, marketable, enforceable, genuine 'Title' over the said property except the loan of State Bank of India.

Hence, the flow of title is correct and in order on the basis of papers submitted to us and the record with the Government/Revenue authorities.

ADVOCATE V. K. JAGDALE AND ASSOCIATES ADVOCATES PUNE

Our Honorable Associate
Adv. U. N. Khankal

Office: G-207, Mega Center, Magar Patta, Pune- Solapur Road, Hadapsar, Pune 411013.
Email:vkjagdale@hotmail.com
Website: www.legalfriend.in
Tel.No. 020-30423200
Mobile: 9960615382

Ref No.: AVKJ/SBI/SR/ Baramati/05/10 Date: 16/05/2016

Search Report :- Mr. Atul Jindatt Shah.

Annexure - C: Certificate of title

I / We have examined the **Original / ~~Certified~~ / Photo copy of Title Deeds** intended to be deposited relating to the schedule property/(ies) and offered as security by way of ~~Registered~~/ Equitable/~~English~~ Mortgage (*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said ~~Registered~~/ Equitable Mortgage is created, it will satisfy the requirements of creation of ~~Registered~~/ Equitable Mortgage and I / We further certify that:

2. I / We have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I / We confirm having made a search in the Land/ Revenue records. I / We also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I / We do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I / We am/are liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I / We hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, ~~as could be seen from the~~ Encumbrance Certificate for the period from 1987 to 2016 ~~pertaining~~ to the Immovable Property/(ies) covered by above said Title Deeds. ***The property is free from all Encumbrances, except the loan of State Bank of India.***

~~6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank~~

ADVOCATE V. K. JAGDALE AND ASSOCIATES ADVOCATES PUNE

~~(Delete, whichever is inapplicable).~~ Not Applicable

~~7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of share of the Minor with Name). (Strike out if not applicable).~~ Not Applicable

8. The Mortgage if created will be available to the Bank for the Liability of the Intending B... **Mr. Atul Jindatt Shah.**

9. I / We certify that **Mr. Atul Jindatt Shah** has/ have an absolute, clear and Marketable ti... the Schedule property, except the loan of State Bank of India. I / We further certify that the ... title deeds are genuine and a valid mortgage can be created and the said Mortgage wo... enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of follow... title deeds/ documents would create a valid and enforceable mortgage:

Documents obtained by Bank for valid and enforceable mortgage:

1. **Original Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhush... Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mnikl... Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manikl... Shah(Vendors) AND Mr. Atul Jindatt Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2004, dated 24/12/2003, Mouje Raviwar Peth Registration and Sub-Registration District Pune, along with Receipt and Index II thereon.**
2. **Property Tax paid Receipt for the year 2015-16 to be obtained.**
3. **Latest paid MSEDCL bill.**
4. **Copy of Commencement Certificate.**
5. **Original Completion Certificate issued by Pune Municipal Corporation, Pune.**
6. **True copy of sanctioned building plan issued by PMC.**

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

ADVOCATE V. K. JAGDALE AND ASSOCIATES ADVOCATES PUNE

SCHEDULE-I

SCHEDULE OF THE PROPERTY

All that piece or parcel of the Property bearing CTS No. 439, admeasuring about 146.03 Sq. Mtrs. and construction admeasuring approximately 114.00 Sq.Mtrs, situated in Gaonthan Area of Raviwar Peth, Pune Tal. Pune Dist. Pune within the limits of Registration District Pune, an Office of Sub-Registrar Pune and the Pune Municipal Corporation which is bounded by as follows:

On or towards the North:	House No.440.
On or towards the East:	PMC Road.
On or towards the South:	House No. 438.
On or towards the West:	PMC Road.

Date:16/05/2016.
Place: Pune.

Signature of Panel Advocate
Adv.V.K.Jagdale / Adv.U.N.Khankal
For, Adv.V.K.Jagdale and Associates, Advocates.

Further,

1) Receipt:

As the loan amount is more than rupees one crore, the search of title of the prope taken for 30 years.

Search fee of Rs. 750/- paid to Inspector General of Registration Departme Maharashtra State vide E-Challan by debit to S. B. A/c No. 11158823285 of Adv. V. K. Jag with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from period 1987 to 2016.

2) Opinion:-

We have obtained the copies of Index II / ~~7/12 extracts /~~ Property Card pertaining to the prope which is/are available on Maharashtra State Government's official web site **http://www.igrmaharashtra.gov.in/**. On the basis of the exercise made by us, we opine that the ti of the original land owner, to the property as well as all subsequent transferees including t present owner is clean, clear and marketable, except the loan of State Bank of India.

Date: 16/05/2016.
Place: Pune.

Signature of panel Advocate
Adv.V.K.Jagdale / Adv.U.N.Khankal
For, **Adv.V.K.Jagdale and Associates, Advocates.**

V. K. JAGDALE AND ASSOCIATES ADVOCATES PUNE

CHALLAN
MTR Form Number-6

MH001038633201617E	BARCODE	Date 16/05/2016-17:05:28	Form ID
Department: Inspector General Of Registration		Payer Details	
Type of Payment: Search Fee		TAX ID (If Any)	
Other Items		PAN No. (If Applicable)	
Office Name: HVL2_HAVELI 2 JOINT SUB REGISTRAR		Full Name	ADV V K JAGDALE
Location: PUNE			
Year: 2016-2017 One Time		Flat/Block No.	G 207 MEGACENTER
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	MAGARPATTA
		Area/Locality	HADAPSAR
		Town/City/District	
		PIN	4 1 1 0 1 3
		Remarks (If Any)	Ravivar Peth CTS No 439 Plot Area Adm 146.3 Sq.Mtrs. Mr. Atul Jindatt a Shah
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only
Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / REF No.	00040572016051648768 / IKB2553693
Cheque/DD No		Date	16/05/2016-17:05:56
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : Not Available

Government Receipt Accounting system (GRAS)
Finance Department, Government of Maharashtra
User :- Advocate V. K. Jagdale

***Search fee** of Rs. 750/- paid for thirty years for the period from 1987 to 2016 to Inspector General of Registration Department of Maharashtra State through https://gras.mahakosh.gov.in vide E-Challan by debit to S. B. A/c No. 11158823285 of Adv. V. K. Jagdale with State Bank of India, Pulgate Branch, Pune.*

For, Adv.V. K.Jagdale and Associates, Advocates.

V. K. JAGDALE AND ASSOCIATES ADVOCATES & NOTARY PUNE

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m SRO office.

दुय्यम निबंधक : हवेली 2 (कसबा पेठ)
दस्त क्रमांक : 6924/2003
नोंदणी :
Regn:63m

गावाचे नाव : रविवार पेठ

खेखाचा प्रकार	अभिहस्तातंरणपत्र
ाबदला	रु.3800000
ारभाव(भाडेपटटयाच्या तपटटाकार आकारणी देतो की र ते नमुद करावे)	रु. 2280950
भाषन,पोटहिस्सा व घरक्रमांक ल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - विभागाचे नाव : (वि.क्र.6) रविवार (पुणे महानगरपालिका), उपविभागाचे नाव - 5/107 - बागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता फडके हौदचौकापासून सोन्यामारूती चौकापर्यत (रविवार पेठ)---------- सि.स. नं. 439 रविवारपेठ यांसी क्षेत्र 146.3 चौ.मी. या मिळकतीवर असलेली 74 वर्ष पुर्वीची जुनी दगड माती मधील बांधलेली इमारत यांसी क्षेत्र 114 चौ.मी. व इतर सर्व हक्कासहित.
ेत्रफळ	मिळकतीचे एकुण क्षेत्रफळ 146.3 चौ.मी. आहे, व बांधकामाचे एकुण क्षेत्रफळ114 चौ.मी. आहे.
कारणी किंवा जुडी देण्यात असेल	-
स्तऐवज करुन देणा-या/लिहून ा-या पक्षकाराचे नाव किंवा दिवाणी यालयाचा हुकुमनामा किंवा आदेश ल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:-श्री चंदन माणिकलाल शहा , श्री भुषण माणिकलाल शहा , -: -- , नॅशनल मार्केटिंग अॅण्ड कंपनी तर्फे भागीदार श्री नंदन माणिकलाल शहा , युनियन बँक ऑफ इंडिया तर्फे नारायण कृष्णाजी कुलकर्णी , श्री वचन माणिकलाल शहा ,
स्तऐवज करुन घेणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश ल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-श्री अतुल जिनदत्त शहा ,
दस्तऐवज करुन दिल्याचा दिनांक	24/12/2003
)दस्त नोंदणी केल्याचा दिनांक	24/12/2003
)अनुक्रमांक,खंड व पृष्ठ	6924/2003
)बाजारभावाप्रमाणे मुद्रांक शुल्क	380000
)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



-II

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t concern SRO office.

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Haveli 9
फाईल क्रमांक : 722/2015
नोंदणी :
Regn:63m

गावाचे (Village Name) : **Rasta Peth**

लेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
र्जाची रक्कम (Loan amount)	Rs.250000000/-
ह-मापन,पोटहिस्सा व घरक्रमांक ल्यास) roperty Description)	1) Corporation: पुणे म.न.पा. Other details: Building Name:-, Flat No:-, Road:-, Block Sector:-, Landmark:- (C.T.S. Number: 131 ;) 2) Corporation: पुणे म.न.पा. Other details: Building Name:CHANDUKAKA SARAF AND SONS SHOWROOM, Flat No:0, Road:-, Block Sector:-, Landmark:- (C.T.S. Number: 439 ;)
क्षेत्रफळ (Area)	1) Open Area :189.00 Square Meter 2) Build Area :0.00 / Open Area :146 Square Foot
कर्ज घेणाऱ्याचे नाव व पत्ता ortgagor)	1) Name: ATUL JINDATTA SHAH Age: 53, Address: Building Name:-, Floor No:-, Flat No:-, Block Sector:BARAMATI, DIST. PUNE, Road:4, MAHAVIR PATH, GANDHI CHOWK,, City:BARAMATI, State:MAHARASHTRA, District:PUNE, Pin:413102 ,PAN: AGNPS4805J
कर्ज देणाऱ्याचे नाव व पत्ता ortgagee)	Bank Name: STATE BANK OF INDIA Address: BR.BARAMATI, DIST. PUNE
) गहाण / कर्जाचा दिनांक (Date of ortgage)	27/07/2015
) नोटीस फाईल केल्याचा दिनांक (Date filing)	26/08/2015
) फायलींग नंबर (Filing No.)	722/2015
0) मुद्रांक शुल्क (Stamp Duty)	Rs.500500/-
1) फायलींग शुल्क (Filing Amount)	Rs.1300/-
2) Date of submission	13/08/2015
3) शेरा (Remark)	-

ADVOCATE V. K. JAGDALE AND ASSOCIATES, ADVOCATES PUNE

ATATRAY BORADE
B.E. (Civil)

BORADE ASSOCIATES
Approved Govt. Valuar
ISO 9001 : 2008
Cat No. : - 1/87, Reg. No. - A11648
1st Floor, Rachana Market, Station Road,
Baramati. Pin : 413102
Ph. : (02112) 229192 Mob. : 9422078447.

REF/BMT/Val/12310/2016 **Date :- 29/11/2016**

To,
The Manager,
State Bank Of India
Branch Baramati

Client Name: **Mr. Atul Jindatta Shaha.**

1	**Costumer Details.**					
	Name-Apl.No.	**Mr. Atul Jindatta Shaha**				
2	**Property Details**					
	Address	C.T.S.No-439,Raviwar Peth, Pune, Tal- Haweli, Dist- Pune.				
	Nearby Landmark	Raviwar Peth Area,				
3	**Documents Details**		Name of Approving Authority			
	Layout Plan, N.A. Order	**Not Available**		Approval No.		
	Building Plan	**Yes.**	**Pune Municipal Corporation**	Approval No.		
	Construction Permission	**N.A.**	Not Available	Approval No.		
	Legal Documents	**Yes**	List of Documents	Index II		
4	**Physical Details**					
	Adjoining Properties	East-		North-		
		West-		South -		
	Matching of Boundaries	**Yes**	Plot Demarcated - **Yes**	Approved Land Use	**Yes**	Type of property **Commercial Building**
	No. of Room	Living /Dining 1		Toilet & 4		Bed Room No

			Bath	
	Kitchen	-Pentry	Balcony	Extra Room -

Total No. of Floor	G + 1	Floor on which the Property is Located		G + 1
Approximate Age of Property	10 Years	Residual age of Property 60 Years with regular maintenance		
Type of Structure RCC Framed/Stone/BB Masonry - **RCC**			RCC Framed/ BBM **-RCC Framed**	

Tenure/Occupancy Details			
Status of Tenure	**Occupied**	Owned /Rented	**Owned**
No. of Year of Occupancy –		Relationship of tenant or owner - **Self**	

6	**Stage of Construction**	
	Under Construction/Completed	- Completed
	If Under Construction, Extent of Completion	-
	1) Type of Construction	- RCC
	2)Type of Foundation	- RCC
	3)Roofing & Terracing	- Slab
	4) Walls	- 6" Brick Masonry
	5) Internal Plaster 6)I External Plaster	- Sand Face Cement Plaster with Neeru finishes
	7)Flooring	- Vitrified
	8)Doors & Windows	-Wooden Frame Designer Door, Rolling Shutter, Panel Door, Aluminum Sliding Window
	9)Electrification	- Casing Capping
	10)Class of Fittings	- Superior
7	**Violations if any observed**	
	Nature and extent of violations	No

	Area Details of the Property (Open Plot)					
	Site Area	129.64 Sq. M.	Plinth Area	Carpet Area	Built Up Area	283.03 Sq.M.

Valuation	**Plot**	
	1394.92 Sq.Ft.. x Rs. 47500/- Per Sq.Ft.	**: 6,62,58,700.00**
	Built Up	
	4186.05 Sq.Ft.. x Rs. 3000/- Per Sq.Ft.	**: 1,25,58,150.00**
	Total Valuation	**: 7,88,16,850.00**

Government Valuation	**Plot**	
	1394.92 Sq.Ft.. x Rs. 6186.80 /- Per Sq.Ft.	**: 86,30,091.05**
	Built Up	

	1394.92 Sq.Ft.. x Rs. 6186.80 /- Per Sq.Ft. : 86,30,091.05 Built Up 4186.05 Sq.Ft.. x Rs. 2044- Per Sq.Ft. : 85,56,286.20 Total Valuation : 1,71,86,377.25	
	Summary of Govt Valuation **a) Plot – Rs. 86,30,091.05** **b) Building –Rs. 85,56,286.20** **i) Fair Market Value – Rs. 7,88,16,850.00** **ii) Realizable Value 10% Less – Rs. 7,09,35,165.00** **iii)Forced/Distress Sale Value 20% Less – Rs. 6,30,53,480.00**	
10	**Assumption/Remark** i) Qualifications in TIR/Mitigation suggested if any ii)Property is SARFAESI compliant: Y/N - **Yes** iii) Whether property belongs to social infrastructure like hospital, school, old age home etc .- **Yes.** iv)Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged. – **To Be Mortgage** v)Details of last two transactions in the locality/area to be provided if available. - **Not Available** vi)Any other aspect which has relevance on the value of marketability of the property.- **N.A** vii) Property is Situated On Mahaveer Path Area.	
11	**Declaration** i)The Property was inspected by undersigned on Date :29/11/2016 ii) The undersigned does not have any direct/indirect interest in the above property iii)The information furnished herein is true and correct to the best of our knowledge. iv) I have submitted Valuation report directly to the Bank. This report has given as an expert opinion based on the available data based on the inspection and as identified by the parties concerned. Valuation may be taken into account or rejected at the discretion of the bank and it is only suggestion as regards the value.	
12	**For BORADE ASSOCIATE** **Date : 29/11/2016** **SIGNETURE OF D. H. BORADE** **REGE. CAT.NO- 1/87 A- 11648** **Place : Baramati.**	
13	**Enclosure Documents & Photographs (Geo Stamping with Date etc.**	Legal Document & Photographs of Property & Google Map

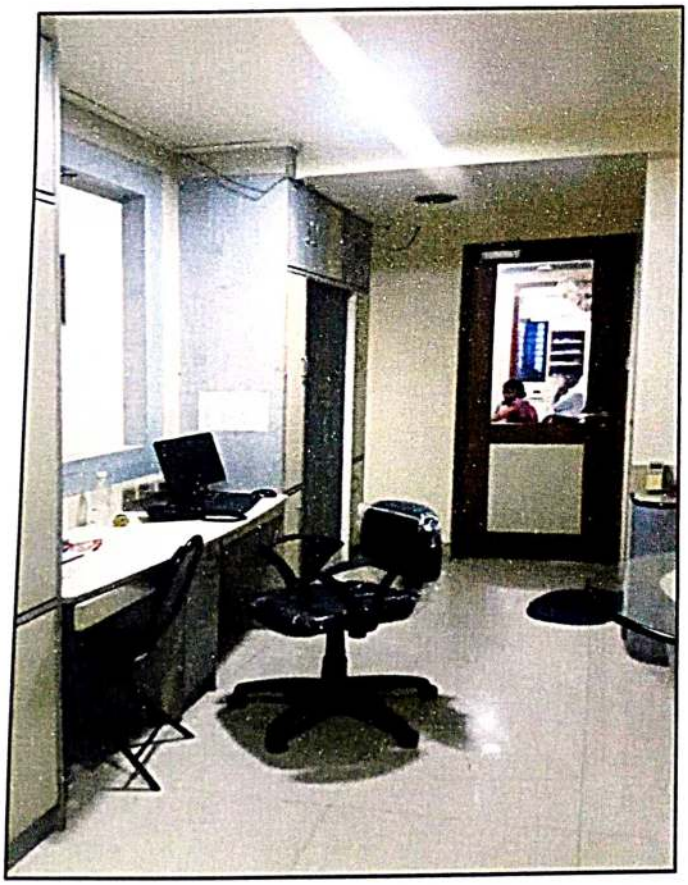
BORADE ASSOCIATE
APPROVED GOVT.VALUER
CAT 1/87
Rachana Market,Station Road,Baramati

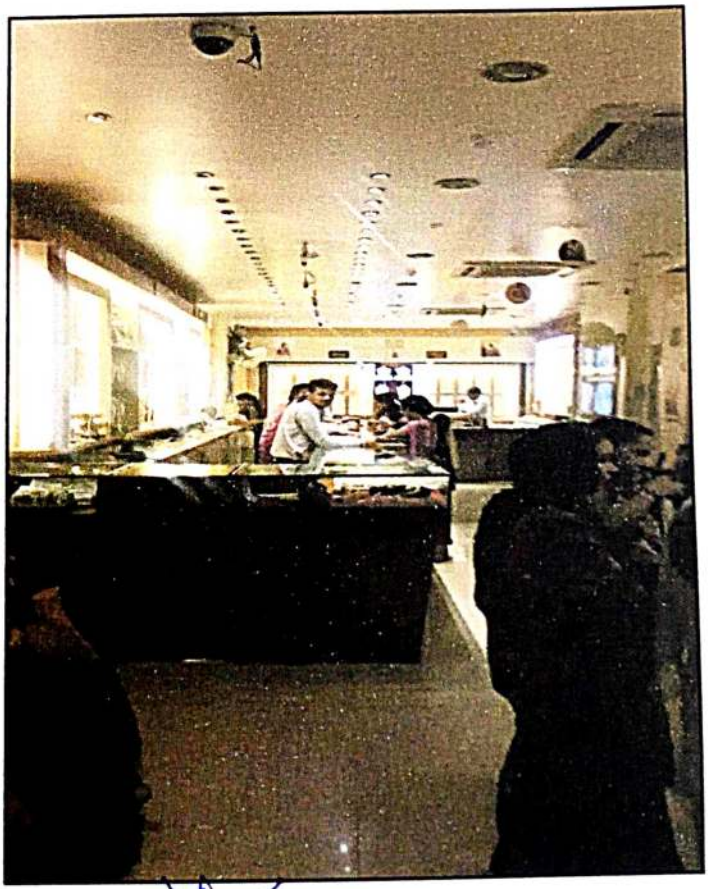
BORADE ASSOCIATE
APPROVED
VALUER
REG.NO.
A-11648
KASBA-BARAMATI

Commercial Property of Mr. Atul Jindatta Shaha, C.T.S.No-439,Raviwar Peth, Pune, Tal- Haweli, Dist- Pune.









BORADE ASSOCIATE
APPROVED GOVT.VALUER
CAT 1/87
Rachana Market, Station Road, Baramati

BORADE ASSOCIATE
APPROVED
VALUER
REG.NO.
A-11648
KASBA BARAMATI

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

Year 20162017

Annual Statement of Rates

Selected District: पुणे
Select Taluka: हवेली
Select Village: रविवार पेठ
Search By: ○ Survey No ◉ Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एककः (Rs./)
SurveyNo	5/105-लक्ष्मी रस्त्यावरील मालमत्ता सोन्या मारुती चौक ते अल्पना टॉकीज (रविवार पेठ)	66570	68000	125230	235300	0	चौ. मीटर
SurveyNo	5/106-स्टेशन रोडवरील मालमत्ता फडके हौद चौकापासुन दारुवाला पुलापर्यंत (रविवार पेठ)	53550	65810	110080	195900	0	चौ. मीटर
SurveyNo	5/107-बागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता फडके हौदचौकापासून सोन्यामारूती चौकापर्यंत (रविवार पेठ)	66570	68000	129080	235300	0	चौ. मीटर
SurveyNo	5/108-बागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता सोन्या मारुती चौकापासुन चिमणराव कदम चौकाचे पश्चिमेकडील चौकापर्यंत (रविवार पेठ)	62980	63000	127260	235300	0	चौ. मीटर
SurveyNo	5/109-बागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता चिमणराव कदम चौकाचे पश्चिमेकडील चौकापासुन शिवांजली चौकापर्यंत (रविवार पेठ)	48260	53260	110080	198920	0	चौ. मीटर

1 2 3

Survey Number: 437 , 452 , 449 , 445 , 413 , 409 , 401 , 417 , 422 , 425 , 429 , 433 , 441 , 456 , 405 , 430 , 443 , 442 , 440 , 438 , 435 , 434 , 444 , 431 , 450 , 432 , 446 , 428 , 448 , 436 , 451 , 453 , 454 , 455 , 457 , 458 , 447 , 402 , 439 , 400 , 427 , 403 , 404 , 406 , 407 , 408 , 410 , 411 , 412 , 424 , 399 , 414 , 426 , 423 , 420 , 419 , 418 , 416 , 415

BORADE ASSOCIATE
APPROVED GOVT.VALUER
CAT 1/87
Rachana Market, Station Road, Baramati

BORADE ASSOCIATE
APPROVED VALUER
REG NO. A-11648
KASBA-BARAMATI

AREA OF BLOCK

A 5.53 + 5.22/2 X 17.84 = 95.89 SQ.M.

TOTAL AREA = 95.89 SQ.M.

DEDUCTION OF

1. 1.83 X 1.68 = 3.07 SQ.M.
2. 3.00 X 3.00 = 9.00 SQ.M.

TOTAL DEDUCTION = 12.07 SQ.M.

NET FLOOR AREA = 95.89 - 12.07 = 83.82 SqM

DEDUCTION OF LIFT LOBBY & STAIRCASE

3. 1.52 X 1.83 = 2.78 SQ.M.
4. 3.19+3.09/2 X 5.69 = 17.86 SQ.M.

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA = 83.82 - 20.64 = 63.18 SqM

2nd FLOOR AREA = 63.18 Sqm

AREA OF BLOCK

A 5.53 + 5.22/2 X 15.55 = 83.27 SQ.M.

TOTAL AREA = 83.27 SQ.M.

DEDUCTION OF

1. 1.83 X 1.68 = 3.07 SQ.M.
2. 3.00 X 3.00 = 9.00 SQ.M.

TOTAL DEDUCTION = 12.07 SQ.M.

NET FLOOR AREA = 83.27 - 12.07 = 71.20 SqM

DEDUCTION OF LIFT LOBBY & STAIRCASE

3. 1.52 X 1.83 = 2.78 SQ.M.
4. 3.19+3.09/2 X 5.69 = 17.86 SQ.M.

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA = 71.20 - 20.64 = 50.56 SqM

3rd FLOOR AREA = 50.56 Sqm

AREA OF BLOCK

A 5.53 + 5.22/2 X 5.55 = 52.30 SQ.M.

TOTAL AREA = 52.30 SQ.M.

DEDUCTION OF

1. 1.83 X 1.68 = 3.07 SQ.M.

TOTAL DEDUCTION = 3.07 SQ.M.

NET FLOOR AREA = 52.30 - 3.07 = 49.23 SqM

DEDUCTION OF LIFT LOBBY & STAIRCASE

3. = 2.78 SQ.M.
4. = 17.86 SQ.M.

TOTAL DEDUCTION = 20.64 SQ.M.

	3. NET CROSS AREA OF PLOT (1-2)	129.64
	4. DEDUCTION FOR a. RECREATION GROUND AS PER RULE NO. 13.3.1 b. INTERNAL ROADS C. TOTAL (a+b) d. ADD OPEN SPACE	
	5. NET AREA OF PLOT (3+4)	129.64
	6. ADDITION FOR FAR (0.4) ROAD WIDENING AREA	12.64
	7. TOTAL AREA (5+6)	142.28
	8. F.A.R. PERMISSIBLE	2.0
	9. PERMISSIBLE FLOOR AREA (5+6)	284.56
	10. EXISTING FLOOR AREA	—
	11. PROPOSED AREA	282.32
	12. EXCESS BALCONY AREA TAKEN IN F.S.I.	0.71
	13. TOTAL B/UP AERA (10+11+12)	283.03
	14. FAR CONSUMED 13/7	0.98

B BALCONY AREA STATEMENT

	a) PERMISSIBLE BALCONY AREA PER FLOOR	AS PER STATEMENT
	b) PROPOSED BALCONY AREA PER FLOOR.	
	c) EXCESS BALCONY AREA (TOTAL)	—

TENEMENT STATEMENT

	a) NET AREA OF PLOT	142.28
	b) LESS DEDUCTION OF NON RESI-DENTIAL AREA (SHOP ETC.)	—
	c) AREA OF TENEMENT (a-b)	---
	d) TENEMENT PERMISSIBLE 180 T/H	--
	e) TENEMENT PROPOSED.	2

D PARKING STATEMENT

		CAR	SCOOTER	CYCLE
	a) PARKING REQUIRED BY RULE	3	4	4
	b) PARKING PROPOSED	3	4	4
	c) GARAGE PERMISSIBLE	—	—	—
	d) GARAGE PROPOSED	—	—	—

E LEGENDS

a) PLOT BOUNDRY SHOWN BLACK
b) PROPOSED WORK SHOWN RED
c) DRAINAGE LINE SHOWN DOTTED RED
d) WATER LINE SHOWN DOTTED BLACK
e) RECREATIONAL GROUND SHOWN GREEN
f) WORK TO BE DEMOLISHED SHOWN YELLOW
g) ROAD WIDENING LINE SHOWN DOTTED GREEN
h) EXISTING STRUCTURE SHOWN BLUE

PROFORMA - II

CERTIFICATE OF AREA

BORADE ASSOCIATE
APPROVED GOVT.VALUER
CAT 1/87
Rachana Market, Station Road, Baramati

BORADE ASSOCIATE
APPROVED VALUER
REG NO. A-11648
KASBA-BARAMATI

	14 FAR CONSUMED 15/7	0.99
B	BALCONY AREA STATEMENT	
	a) PERMISSIBLE BALCONY AREA PER FLOOR	AS PER STATEMENT
	b) PROPOSED BALCONY AREA PER FLOOR	
	c) EXCESS BALCONY AREA (TOTAL)	----
	TENEMENT STATEMENT	
	a) NET AREA OF PLOT	142.28
	b) LESS DEDUCTION OF NON RESI-DENTIAL AREA (SHOP ETC.)	----
	c) AREA OF TENEMENT (a-b)	---
	d) TENEMENT PERMISSIBLE 180 T/H	--
	e) TENEMENT PROPOSED.	2

D	PARKING STATEMENT			
	a) PARKING REQUIRED BY RULE	CAR 3	SCOOTER 4	CYCLE 4
	b) PARKING PROPOSED	3	4	4
	c) GARAGE PERMISSIBLE	-	-	-
	d) GARAGE PROPOSED	-	-	-

E LEGENDS

a) PLOT BOUNDRY SHOWN BLACK
b) PROPOSED WORK SHOWN RED
c) DRAINAGE LINE SHOWN DOTTED RED
d) WATER LINE SHOWN DOTTED BLACK
e) RECREATIONAL GROUND SHOWN GREEN
f) WORK TO BE DEMOLISHED SHOWN YELLOW
g) ROAD WIDENING LINE SHOWN DOTTED GREEN
h) EXISTING STRUCTURE SHOWN BLUE

PROFORMA - II

A 5.39 + 3.22/2 X 9.86 = 52.30 SQ.M.

TOTAL AREA = 52.30 SQ.M.

DEDUCTION OF

1. 1.83 X 1.68 = 3.07 SQ.M.

TOTAL DEDUCTION = 3.07 SQ.M.

NET FLOOR AREA = 50.66 - 3.07 = 49.23 Sqm

DEDUCTION OF LIFT LOBBY & STAIRCASE

3. 1.52 X 1.83 = 2.78 SQ.M.
4. 3.19+3.09/2 X 5.69 = 17.86 SQ.M.

TOTAL DEDUCTION = 20.64 SQ.M.

4th FLOOR AREA = 28.59 Sqm

PARKING AREA CALCULATION

PARKING	CAR	SCOOTER	CYCLE
LESS THAN 200 Sqm	3	4	4
PARKING	3	4	4

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVED BY ME ON 20/08/03 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA OF SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS / LAND RECORDS DEPTT / CITY SURVEY RECORDS.

SIGN OF LICENSED ARCHITECTS

PROPOSAL REVISED

PROPOSED RESIDENTIAL & COMMERCIAL BLDG. AT C.T.S. NO. 439 RAVIWAR PETH PUNE

OWNER

P. A. H.
ATUL J. SHAH

CERTIFIED

BORADE ASSOCIATE
APPROVED GOVT.VALUER CAT 1/87
Rachana Market, Station Road, Baramati

BORADE ASSOCIATE
APPROVED VALUER REG NO. A-11648
KASBA-BARAMATI

दस्त क्रमांक : १२४ - 6994 /2003

सूची क्र. दोन : SR NO. II

गावाचे नाव : हवेली

(1) मिळकतीचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु.

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(3)क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(5) दस्तऐवज करून देणा-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) पैलवान [illegible] श्री नंदन माणिकलाल शहा : घर/फ्लॅट नं: सि टि एस नं: ७०; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; पेठ/वसाहत: बारामती; शहर/गाव: ; तालुका: हवेली पिन: 411002.

(2) श्री भुपेन माणिकलाल शहा : घर/फ्लॅट नं: सदर ; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; वसाहत: ; शहर/गाव: ; तालुका: ; पिन: .

(3) श्री [illegible] माणिकलाल शहा : घर/फ्लॅट नं: सदर ; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; वसाहत: ; शहर/गाव: ; तालुका: ; पिन: .

(4) श्री [illegible] माणेकलाल शहा : घर/फ्लॅट नं: सदर ; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; वसाहत: ; शहर/गाव: ; तालुका: ; पिन: .

(5) [illegible] ईतिहास ते भरतलाल कृष्णजी [illegible] ; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; पेठ/वसाहत: ; शहर/गाव: ; तालुका: हवेली पिन: 411002.

(6) श्री अतुल जिनदत्त शहा : घर/फ्लॅट नं: ; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; पेठ/वसाहत: बारामती ; शहर/गाव: ; तालुका: ; पिन: .

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, याटीचे नाव व संपूर्ण पत्ता

(7) दिनांक करून दिल्याचा 24/12/2003

(8) नोंदणीचा 24/12/2003

(9) अनुक्रमांक, खंड व पृष्ठ 6994 /2003

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 380000.00

(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

(12) शेरा

[illegible] बाजारभाव [illegible] रु. [illegible] बाजारभाव [illegible] रु. [illegible] यात [illegible] तारीख 9/1/2004

[illegible]

BORADE ASSOCIATE
APPROVED GOVT.VALUER
CAT 1/87
Rachana Market, Station Road, Baramati

BORADE ASSOCIATE
APPROVED VALUER
REG NO. A-11648
KASBA-BARAMATI

DATTATRAY BORADE
B.E. (Civil)

BORADE ASSO
Approved Govt. Valua
ISO 9001 : 2008
Cat No. : - 1/87, Reg. No. - A11648
1st Floor, Rachana Market, Station Roa
Baramati. Pin : 413102
Ph. : (02112) 229192 Mob. : 9422078447.

REF/BMT/Val/140/2018 **Date :- 25/03/2018**

To,
The Manager,
State Bank Of India
Branch Baramati

Client Name: **Mr. Atul Jindatta Shaha.**

1	**Costumer Details.**				
	Name- Apl.No.	**Mr. Atul Jindatta Shaha**			
2	**Property Details**				
	Address	C.T.S.No-439, Raviwar Peth, Pune, Tal- Haweli, Dist- Pune.			
	Nearby Landmark	Raviwar Peth Area,			
3	**Documents Details**		Name of Approving Authority		
	Layout Plan, N.A. Order	**Not Applicable**		Approval No.	
	Building Plan	**Yes.**	**Pune Municipal Corporation**	Approval No.	Re Sanctio 441 20/03
	Construction Permission	**Yes**	**Pune Municipal Corporation**	Approval No.	R Sanctio 44 20/0
	Legal Documents	**Yes**	List of Documents		
4	**Physical Details**				
	Adjoining Properties	East-	North-		
		West-	South -		

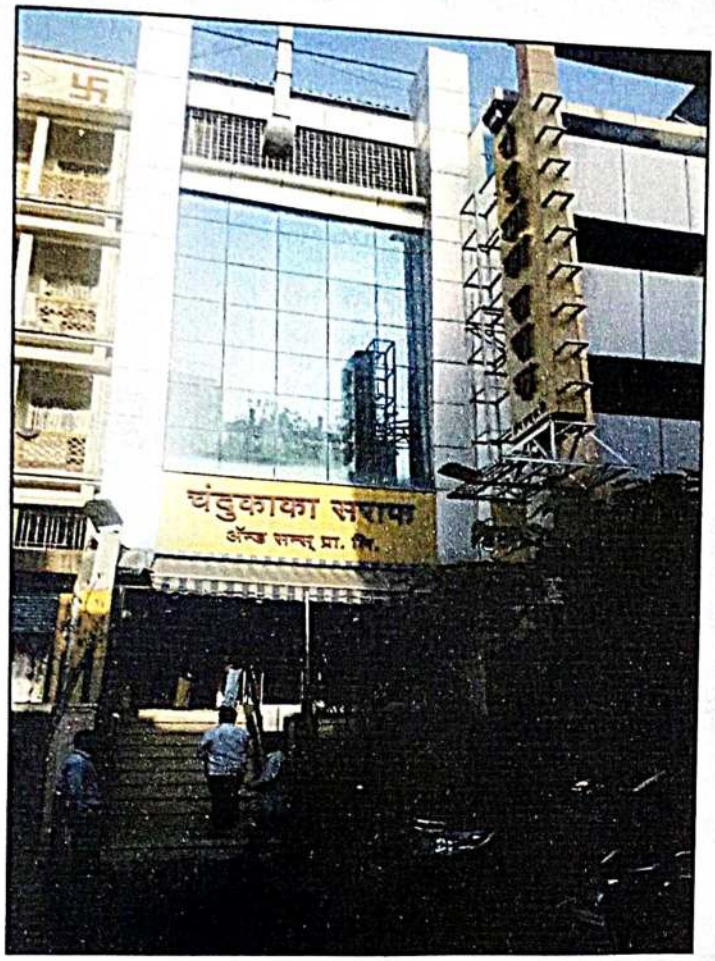
	Matching of Boundaries	Yes	Plot Demarcated - Yes	Approved Land Use	Yes	Type of property	Commercial Building
	No. of Room	Living /Dining 1		Toilet & Bath 4		Bed Room No	
		Kitchen -Pantry		Balcony		Extra Room -	
	Total No. of Floor	B + G + 3	Floor on which the Property is Located			B + G + 3	
	Approximate Age of Property	10 Years	Residual age of Property 60 Years with regular maintenance				
	Type of Structure RCC Framed/Stone/BB Masonry - **RCC**				RCC Framed/ BBM **-RCC Framed**		
	Tenure/Occupancy Details						
	Status of Tenure **Occupied**			Owned /Rented **Owned**			
	No. of Year of Occupancy –			Relationship of tenant or owner - **Self**			
6	**Stage of Construction**						
	Under Construction/Completed			- Completed			
	If Under Construction, Extent of Completion			-			
	1) Type of Construction			- RCC			
	2)Type of Foundation			- RCC			
	3)Roofing & Terracing			- Slab			
	4) Walls			- 6" Brick Masonry			
	5) Internal Plaster			- Sand Face Cement Plaster with Neeru finishes			
	6)I External Plaster						
	7)Flooring			- Vitrified			
	8)Doors & Windows			-Wooden Frame Designer Door, Rolling Shutter, Panel Door, Aluminum Sliding Window			
	9)Electrification			- Casing Capping			
	10)Class of Fittings			- Superior			
7	**Violations if any observed**						
	Nature and extent of violations			No			

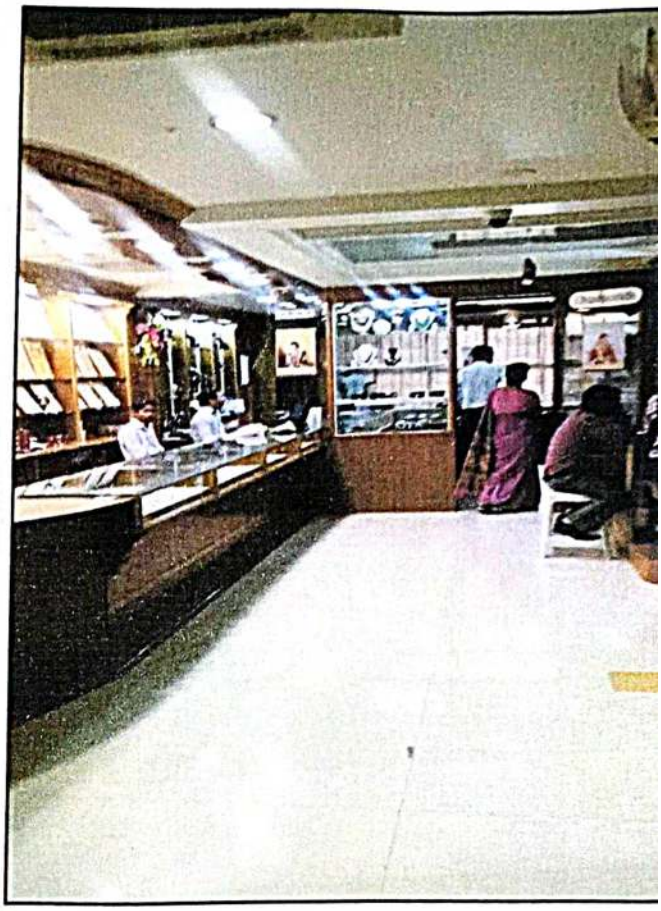
Area Details of the Property (Open Plot)					
Site Area	129.64 Sq. M.	Plinth Area	Carpet Area	Built Up Area	389.03 Sq.M.

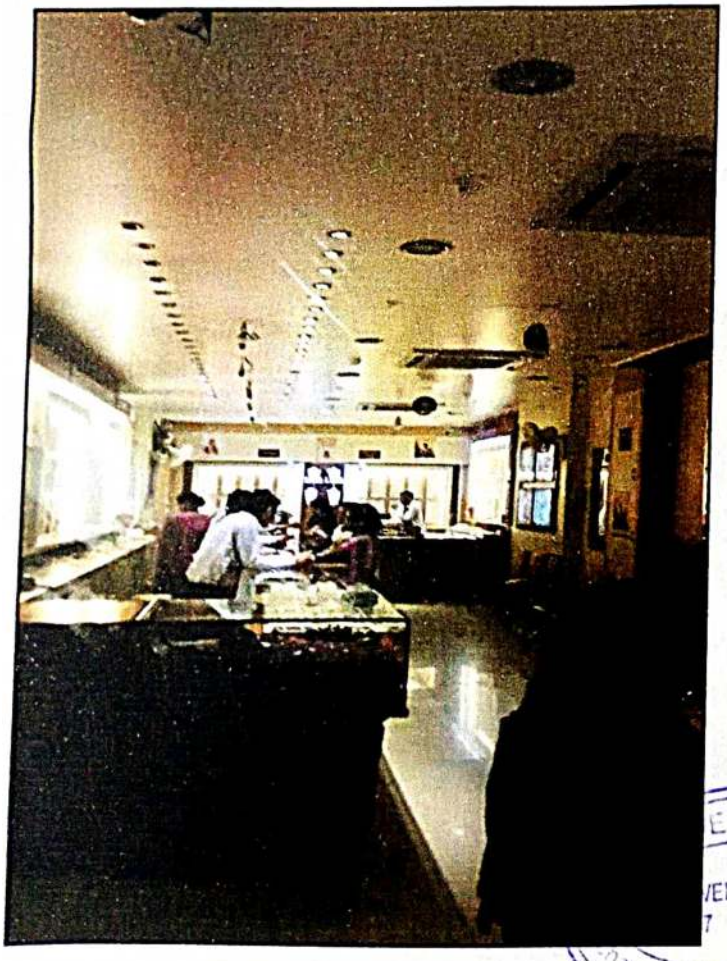
Valuation	**Plot**	
	1394.92 Sq.Ft.. x Rs. 47500/- Per Sq.Ft.	**: 6,62,58,700.00**
	Built Up	
	4186.05 Sq.Ft.. x Rs. 3000/- Per Sq.Ft.	**: 1,25,58,150.00**
	Total Valuation	**: 7,88,16,850.00**

	Government Valuation	Plot 1394.92 Sq.Ft.. x Rs. 6186.80 /- Per Sq.Ft. : 86,30,091.05 Built Up 4186.05 Sq.Ft.. x Rs. 2044- Per Sq.Ft. : 85,56,286.20 Total Valuation : 1,71,86,377.25
	Summary of Govt Valuation **a) Plot – Rs. 86,30,091.05** **b) Building –Rs. 85,56,286.20** **i) Fair Market Value – Rs. 7,88,16,850.00** **ii) Realizable Value 10% Less – Rs. 7,09,35,165.00** **iii)Forced/Distress Sale Value 20% Less – Rs. 6,30,53,480.00**	
10	**Assumption/Remark** i) Qualifications in TIR/Mitigation suggested if any ii)Property is SARFAESI compliant: Y/N - **Yes** iii) Whether property belongs to social infrastructure like hospital, school, old age home etc .- **Yes.** iv)Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged. – **To Be Mortgage** v)Details of last two transactions in the locality/area to be provided if available. - **Not Available** vi)Any other aspect which has relevance on the value of marketability of the property.- **N.A** vii) Property is Situated Near Fadke Houd Area. **Remark : While Calculating the Govt. Value, The value of property is considered only Plot & Construction Value; Not Consider Commercial Value, So Valuation is more than 20%**	
11	**Declaration** i)The Property was inspected by undersigned on Date : **24/03/2018** ii) The undersigned does not have any direct/indirect interest in the above property iii)The information furnished herein is true and correct to the best of our knowledge. iv) I have submitted Valuation report directly to the Bank. This report has given as an expert opinion based on the available data based on the inspection and as identified by the parties concerned. Valuation may be taken into account or rejected at the discretion of the bank and it is only suggestion as regards the value.	
12	**For BORADE ASSOCIATE** BORADE ASSOCIATE ★ APPROVED GOVT.VALUER CAT 1/87 ★ BORADE ASSOCIATE ★ APPROVED VALUER REG.NO. A-11648 KASABA-BARAMATI ★ **SIGNETURE OF D. H. BORADE** **REGE. CAT.NO- 1/87 A- 11648**	**Date : 25/03/2018** **Place : Baramati.**
13	**Enclosure Documents & Photographs (Geo Stamping with Date etc.**	Legal Document & Photographs of Property & Google Map

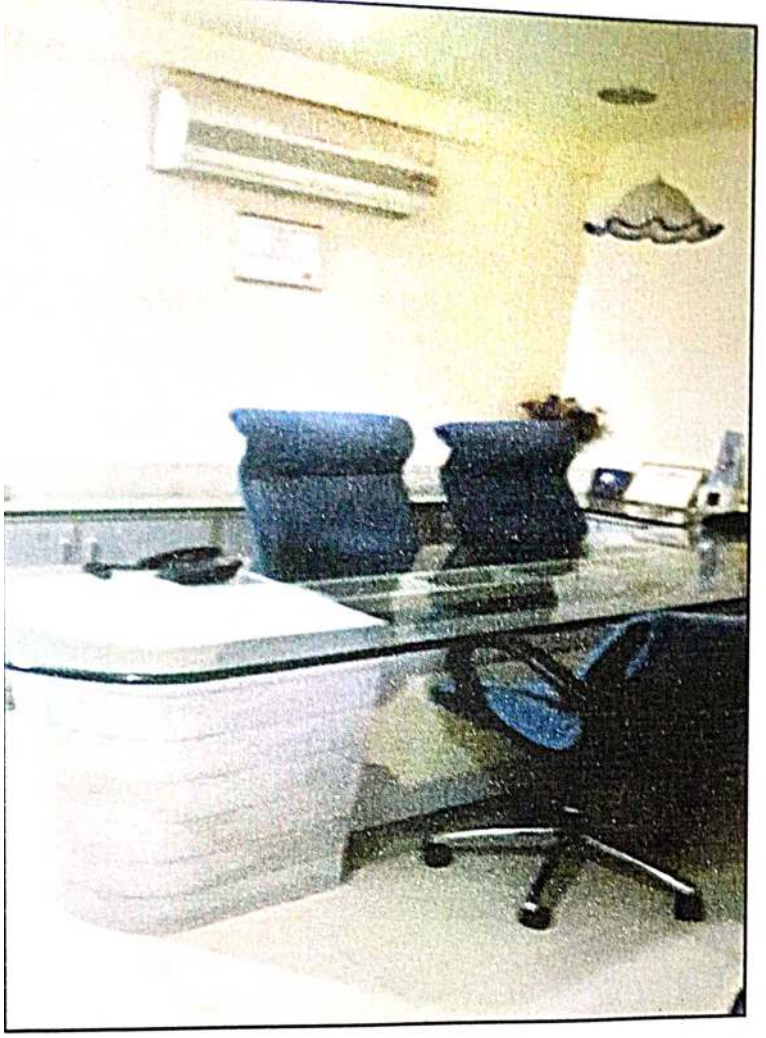
Commercial Property of Mr. Atul Jindatta Shaha, in C.T.S.No-439, Raviwar Peth, Pune, Tal- Haweli, Dist- Pune

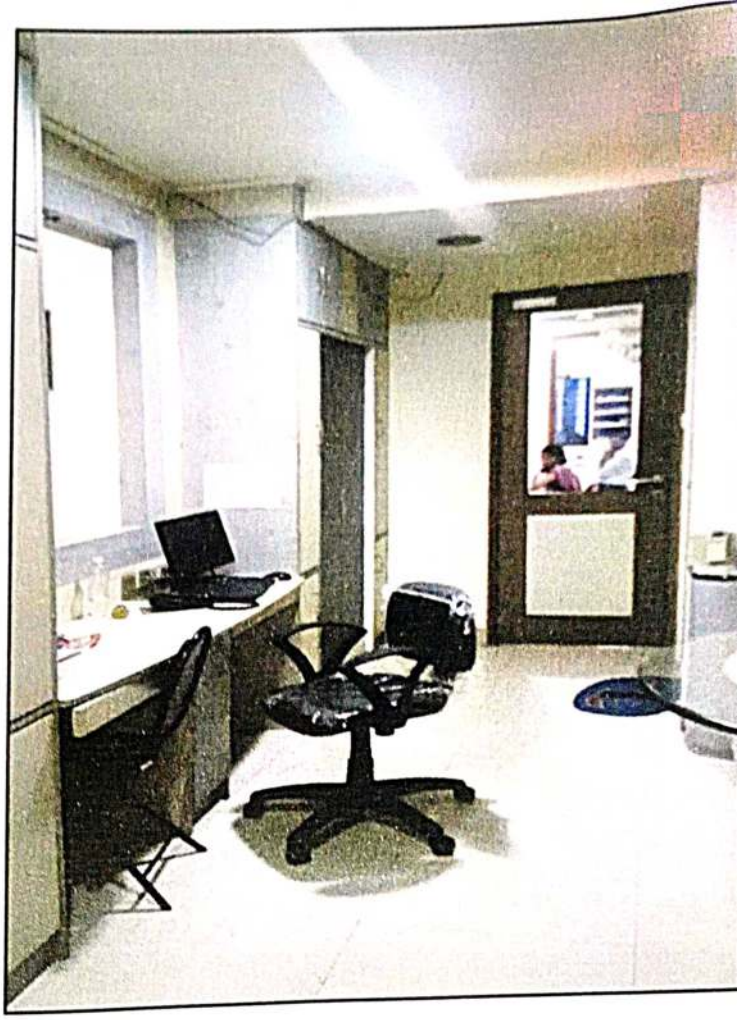




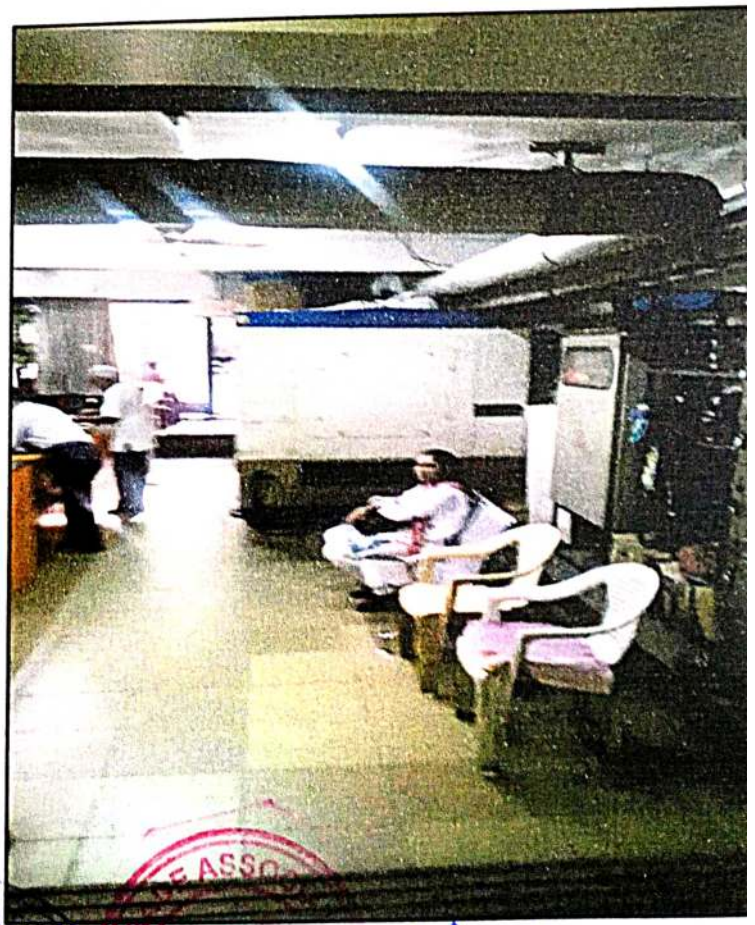












BORADE ASSOCIATES
APPROVED GOVT. VALUER
CAT 1/87
Ra Nana Marg, Station Road, Baramati

BORADE ASSOCIATES
APPROVED VALUER
KASABA-B

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग; महाराष्ट्र शासन

Home

बाजारमूल्य दर पत्रक

Valuation Rules User Manual

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62017

Annual Statement of Rates

Selected District: पुणे

Select Taluka: हवेली

Select Village: रविवार पेठ

Search By: ◉ Survey No ○ Location

Enter Survey No: 439 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5/107-बागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता फडके हौदचौकापासून सोन्यामारूती चौकापर्यंत (रविवार पेठ)	66570	68000	129080	235300	0	चौ. मीटर	सि.टी.एस. नंबर

BORADE ASSOCIATE
APPROVED GOVT. VALUER
CAT 1/87
Station Road, Baramati

BORADE ASSOCIATE
APPROVED VALUER
KASABA BARAMATI



BORADE ASSOCIATE
APPROVED GOVT. VALUER
CAT 1/87
Rahana Market, Station Road, Baramati

BORADE ASSOCIATE
APPROVED VALUER
REG. NO. A-11
KASABA-BA

BORADE ASSOCIATES
Approved Govt. Valuar
ISO 9001 : 2008
Cat No. - 1/87, Reg. No. - A11648
1st Floor, Rachana Market, Station Road,
Baramati Pin - 413102
Ph. : (02112) 229192 Mob. : 9422078447
E-mail : boradeassociates@gmail.com

DATTATRAY BORADE
B.E. (Civil)

Ref BMT/ Val/11959/2016

Date: 20/05/2016

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGGRICULTURAL LAND PLANTATION FORESTS, MINES AND QUARRIES)

The valuation report is prepared after inspection of premises as mentioned in detail in technical report enclosed this report. The premise valued is inspected at the Commercial premises of **Mr. Atul Jindatta Shaha,** C.T.S.No-439, Raviwar Peth, Pune, Tal- Haweli, Dist- Pune.

1. Name of person for whom Valuation is made : **Mr. Atul Jindatta Shaha**
C.T.S.No-439, Raviwar Peth, Pune,
Tal- Haweli, Dist- Pune.

2. Basis valuation: While arriving at valuation of premises the physical built up area of Building measured. The site of premises and the present market for land is taken into consideration; The manner of working of valuation of premises is given in detail technical report on premises. The rate applicable for this is arrived after going through the actual transactions that have taken place as on date of valuation from local market enquiry.
The location is in Pune fully developed Commercial locality. The building premises Raviwar Peth Area

For BORADE ASSOCIATE

SIGNETURE OF D. H. BORADE
REGE. CAT NO- 1/87 A- 11648

BORADE ASSOCIATE ★ APPROVED GOVT.VALUAR CAT 1/87 ★ Rachana Market,Station Road,Baramati ★

BORADE ASSOCIATE ★ APPROVED VALUAR REG. NO.A11648 ★ Rachana Market,Station Road,Baramati ★

market value ascertained by valuer is in tune with the market rates prevailing in the area

CERTIFICATE

1. The value of the premises is **Market Value Rs. 7,87,82,540.00**
   Realizable Value Rs. 7,48,43,413.00
   Distress Value Rs. 7,09,04,286.00
2. This value represents true and fair market value of the premises to the best of our knowledge and belief .
3. We have no relation and interest in the property valued.
4. This valuation is subject to clear & valid title of property & based on document provided by applicant

DATE : 20/05/2016
PLACE : Baramati.

For BORADE ASSOCIATE

SIGNETURE OF D. H. BORADE
REGE. CAT. NO- 1/87 A- 11648

BORADE ASSOCIATE
APPROVED GOVT.VALUAR
CAT 1/87
Rachana Market,Station Road,Baramati

BORADE ASSOCIATE
APPROVED VALUAR
REG. NO.A11648
Rachana Market,Station Road,Baramati

BORADE ASSOCIATES

PART-1

GENERAL.

1.	Purpose for which valuation is Made.	: To arrive at true and fair market Value security for Bank Finance
2.	Date as on which valuation is made	: 20/05/2016
3.	Name of the owner / owners	: **Mr. Atul Jindatta Shaha**
4.	If the property is under joint ownership / co ownership share of each such owner are the shares undivided	: Owner. as per C.T.S. Card
5.	Brief description of the property	: G + 1
6.	**Location Street, Ward No.**	**:** RAviwar Peth Area
7.	Survey / Plot No. of Land.	: C.T.S.No-439, Raviwar Peth, Pune, Tal- Haweli, Dist- Pune.
8.	Is the Property situated in commercial / residential / Industrial / mixed area?	: Commercial Area
9.	Classification of locality high class / middle class/ poor class.	: Higher Middle Class persons.
10.	Proximity to civic amenities like Schools, hospitals, offices, Market, cinemas etc	: Close vicinity.
11.	Means and proximity to surface Communication by which the Locality is served.	: Riksha, By own arrangement

For BORADE ASSOCIATE

BORADE ASSOCIATE ★ APPROVED GOVT.VALUAR CAT 1/87 ★ Rachana Market,Station Road,Baramati

BORADE ASSOCIATE ★ APPROVED VALUAR REG. NO.A11648 ★ Rachana Market,Station Road,Baramati

SIGNETURE OF D. H. BORADE
CAT NO- 1/87 REGE .A- 11648

PART 2 – VALUATION

Property comprising of the ownership C.T.S.No-439, Raviwar Peth, Pune, Tal- Haweli, Dist- Pune.

Valuation of the premises **Mr. Atul Jindatta Shaha,**
Valued for market value as on 20/05/2016 as security for Bank Finance.

CALCULATION

Floor	Area in Sq.M.	Area in Sq.Ft	Rate Per Sq.Ft	Amount
Ground Floor	94.70	1018.97	34000	3,46,44,980.00
First Floor	90.09	969.36	21000	2,03,56,560.00
Second Floor	83.82	901.90	12000	1,08,22,800.00
Third Floor	71.20	766.11	10000	76,61,100.00
Forth Floor	49.23	529.71	10000	52,97,100.00
Total	389.04	4186.05		7,87,82,540.00

1) Total Market Valuation : 7,87,82,540.00
2) Realizable Value in figures 5% Less from total market value : 7,48,43,413.00
3) Total Distress Value in Figures 10% Less from total market value : 7,09,04,286.00

Rs. Six Cr. Sixty Six Lac Sixty One Thousand Twenty Only be taken as estimated fair value. This valuation report is based on the data furnished by the owner and the information available.

PART :3 DECLARATION.

I hereby declare that

A) The information furnished in the valuation report true and correct in the best of our knowledge and belief
B) We have no direct or indirect interesting the property valued
C) We have personally inspected the property on 19/05/2016

For BORADE ASSOCIATE

BORADE ASSOCIATE ★ APPROVED GOVT.VALUAR CAT 1/87 ★ Rachana Market, Station Road, Baramati

BORADE ASSOCIATE ★ APPROVED VALUAR REG. NO.A11648 ★ Rachana Market, Station Road, Baramati

SIGNETURE OF D. H. BORADE
REGE. CAT.NO- 1/87 A- 11648

ANNEXURE TO FORM 0-1

1. No of floors and Height of each floor : 10' for other floors
2. Plinth area floor- wise : B/up – 4186.05 Sq. Ft..
   (as per IS:3861-1966)
3. Year of construction : Not Available
4. Estimated future life : 50 Years
5. Type of construction land Bearing : RCC Frame
   walls / RCC Frame / Steel Frame.
6. Type of foundation. : RCC
7. Walls
   a) Basement and plinth : 6" Brick Masonry
   b) Ground : 6" Brick Masonry.
   c) Superstructure above ground floor : 6" Brick Masonry.
8. Partitions : 6" Brick Masonry
9. Doors and Windows : Wooden Frame Wooden Door, Rolling Shutter, M.S. Windows
10. Flooring : Spartex
11. Finishing : Sand face cement Plaster
12. Roofing and terracing : Slab
13. Special architectural or decorative futures : As Per Arc
14. a) Internal wiring surface or conduit : Casing Capping
    b) class of fittings superior / ordinary/ poor: Superior
15. Sanitary installations
    a. a. No. of water closets : 1
       b. No of lavatory basins. : 1
       c. No of Urinals : -
       d. No. of sinks : 1
       e. No. of Bath tubs : -
       f. No. of bidets : -
       g. No. of geysers : -
    b. class of fittings superior colored : Superior
       superior white / ordin
16. Compound wall : N.A.
17. No of lifts and capacity. : Not applicable
18. Underground sump capacity and type of construction : As Per Req.

BORADE ASSOCIATES

19. Over head tank
    a. where located : As Per Req
    b. capacity : As Per Req
    c. type of construction : As per Req
20. Pumps- Nos. and their power : As per Req
21. Sewage disposal whether connected to public sewers. If septic tanks provided no and Capacity : As per Req.

DATE : 20/05/2016
PLACE : Baramati.

For BORADE ASSOCIATE

SIGNATURE OF D. H. BORADE
REGE. CAT. NO- 1/87 A- 11648

BORADE ASSOCIATE * APPROVED GOVT.VALUAR CAT 1/87 * Rachana Market,Station Road,Baramati

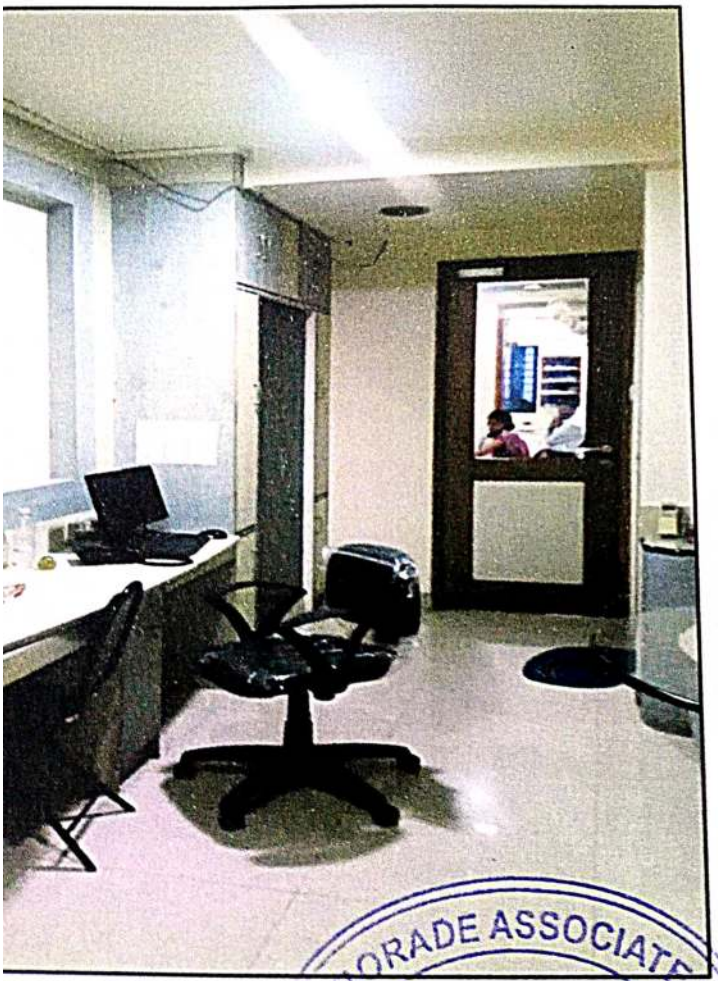
BORADE ASSOCIATE * APPROVED VALUAR REG. NO.A11648 * Rachana Market,Station Road,Baramati

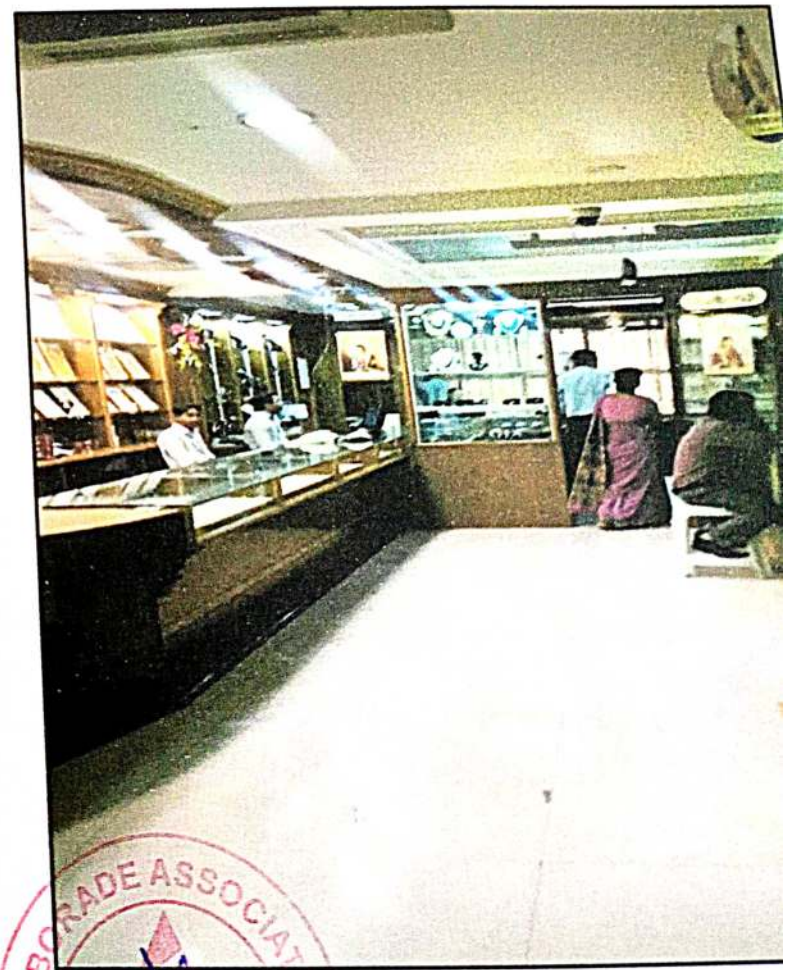
BORADE ASSOCIATES

Commercial Property of Atul J. Shaha, C.T.S. No- 439, Raviwar Peth, Pune.









BORADE ASSOCIATE
APPROVED GOVT.VALUAR
CAT 1/87
Rachana Market, Station Road, Baramati

BORADE ASSOCIATE
APPROVED VALUAR
REG. NO.A11643
Rachana Market, Station Road, Baramati

दस्तक्रमांक व वर्ष 6924/2003

रविवार असूनही खत दस्तावेज

सूची क्र. दोन EX NO. II

गावाचे नाव रहिमतपूर

(1) वि.ले.वाला प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)

(2) भू-मापन, पोटहिस्सा व मरक्रमांक (असल्यास)

(3)क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) नॅशनल [illegible] ॲण्ड कं.प.नी तर्फे भागीदार श्री नंदन माणिकलाल शहा : घर/फ्लॅट नं: सि टीएस [illegible]; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: रहिमतपूर शहर, ता: [illegible] तालुका: [illegible] पिन: 411002

(2) [illegible] फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.

(3) श्री भुषण माणिकलाल शहा ; घर/फ्लॅट नं: सदर ; गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: -, शहर/गाव: -; तालुका: - पिन: -

(4) श्री [illegible] माणिकलाल शहा ; घर/फ्लॅट नं: सदर ; गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: -, शहर/गाव: -, तालुका: -, पिन: -

(5) श्री [illegible] माणेकलाल शहा ; घर/फ्लॅट नं: सदर ; गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: -, शहर/गाव: -, तालुका: -, पिन: -

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) श्री अतुल जिनदत्त शहा घर/फ्लॅट नं: -; गल्ली/रस्ता: - ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: बारामती ; शहर/गाव: पुणे ; तालुका: हवेली ; पिन: -

(7) दिनांक करून दिल्याचा 24/12/2003

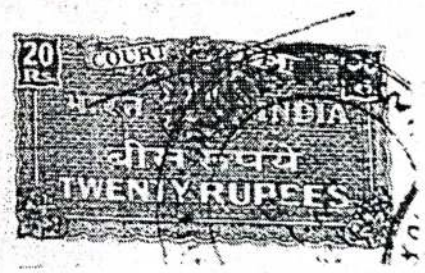
(8) नोंदणीचा 24/12/2003

(9) अनुक्रमांक, खंड व पृष्ठ 6924 /2003

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 380000.00

(11) बाजारभावाप्रमाणे नोंदणी रु. 30000.00

(12) शेरा



BORADE ASSOCIATES
APPROVED GOVT.VALUAR
CAT 1/87
Rachana Market, Station Road, Baramati

APPROVED VALUAR
REG. NO.A11648
Rachana Market, Station Road, Baramati

AREA OF BLOCK

A. 5.53 + 5.22/2 x 17.84 = 95.89 SQ.M.

TOTAL AREA = 95.89 SQ.M.

DEDUCTION OF

1. 1.83 X 1.68 = 3.07 SQ.M.
2. 3.00 X 3.00 = 9.00 SQ.M.

TOTAL DEDUCTION = 12.07 SQ.M.

NET FLOOR AREA = 95.89 - 12.07 = 83.82 SqM

DEDUCTION OF LIFT LOBBY & STAIRCASE

3. 1.52 X 1.83 = 2.78 SQ.M.
4. 3.19+3.09/2 X 5.69 = 17.86 SQ.M.

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA = 83.82 - 20.64 = 63.18 SqM

3rd FLOOR AREA = 63.18 Sqm

AREA OF BLOCK

A. 5.49 + 5.22/2 X 15.55 = 83.27 SQ.M.

TOTAL AREA = 83.27 SQ.M.

DEDUCTION OF

1. 1.83 X 1.68 = 3.07 SQ.M.
2. 3.00 X 3.00 = 9.00 SQ.M.

TOTAL DEDUCTION = 12.07 SQ.M.

NET FLOOR AREA = 83.27 - 12.07 = 71.20 SqM

DEDUCTION OF LIFT LOBBY & STAIRCASE

3. 1.52 X 1.83 = 2.78 SQ.M.
4. 3.19+3.09/2 X 5.69 = 17.86 SQ.M.

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA = 71.20 - 20.64 = 50.56 SqM

3rd FLOOR AREA = 50.56 Sqm

AREA OF BLOCK

5.39 + 5.22/2 X 9.86 = 52.30 SQ.M.

TOTAL AREA = 52.30 SQ.M.

DEDUCTION OF

1.83 X 1.68 = 3.07 SQ.M.

TOTAL DEDUCTION = 3.07 SQ.M.

NET FLOOR AREA = 3.07 = 49.23 SqM

DEDUCTION OF LIFT LOBBY & STAIRCASE

= 2.78 SQ.M.

= 17.86 SQ.M.

= 20.64 SQ.M.

	3. NET CROSS AREA OF PLOT (1-2)	129.64
	4. DEDUCTION FOR a. RECREATION GROUND AS PER RULE NO. 13.3.1 b. INTERNAL ROADS C. TOTAL (a+b) d. ADD OPEN SPACE	
	5. NET AREA OF PLOT (3+4)	129.64
	6. ADDITION FOR FAR (0.4) ROAD WIDENING AREA	12.64
	7. TOTAL AREA (5+6)	142.28
	8. F.A.R. PERMISSIBLE	2.0
	9. PERMISSIBLE FLOOR AREA (5+6)	284.56
	10. EXISTING FLOOR AREA	——
	11. PROPOSED AREA	282.32
	12. EXCESS BALCONY AREA TAKEN IN F.S.I.	0.71
	13. TOTAL B/UP AERA (10+11+12)	283.03
	14. FAR CONSUMED 13/7	0.98

	B BALCONY AREA STATEMENT	
	a) PERMISSIBLE BALCONY AREA PER FLOOR	AS PER
	b) PROPOSED BALCONY AREA PER FLOOR.	STATEMENT
	c) EXCESS BALCONY AREA (TOTAL)	——

	TENEMENT STATEMENT	
	a) NET AREA OF PLOT	142.28
	b) LESS DEDUCTION OF NON RESI-DENTIAL AREA (SHOP ETC.)	——
	c) AREA OF TENEMENT (a-b)	---
	d) TENEMENT PERMISSIBLE 180 T/H	--
	e) TENEMENT PROPOSED.	2

	D PARKING STATEMENT			
	a) PARKING REQUIRED BY RULE	CAR 3	SCOOTER 4	CYCLE 4
	b) PARKING PROPOSED	3	4	4
	c) GARAGE PERMISSIBLE	—	—	—
	d) GARAGE PROPOSED	—	—	—

E LEGENDS

a) PLOT BOUNDRY SHOWN BLACK
b) PROPOSED WORK SHOWN RED
c) DRAINAGE LINE SHOWN DOTTED RED
d) WATER LINE SHOWN DOTTED BLACK
e) RECREATIONAL GROUND SHOWN GREEN
f) WORK TO BE DEMOLISHED SHOWN YELLOW
g) ROAD WIDENING LINE SHOWN DOTTED GREEN
h) EXISTING STRUCTURE SHOWN BLUE

PROFORMA – II

CERTIFICATE OF AREA

APPROVED VALUAR CAT.1/67 Rachana Market Station Road, Baramati

APPROVED VALUAR REG. NO.A11648 Rachana Market, Station Road, Baramati

Valuer : Dattatray Borade 1st Floor, Rachana Market, Station Road, Baramati

Continuation Sheet

A	[illegible] = 15.55	= 83.27 SQ.M.
	TOTAL AREA	= 83.27 SQ.M.
	DEDUCTIONS	
1	[illegible]	= 3.07 SQ.M.
2	[illegible]	= 9.00 SQ.M.
	TOTAL DEDUCTION	= 12.07 SQ.M.
	NET FLOOR AREA = 83.27 - 12.07 =	71.20 SqM

DEDUCTION IN LIFT LOBBY & STAIRCASE

3	[illegible]	= 2.78 SQ.M.
4	[illegible]	= 17.86 SQ.M.
	TOTAL DEDUCTION	= 20.64 SQ.M.
	NET FLOOR AREA = 71.20 - 20.64 =	50.56 SqM
	3rd FLOOR AREA =	50.56 Sqm

AREA OF BLOCK

A	5.39 + [illegible] X 9.86	= 52.30 SQ.M.
	TOTAL AREA	= 52.30 SQ.M.
	DEDUCTION OF	
1.	1.83 X [illegible]	= 3.07 SQ.M.
	TOTAL DEDUCTION	= 3.07 SQ.M.
	NET FLOOR AREA = 52.30 - 3.07 =	49.23 SqM

DEDUCTION OF LIFT LOBBY & STAIRCASE

3.	1.52 X 1.83	= 2.78 SQ.M.
4.	3.19+3.09/2 X 5.69	= 17.86 SQ.M.
	TOTAL DEDUCTION	= 20.64 SQ.M.
	[illegible] = 49.23 - 20.64 =	28.59 SqM
	4th FLOOR AREA =	28.59 Sqm

PARKING AREA CALCULATION

[illegible] PARKING	CAR	SCOOTER	CYCLE
[illegible] LESS THAN 200 Sqm [illegible] USE	3	4	4
[illegible] PARKING	3	4	4

	14. FAR CONSUMED 13/7	0.98
B	BALCONY AREA STATEMENT	
	a] PERMISSIBLE BALCONY AREA PER FLOOR	AS PER
	b] PROPOSED BALCONY AREA PER FLOOR	STATEMENT
	c] EXCESS BALCONY AREA [TOTAL]	——
	TENEMENT STATEMENT	
	a] NET AREA OF PLOT	142.28
	b] LESS DEDUCTION OF NON RESIDENTIAL AREA [SHOP ETC.]	——
	c] AREA OF TENEMENT [a-b]	---
	d] TENEMENT PERMISSIBLE 180 T/H	--
	e] TENEMENT PROPOSED.	2

D PARKING STATEMENT

	CAR	SCOOTER	CYCLE
a] PARKING REQUIRED BY RULE	3	4	4
b] PARKING PROPOSED	3	4	4
c] GARAGE PERMISSIBLE	-	-	-
d] GARAGE PROPOSED	-	-	-

E LEGENDS

a] PLOT BOUNDRY SHOWN BLACK
b] PROPOSED WORK SHOWN RED
c] DRAINAGE LINE SHOWN DOTTED RED
d] WATER LINE SHOWN DOTTED BLACK.
e] RECREATIONAL GROUND SHOWN GREEN
f] WORK TO BE DEMOLISHED SHOWN YELLOW
g] ROAD WIDENING LINE SHOWN DOTTED GREEN
h] EXISTING STRUCTURE SHOWN BLUE

PROFORMA - II

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVED BY ME ON 20/08/03 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA OF SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS / LAND RECORDS DEPTT / CITY SURVEY RECORDS.

SIGN OF LICENSED ARCHITECTS

PROPOSAL REVISED

PROPOSED RESIDENTIAL & COMMERCIAL BLDG. AT C.T.S. NO. 439 RAVIWAR PETH PUNE

OWNER

S. L. H.
ATUL J. SHAH

BORADE ASSOCIATES * APPROVED GOVT VALUER CAT 1 * Rachana Market, Station Road, Baramati

BORADE ASSOCIATES * APPROVED VALUER REG. NO. A11643 * Rachana Market, Station Road, Baramati

CERTIFIED

मालमत्ता पत्रक

विभाग/मौजे -- रविवारपेठ तालुका/न.भू.मा.क्र -- न. भू. अ क्र. - २ जिल्हा -- पुणे

नगर भूमापन क्रमांक	शिट नंबर	प्लट नंबर	क्षेत्र चौ.मी.	धारकाचे नाव	शेरा
४३९			[स्क्वे. याई १७५] चौ. मि. १४६.३		

सुविधाधिकार

हक्काचा मुळ धारक वर्ग [रामचंद्र दामोदर गोळे - वाटणीपत्र रु. ११२२३ आणे ५ आणे ४] [नो.ता. २४.७.२० प्रमाणे]

पट्टेदार

इतर भार

इतर शेरे

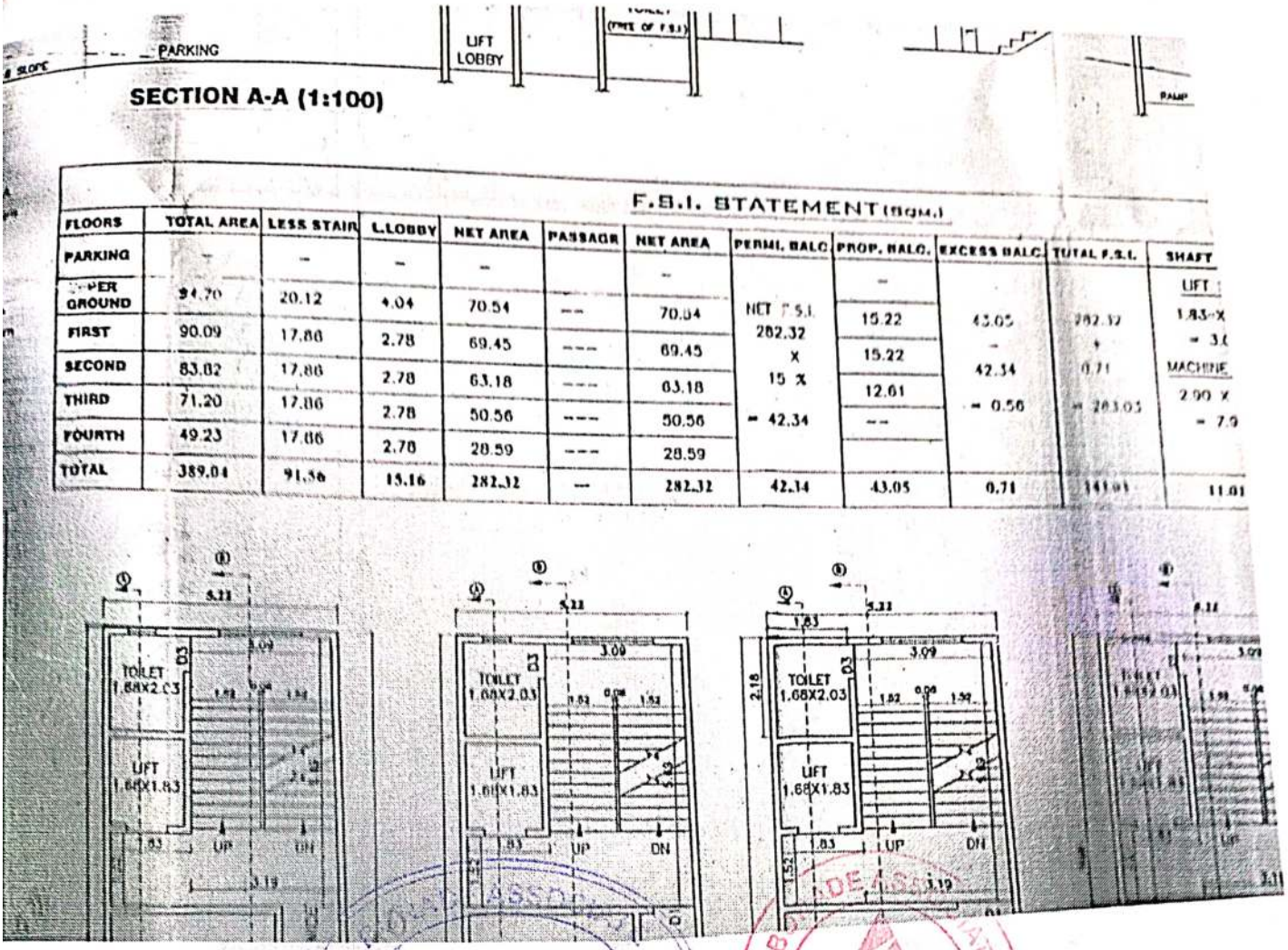
दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
२७/१२/१९५१	वाटणीपत्र रामचंद्र दामोदर गोळे, दामोदर रामचंद्र गोळे व सिताबाई भ्र. रामचंद्र गोळे यांच्यात रु. रु. २५,०००/-	१८८० (२) /२.११.५१	H स्नेहलता भ्र. पांडुरंग रामचंद्र गोळे	सही - Supdt.
०५/१०/१९८८	ब.ख.रु. रु. १,२५,०००/- २०.८.८२ स्नेहलताबाई पांडुरंग गोळे यांचेपासून S. I.	HVL-II/५५१३ -१.९.१९८२	H दि नॅशनल मार्केटींग कंपनी (इंडिया) या नावाची भागीदारी फर्म तर्फे बचन एम. शहा	सही - नि.नि.भू.अ.तथा न.भू.अ.रपुणे
३०/११/१९९३	युनियन बँक च श्री. बचन एम. शहा यांचे दरम्यान दि. २३.१.९३ चे मेमोरंडम अन्वये रु.रु. ८,००,०००/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. २०७)	S. I.	H युनियन बँक ऑफ इंडिया	-- नि.नि.भू.अ.तथा न.भू.अ.रपुणे
३०/०८/१९९४	युनियन बँक च श्री. बचन एम. शहा यांचे दरम्यान दि. २.१२.९३ चे मेमोरंडम अन्वये रु.रु. ४,००,०००/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. २८७)		E युनियन बँक ऑफ इंडिया	सही - नि.नि.भू.अ.तथा न.भू.अ.रपुणे
२७/०२/२००४	न.भू.क्र. ४३९ क्षेत्र १४६.३ चौ मी संपुर्ण मिळकत दि नॅशनल मार्केटींग कंपनी (इंडीया) या नावाची भागीदारी फर्म तर्फे श्री बचन एम शहा यांच्या कडुन	रु ८ अ ने ६९२४/२००३ दि २४.१२.२००३	धा श्री. अतुल चिनदत्त शहा	पे रजि.क्र. ३८० सही - न.भू.अ.क्र. रपुणे

तपासणी करणारा -

खरी नक्कल - न. भू. अ. क्र. - २ पुणे

BORADE ASSOCIATE APPROVED GOVT.VALUAR CAT 1/87 Rachana Market, Station Road, Baramati

BORADE ASSOCIATE APPROVED VALUAR REG. NO.A11648 Rachana Market, Station Road, Baramati



FLOORS	TOTAL AREA	LESS STAIR	L.LOBBY	NET AREA	PASSAGE	NET AREA	PERMI. BALC.	PROP. BALC.	EXCESS BALC.	TOTAL F.S.I.	SHAFT
PARKING	--	--	--	--		--		--			LIFT :
UPPER GROUND	91.70	20.12	4.04	70.54	--	70.54	NET F.S.I.	15.22	43.05	282.32	1.83 X
FIRST	90.09	17.86	2.78	69.45	---	69.45	282.32	15.22	-	+	= 3.(
SECOND	83.82	17.86	2.78	63.18	---	63.18	X	12.61	42.34	0.71	MACHINE
THIRD	71.20	17.86	2.78	50.56	---	50.56	15 %	--	- 0.56	= 283.03	2.00 X
FOURTH	49.23	17.86	2.78	28.59	---	28.59	= 42.34				= 7.9
TOTAL	389.04	91.56	15.16	282.32	--	282.32	42.34	43.05	0.71	141.01	11.01

APPROVED GOVT.VALUAR CAT 1/87
Rachana Market, Station Road Baramati

APPROVED VALUAR REG. NO.A11648
Rachana Market, Station Road, Baramati

BORADE ASSOCIATES

Valuer : Dattatray Borade 1st Floor, Rachana Market, Station Road, Baramati

NITIN FARSOLE & ASSOCIATES

Registered Architects, Interior Designers, Chartered Engineers & Government Registered Valuers

'Prabhakar', 21 Ashoknagar, Baramati. 413 102 Dist. Pune Mobile No.9822658773

Ref No. : NPF/2015/7615 Date : 13/05/15

To,
The Branch Manager,
State Bank of India,
Branch: Baramati

Sub : Valuation Report for Bank loan

Client name : Mr.Atul Jindatta Shah .

Dear Sir,

Please find enclosed herewith the subject Valuation Report

Location of the property : Commercial cum Residential building C.T.S.No.439 Near Sonya Maruti Chowk, Raviwar Peth Goanthan, within the Municipal Corporatoin limit of Pune city, Tal. Haveli Dist. Pune

Market Value : Rs. 7,35,45,600.00

This report has 5 pages

Kindly acknowledge the receipt.

Detailed valuation report is attached in Bank's format.

Thanking you,

Valuation of the property given by the valuer is reasonable, in order & as per current market rates.

Your's faithfully

STATE BANK OF INDIA ★★ BM-ME-Team ★★ RBO-I, PUNE RURAL, ZONE-II

NITIN P. PHARSOLE ★ Regd. No. CAT-I/647 of 2001/02 Government Registered

NITIN.P.FARSOLE.
APPROVED VALUERS (F 9126)
GOVT. REGD. VALUER CAT-1/647 OF 2001-2002
PANAL VALUER FOR STATE BANK OF INDIA

Attached photo of Property

NITIN FARSOLE & ASSOCIATES

Registered Architects, Interior Designers, Chartered Engineers & Government Registered Valuers

'Prabhakar', 21 Ashoknagar, Baramati. 413 102 Dist. Pune Mobile No.9822658773

1	Customer Details				
	Name	Mr.Atul Jindatta Shah .			
	Apl No.				
2	Property Details				
	Address	Commercial cum Residential building C.T.S.No.439 Near Sonya Maruti Chowk, Raviwar Peth Goanthan, within the Municipal Corporatoin limit of Pune city, At. Haveli Dist. Pune			
	Nearby Landmark /Google Map Independent access to the	Opposite City railway Booking Office			
3	Document Details		Name of Approving Authority		
	Layout Plan	Yes	N.A.	Approval No	N.A.
	Building Plan	Yes	City Engineer P.M.C. Pune.	Approval No	C.C. 2184/04 Dated 14/09/2004
	Construction permission	Yes	City Engineer P.M.C. Pune	Approval No	C.C. 2184/04 Dated 14/09/2004
	Legal Documents	Yes	Sale deed no HAL -2 (Kasaba Peth)/6924/2003 dated 24/12/2003 - Photo Copy Approved Building Plan - Photo Copy Municipal House Tax Receipt- Photo Copy		

4	Physical Details				
	Adjoining Properties	East	West	North	South
		6.10 m Wide lane	15.24 M Wide Road	C.T.S.No. 440	C.T.S.No. 438
	Matching of Boundaries	Yes			
	Plot Demarcated	Yes			
	No of Rooms	Living/Dining	Bedrooms	Toilets	Kitchen

NITIN P. PHARSOLE ★ Government Registered Valuer ★ Regd. No. CAT-I/647 of 2001/02

NITIN FARSOLE & ASSOCIATES

Registered Architects, Interior Designers, Chartered Engineers & Government Registered Valuers

'Prabhakar', 21 Ashoknagar, Baramati. 413 102 Dist. Pune Mobile No.9822658773

	Total No. of floors	Lower Ground+Upper Ground + Four floors
	Floor in which the property is located	N.A
	Approximate age of the property	10 years old
	Type of structure – RCC framed / stone / BB masonry	RCC framed structure & Brick
5	Tenure / Occupancy Details	
	Status of Tenure	Freehold
	Owned / Rented	Owned
	No. of years of occupancy	10 years
	Repationship of tenant or owner	N.A.
6	Stage of construction	
	Stage of Construction	
	Under Construction / Completed	Completed in all respects
	If under construction, extent of completion	N.A.
7	Violations if any observed	No
	Nature and extent of violations	No
8	Area details of property	
	Site area	N.A.
	Basement floor	N.A
	Upper Ground floor	1018.97 Sqft (94.70 Sqm)
	First floor	978.08 Sqft (90.90 Sqm)
	Second floor	901.90qft (83.82 Sqm)
	Third floor	766.11Sqft (71.20 Sqm)
	Fourth floor	529.71 Sqft (49.23 Sqm)
9	Valuation	
	i) Mention the value as per Government Approved Rates also	
	ii) In case of variation of 20% or more in the valuation proposed by th valuer and the Guideline value provided in the State Govt. notification	

NITIN F. FARSOLE ★ Government Registered Valuer Regd. No. CAT-I/647 of 2001/02

NITIN FARSOLE & ASSOCIATES

Registered Architects, Interior Designers, Chartered Engineers & Government Registered Valuers

'Prabhakar', 21 Ashoknagar, Baramati. 413 102 Dist. Pune Mobile No.9822658773

Income Tax Gazatte justification on variation has to be given.

Summary of Valuation

i) Guideline Value

For Upper Ground Floor Showroom
94.70 Sqm X Rs. 229550.00 per Sqm = Rs. 2,17,38,385.00
For First floor Showroom
90.90 Sqm X Rs. 129080 per Sqm = Rs. 1.17.33,372.00
For Second floor office
83.82 Sqm X Rs. 63400.00 per Sqm = Rs. 53,14,188.00
For Third floor office
71.20Sqm X Rs. 63400.00 per Sqm = Rs. 45,14,080.00
For Fourth floor office
49.23 Sqm X Rs. 63400.00 per Sqm = Rs. 31,21,182.00

Total = Rs. 4,64,21,207.00

Market Value

For Upper Ground Floor Showroom
1018.97 SqftX Rs. 32500.0 per Sqft = Rs. 3,31,16,525.00
For First floor Showroom
978.08 Sqft X Rs. 20,000.00per Sqft = Rs. 195,61,600.00
For Second floor office
901.90 SqftX Rs. 10500.00 per Sqft = Rs. 94,69,950.00
For Third floor office
766.11 Sqft X Rs. 9000.00 per Sqft = Rs. 68,94,990.00
For Fourth floor office
529.71 Sqft X Rs. 8500.00 per Sqft = Rs. 45,02,535.00

Total = Rs. 7,35,45,600

ii) Fair Market Value = Rs. 7,35,45,600.00
iii) Realizable Value (5% less) = Rs. 6,98,68,320.00
iv) Forced / Distress Sale Value(10% less) = Rs. 6,61,91,040.00

NITIN P. PHARSOLE ★ Govt. Regd. Valuer ★ Regd. No. CAT-I/647 of 2001/02

NITIN FARSOLE & ASSOCIATES

Registered Architects, Interior Designers, Chartered Engineers & Government Registered Valuers

'Prabhakar' , 21 Ashoknagar, Baramati. 413 102 Dist. Pune Mobile No.9822658773

	Assumptions / Remarks i) Qualification in TIR/Mitigation suggested, if any ii) Property is SARFAESI compliant : Yes iii) Whether property belongs to social infrastructure like hospital, school, old age home etc. No iv) Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged. v) Details of last two transactions in the locality / area to be provided, if available vi) Any other aspect which has relevance on the valuer or marketability of the property
11	Declaration i) The property was inspected by the undersigned on 13/05/15 ii) The undersigned does not have any direct / indirect interest in the above property iii) The information furnishe herein is true and correct to the best of our knowledge iv) I have submitted Valuation report directly to the Bank
12	Name address & Signature of Valuer with Wealth Tax Registration No. NITIN P. PHARSOLE ★ Government Registered Valuer ★ Regd. No. CAT-I/647 of 2001/02 Signature of the Valuer **NITIN.P.FARSOLE.** **APPROVED VALUERS (F 9126)** **GOVT. REGD. VALUER CAT-1/647 OF 2001-2002** **PANAL VALUER FOR STATE BANK OF INDIA** Date : 13/05/15 Place : Baramati
13	Enclosures Documents & Photographs (Geo-stamping with date etc.)


चंदुकाका सराफ
अॅन्ड सन्स् प्रा. लि.


चंदुकाका सरा
अॅन्ड सन्स् प्रा. लि.

NITIN FARSOLE & ASSOCIATES

Registered Architects, Interior Designers, Chartered Engineers & Government Registered Valuers

'Prabhakar', 21 Ashoknagar, Baramati. 413 102 Dist. Pune Mobile No.9822658773

Ref No. : NPF/2016/8442

Date : 20/05/16

To,
The Branch Manager,
State Bank of India,
Branch: Baramati

Sub : Valuation Report for Bank loan

Client name : Mr.Atul Jindatta Shah .

Dear Sir,

Please find enclosed herewith the subject Valuation Report

Location of the property : Commercial cum Residential building C.T.S.No.439 Near Sonya Maruti Chowk, Raviwar Peth Goanthan, within the Municipal Corporatoin limit of Pune city, Tal. Haveli Dist. Pune

Market Value : Rs. 7,49,95,000.00

This report has 5 pages

Kindly acknowledge the receipt.

Detailed valuation report is attached in Bank's format.

Thanking you,

Your's faithfully

NITIN P. PHARSOLE ★ Regd. No. CAT-1/647 of 2001-02 ★ Government Registered Valuer

NITIN.P.FARSOLE.
APPROVED VALUERS (F 9126)
GOVT. REGD. VALUER CAT-1/647 OF 2001-2002
PANAL VALUER FOR STATE BANK OF INDIA

Attached photo of Property

market value calculated by the valuer is in tune as the the current market rate prevailing in the cit

NITIN FARSOLE & ASSOCIATES

Registered Architects, Interior Designers, Chartered Engineers & Government Registered Valuers

'Prabhakar', 21 Ashoknagar, Baramati. 413 102 Dist. Pune Mobile No.9822658773

1	Customer Details					
	Name	Mr.Atul Jindatta Shah .				
	Apl No.					
2	Property Details					
	Address	Commercial cum Residential building C.T.S.No.439 Near Sonya Maruti Chowk, Raviwar Peth Goanthan, within the Municipal Corporatoin limit of Pune city, At. Haveli Dist. Pune				
	Nearby Landmark /Google Map Independent access to the	Opposite City railway Booking Office				
3	Document Details		Name of Approving Authority			
	Layout Plan	Yes	N.A.	Approval No	N.A.	
	Building Plan	Yes	City Engineer P.M.C. Pune.	Approval No	C.C. 2184/04 Dated 14/09/2004	
	Construction permission	Yes	City Engineer P.M.C. Pune	Approval No	C.C. 2184/04 Dated 14/09/2004	
	Legal Documents	Yes	Sale deed no HAL -2 (Kasaba Peth)/6924/2003 dated 24/12/2003 - Photo Copy Approved Building Plan - Photo Copy Municipal House Tax Receipt- Photo Copy			
	Physical Details					
	Adjoining Properties	East	West	North	South	
		6.10 m Wide lane	15.24 M Wide Road	C.T.S.No. 440	C.T.S.No. 438	
	Matching of Boundaries	Yes				
	Plot Demarcated	Yes				
	No of Rooms	Living/Dining	Bedrooms	Toilets	Kitchen	

NITIN P. PHARSOLE ★ Government Registered Valuer ★ Regd. No. CAT-I/C 17 of 2001/02

NITIN FARSOLE & ASSOCIATES

Registered Architects, Interior Designers, Chartered Engineers & Government Registered Valuers

'Prabhakar', 21 Ashoknagar, Baramati. 413 102 Dist. Pune Mobile No.9822658773

	Total No. of floors	Lower Ground+Upper Ground + Four floors
	Floor in which the property is located	N.A
	Approximate age of the property	10 years old
	Type of structure – RCC framed / stone / BB masonry	RCC framed structure & Brick
5	Tenure / Occupancy Details	
	Status of Tenure	Freehold
	Owned / Rented	Owned
	No. of years of occupancy	10 years
	Repationship of tenant or owner	N.A.
6	Stage of construction	
	Stage of Construction	
	Under Construction / Completed	Completed in all respects
	If under construction, extent of completion	N.A.
7	Violations if any observed	No
	Nature and extent of violations	No
8	Area details of property	
	Site area	N.A.
	Basement floor	N.A
	Upper Ground floor	1018.97 Sqft (94.70 Sqm)
	First floor	978.08 Sqft (90.90 Sqm)
	Second floor	901.90qft (83.82 Sqm)
	Third floor	766.11Sqft (71.20 Sqm)
	Fourth floor	529.71 Sqft (49.23 Sqm)
9	Valuation	
	i) Mention the value as per Government Approved Rates also ii) In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or	

NITIN F. FARSOLE * Government Registered Valuer * Regd. No. CAT-I/[illegible]17 of 2001/02

NITIN FARSOLE & ASSOCIATES

egistered Architects, Interior Designers, Chartered Engineers & Government Registered Valuers

'Prabhakar' , 21 Ashoknagar, Baramati. 413 102 Dist. Pune Mobile No.9822658773

Income Tax Gazatte justification on variation has to be given.

Summary of Valuation

i) Guideline Value

For Upper Ground Floor Showroom		
94.70 Sqm X Rs. 235300.00 per Sqm	= Rs.	2,22,82,910.00
For First floor Showroom		
90.90 Sqm X Rs. 125230 per Sqm	= Rs.	1,13,83,407.00
For Second floor office		
83.82 Sqm X Rs. 68000.00 per Sqm	= Rs.	56,99,760.00
For Third floor office		
71.20Sqm X Rs. 68000.00 per Sqm	= Rs.	48,41,600.00
For Fourth floor office		
49.23 Sqm X Rs. 68000.00 per Sqm	= Rs.	33,47,640.00
Total	= Rs.	4,75,55,317.00

Market Value

For Upper Ground Floor Showroom		
1018.97 SqftX Rs. 33000.0 per Sqft	= Rs.	3,36,26,010.00
For First floor Showroom		
978.08 Sqft X Rs. 20,500.00per Sqft	= Rs.	2,00,50,640.00
For Second floor office		
901.90 SqftX Rs. 11000.00 per Sqft	= Rs.	99,20,900.00
For Third floor office		
766.11 Sqft X Rs. 9000.00 per Sqft	= Rs.	68,94,990.00
For Fourth floor office		
529.71 Sqft X Rs. 8500.00 per Sqft	= Rs.	45,02,535.00
Total	= Rs.	7,49,95,075.00
Say	= Rs.	7,49,95,000.00

ii)	Fair Market Value	= Rs. 7,49,95,000.00
iii)	Realizable Value (5% less)	= Rs. 7,12,45,250.00
iv)	Forced / Distress Sale Value(10% less)	= Rs. 6,74,95,500.00

★ NITIN P. FHARSOLE ★ Regd. No. CAT-I/C 17 of 2001/02 Government Registered Valuer

NITIN FARSOLE & ASSOCIATES

Registered Architects, Interior Designers, Chartered Engineers & Government Registered Valuers

'Prabhakar' , 21 Ashoknagar, Baramati. 413 102 Dist. Pune Mobile No.9822658773

	Assumptions / Remarks
	i) Qualification in TIR/Mitigation suggested, if any ii) Property is SARFAESI compliant : Yes iii) Whether property belongs to social infrastructure like hospital, school, old age home etc. No iv) Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged. v) Details of last two transactions in the locality / area to be provided, if available . vi) Any other aspect which has relevance on the valuer or marketability of the property
11	Declaration
	i) The property was inspected by the undersigned on 20/05/16 ii) The undersigned does not have any direct / indirect interest in the above property iii) The information furnishe herein is true and correct to the best of our knowledge iv) I have submitted Valuation report directly to the Bank
12	Name address & Signature of Valuer with Wealth Tax Registration No.
	NITIN P. PHARSOLE ★ Government Registered Valuer ★ Regd. No. CAT-I/647 of 2001/02 Signature of the Valuer **NITIN.P.FARSOLE.** **APPROVED VALUERS (F 9126)** **GOVT. REGD. VALUER CAT-1/647 OF 2001-2002** **PANAL VALUER FOR STATE BANK OF INDIA** Date : 20/05/16 Place : Baramati
13	Enclosures Documents & Photographs (Geo-stamping with date etc.)

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Valuation Rates User Manual

Home

Close

Annual Statement of Rates

Language
English

elected District पुणे

elect Taluka हवेली

elect Village रविवार पेठ

earch By ○ Survey No ● Location

Select	एरियेशन	मुली जमीन	विक्रीची सदनिका	मार्केट	दरवाजे	प्रीमायसिस	दर (Rs.)
SurveyNo	5/105-लक्ष्मी रस्त्यावरील मालमत्ता सोन्या मारुती चौक ते अप्पा टॉकीज (रविवार पेठ)	66570	68000	125230	235300	0	चौ. मीटर
SurveyNo	5/106-स्टेशन रोडवरील मालमत्ता फडके हौद चौकापासुन दारुवाला पुलापर्यंत (रविवार पेठ)	53550	65810	110080	195900	0	चौ. मीटर
SurveyNo	5/107-बागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता फडके हौदचौकापासून सोन्यामारूती चौकापर्यंत (रविवार पेठ)	66570	68000	129080	235300	0	चौ. मीटर
SurveyNo	5/108-बागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता सोन्या मारुती चौकापासुन त्रिमणराव कदम चौकाचे पश्चिमेकडील चौकापर्यंत (रविवार पेठ)	62980	63000	127260	235300	0	चौ. मीटर
SurveyNo	5/109-बागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता त्रिमणराव कदम चौकाचे पश्चिमेकडील चौकापासुन शिवाजनी चौकापर्यंत (रविवार पेठ)	48260	53260	110080	198920	0	चौ. मीटर

123

NITIN P. PHARSOLE
Regd. No. CAT-I/647 of 2001/02
Government Registered Valuer



















NITIN P. PHAR
Regd. No
CAT-I/01
of 2001/02
Government Registered Valu

NITIN P. PHA
Regd. N
CAT-I/
of 2001/02
Government Registered Valu

TATRAY BORADE
B.E. (Civil)

Approved Govt. Valuar
ISO 9001 : 2008
Cat No. : - 1/87, Reg. No. - A11648
1st Floor, Rachana Market, Station Road,
Baramati. Pin : 413102
Ph. : (02112) 229192 Mob. : 9422078447.

Ref BMT/ Val/11157/2015

Date: 30/04/2015

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGGRICULTURAL LAND PLANTATION FORESTS, MINES AND QUARRIES)

The valuation report is prepared after inspection of premises as mentioned in detail in technical report enclosed this report. The premise valued is inspected at the Commercial premises of **Mr. Atul Jindatta Shaha,** C.T.S.No-439, Raviwar Peth, Pune, Tal- Haweli, Dist- Pune.

1. Name of person for whom Valuation is made : **Mr. Atul Jindatta Shaha** C.T.S.No-439, Raviwar Peth, Pune, Tal- Haweli, Dist- Pune.

2. Basis valuation: While arriving at valuation of premises the physical built up area of Building measured. The site of premises and the present market for land is taken into consideration; The manner of working of valuation of premises is given in detail technical report on premises. The rate applicable for this is arrived after going through the actual transactions that have taken place as on date of valuation from local market enquiry.
The location is in Pune fully developed Commercial locality. The building premises Raviwar Peth Area

For BORADE ASSOCIATE

SIGNETURE OF D. H. BORADE
REGE. CAT NO- 1/87 A- 11648

BORADE ASSOCIATE ★ APPROVED VALUAR REG. NO. A11648 ★ Rachana Market, Station Road, Baramati

Valuation of the property given by the valuer is reasonable, in order & as per current market rates.

STATE BANK OF INDIA ★ RM-ME-Team ★ RBO-I, PUNE RURAL, ZONE-II

CERTIFICATE

1. The value of the premises is **Market Value Rs. 7,26,75,620.00**
   Realizable Value Rs. 6,90,41,839.00
   Distress Value Rs. 6,54,08,058.00
2. This value represents true and fair market value of the premises to the best of our knowledge and belief.
3. We have no relation and interest in the property valued.
4. This valuation is subject to clear & valid title of property & based on document provided by applicant

DATE : 30/04/2015
PLACE : Baramati.

ADE ASSOCIATE ★ PROVED GOVT.VALUAR 1/87 Market, Station Road, Baramati

BORADE ASSOCIATE ★ APPROVED VALUAR REG. NO. A11648 ★ Rachana Market, Station Road, Baramati

For BORADE ASSOCIATE

SIGNETURE OF D. H. BORADE
REGE. CAT. NO- 1/87 A- 11648

BORADE ASSOCIATES

PART-1

GENERAL.

1.	Purpose for which valuation is Made.	: To arrive at true and fair market Value security for Bank Finance
2.	Date as on which valuation is made	: 30/04/2015
3.	Name of the owner / owners	: **Mr. Atul Jindatta Shaha**
4.	If the property is under joint ownership / co ownership share of each such owner are the shares undivided	: Owner. as per C.T.S. Card
5.	Brief description of the property	: G + 1
6.	**Location Street, Ward No.**	: RAviwar Peth Area
7.	Survey / Plot No. of Land.	: C.T.S.No-439, Raviwar Peth, Pune, Tal- Haweli, Dist- Pune.
8.	Is the Property situated in commercial / residential / Industrial / mixed area?	: Commercial Area
9.	Classification of locality high class / middle class/ poor class.	.: Higher Middle Class persons.
10.	Proximity to civic amenities like Schools, hospitals, offices, Market, cinemas etc	: Close vicinity.
11.	Means and proximity to surface Communication by which the Locality is served.	: Riksha, By own arrangement

BORADE ASSOCIATE ★ APPROVED VALUAR REG. NO. A11648 ★ Rachana Market, Station Road, Baramati

For BORADE ASSOCIATE

SIGNETURE OF D. H. BORADE
CAT NO- 1/87 REGE .A- 11648

PART 2 – VALUATION

Property comprising of the ownership C.T.S.No-439, Raviwar Peth, Pune, Tal- Haweli, Dist- Pune.

Valuation of the premises **Mr. Atul Jindatta Shaha,**
Valued for market value as on 30/04/2015 as security for Bank Finance.

CALCULATION

Floor	Area in Sq.M.	Area in Sq.Ft	Rate Per Sq.Ft	Amount
Ground Floor	94.70	1018.97	32000	3,26,07,040.0
First Floor	90.09	969.36	20000	1,93,87,200.0
Second Floor	83.82	901.90	10000	90,19,000.00
Third Floor	71.20	766.11	9000	68,94,990.0
Forth Floor	49.23	529.71	9000	47,67,390.0
Total	389.04	4186.05		7,26,75,62

1) Total Market Valuation : 7,26,75,620.00
2) Realizable Value in figures 5% Less from total market value : 6,90,41,839.00
3) Total Distress Value in Figures 10% Less from total market value : 6,54,08,058.00

Rs. Six Cr. Sixty Six Lac Sixty One Thousand Twenty Only be taken as es value. This valuation report is based on the data furnished by the ow information available.

PART :3 DECLARATION.

I hereby declare that

A) The information furnished in the valuation report true and correct in the best of our knowledge and belief
B) We have no direct or indirect interesting the property valued
C) We have personally inspected the property on 29/04/2015

For BORADE ASSOCIAT

SIGNETURE OF D. H. B
REGE. CAT.NO- 1/87 A

BORADE ASSOCIATE ★ APPROVED GOVT.VALUAR CAT 1/87 ★ Rachana Market,Station Road,Baramati

BORADE ASSOCIATE ★ APPROVED VALUAR REG. NO. A11648 ★ Rachana Market,Station Road,Baramati

ANNEXURE TO FORM 0-1

1. No of floors and Height of each floor	: 10' for other floors
2. Plinth area floor- wise (as per IS:3861-1966)	: B/up – 3045.40 Sq. Ft..
3. Year of construction	: Not Available
4. Estimated future life	: 50 Years
5. Type of construction land Bearing walls / RCC Frame / Steel Frame.	: RCC Frame
6. Type of foundation.	: RCC
7. Walls	
a) Basement and plinth	: 6" Brick Masonry
b) Ground	: 6" Brick Masonry.
c) Superstructure above ground floor	: 6" Brick Masonry.
8. Partitions	: 6" Brick Masonry
9. Doors and Windows	: Wooden Frame Wooden Door, Rolling Shutter, M.S. Windows
10. Flooring	: Spartex
11. Finishing	: Sand face cement Plaster
12. Roofing and terracing	: Slab
13. Special architectural or decorative futures	: As Per Arc
14. a) Internal wiring surface or conduit	: Casing Capping
b) class of fittings superior / ordinary/ poor	: Superior
15. Sanitary installations	
a. a. No. of water closets	: 1
b. No of lavatory basins.	: 1
c. No of Urinals	: -
d. No. of sinks	: 1
e. No. of Bath tubs	: -
f. No. of bidets	: -
g. No. of geysers	: -
b. class of fittings superior colored superior white / ordin	: Superior
16. Compound wall	: N.A.
17. No of lifts and capacity.	: Not applicable
18. Underground sump capacity and type of construction	: As Per Req.

ade Associates.

Continuation Sheet

19. Over head tank
    a. where located : As Per Req
    b. capacity : As Per Req
    c. type of construction : As per Req
20. Pumps- Nos. and their power : As per Req
21. Sewage disposal whether connected to public sewers. If septic tanks provided no and Capacity : As per Req.

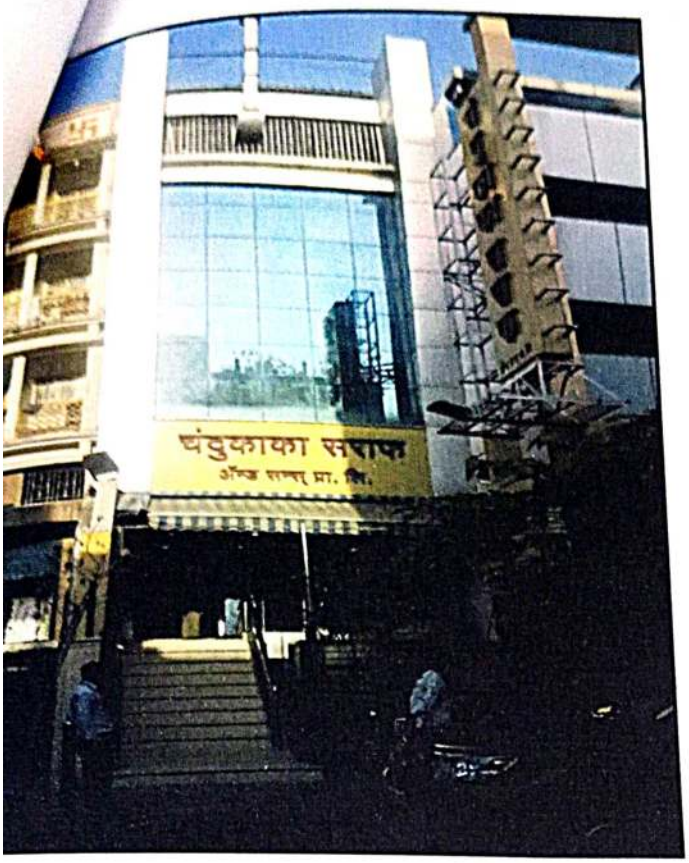
DATE : 30/04/2015
PLACE : Baramati.

For BORADE ASSOCIATE

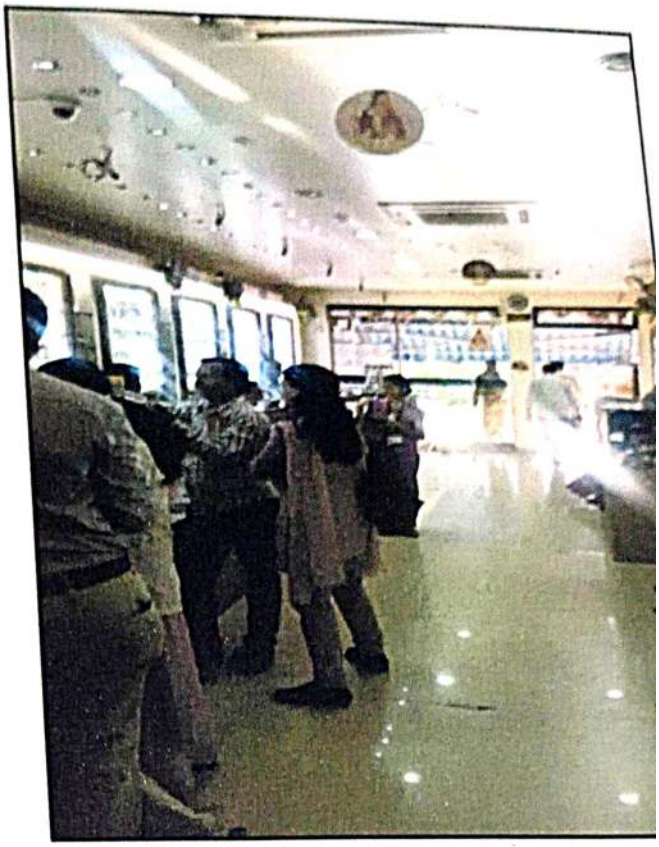
SIGNATURE OF D. H. BORADE
REGE. CAT. NO- 1/87 A- 11648

BORADE ASSOCIATE
APPROVED GOVT.VALUAR
CAT 1/87
Rachana Market,Station Road,Baramati

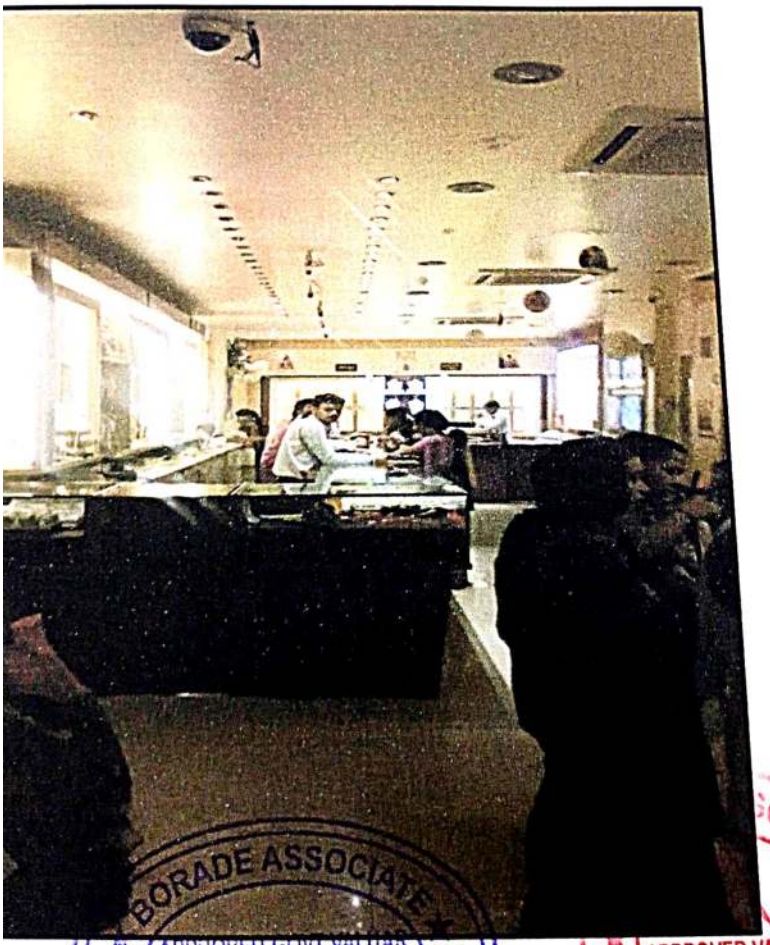
BORADE ASSOCIATE
APPROVED VALUAR
REG. NO. A11648
Rachana Market,Station Road,Baramati



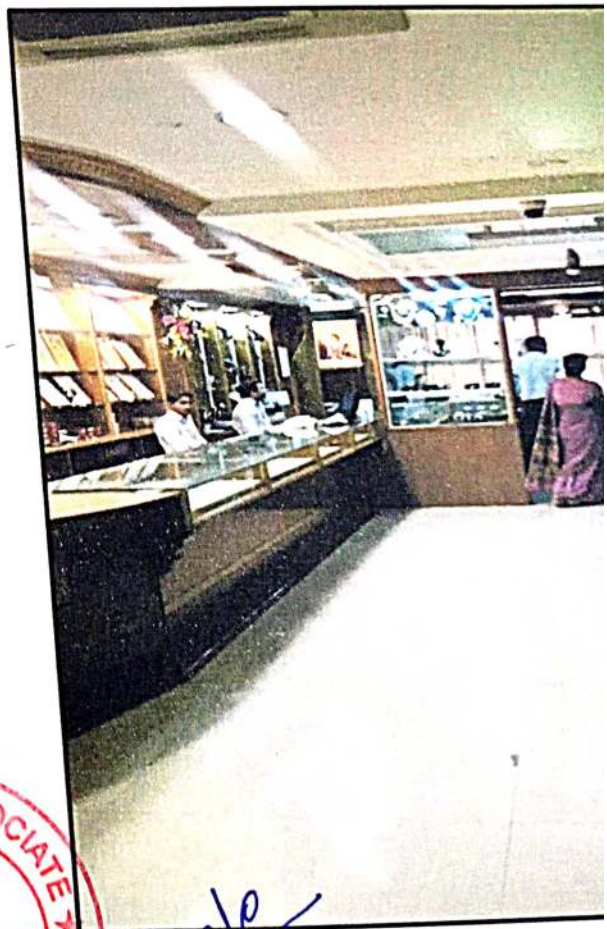
Front View of Building



Internal Shop



Internal Shop



Internal Shop

BORADE ASSOCIATE
APPROVED GOVT. VALUAR
CAT 1/87
Rachana Market, Station Road, Baramati

BORADE ASSOCIATE
APPROVED VALUAR
REG. NO. A11648
Rachana Market, Station Road, Baramati

दस्तक्रमांक व वर्ष 6924/2003

सूची क्र. दोन EX NO. II

गावाचे नाव

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(3)क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) नॅशनल [illegible] ॲण्ड कंपनी तर्फे भागीदार श्री नंदन माणिकलाल शहा : घर/फ्लॅट नं: सदर : गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: पेठ/वसाहत: राहत गाव: तालुका: हवेली पिन: 411002

(2) [illegible] फ्लॅट नं: गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: शहर/गाव: तालुका: पिन:

(3) श्री भूषण माणिकलाल शहा : घर/फ्लॅट नं: सदर : गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: वसाहत: शहर/गाव: तालुका: पिन:

(4) श्री दर्शन माणिकलाल शहा : घर/फ्लॅट नं: सदर : गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: वसाहत: शहर/गाव: तालुका: पिन:

(5) श्री [illegible] माणेकलाल शहा : घर/फ्लॅट नं: सदर : गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: वसाहत: शहर/गाव: तालुका: पिन:

(6) [illegible] ईतिहास [illegible] नाव: ईमारत नं: पेठ/वसाहत: शहर/गाव: तालुका: हवेली पिन: 411002.

(7) श्री अतुल जिनदत्त शहा : घर/फ्लॅट नं: गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: पेठ/वसाहत: बारामती : शहर/गाव: पुणे : तालुका: हवेली : पिन: नाव: ईमारत नं: पेठ/वसाहत: शहर/गाव: तालुका: पिन:

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(7) दिनांक करून दिल्याचा 24/12/2003

नोंदणीचा 24/12/2003

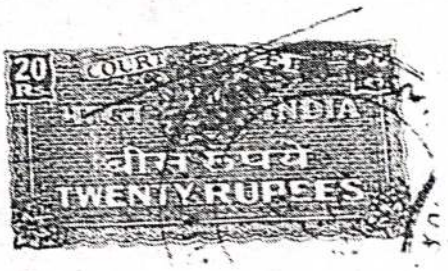
(8) 6924/2003

(9) अनुक्रमांक, खंड व पृष्ठ

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 380000.00

(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

(12) शेरा

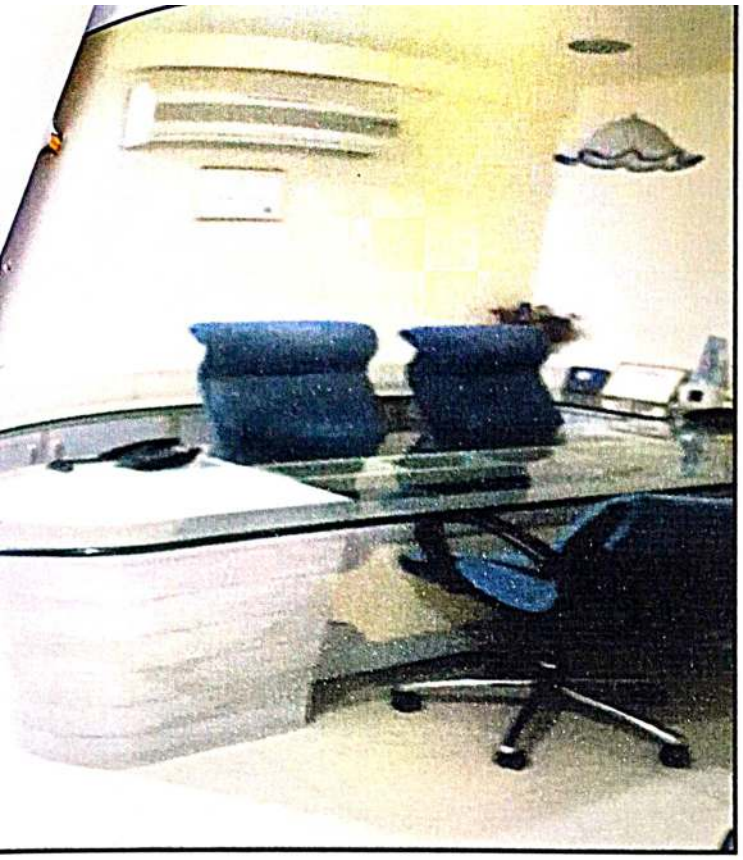






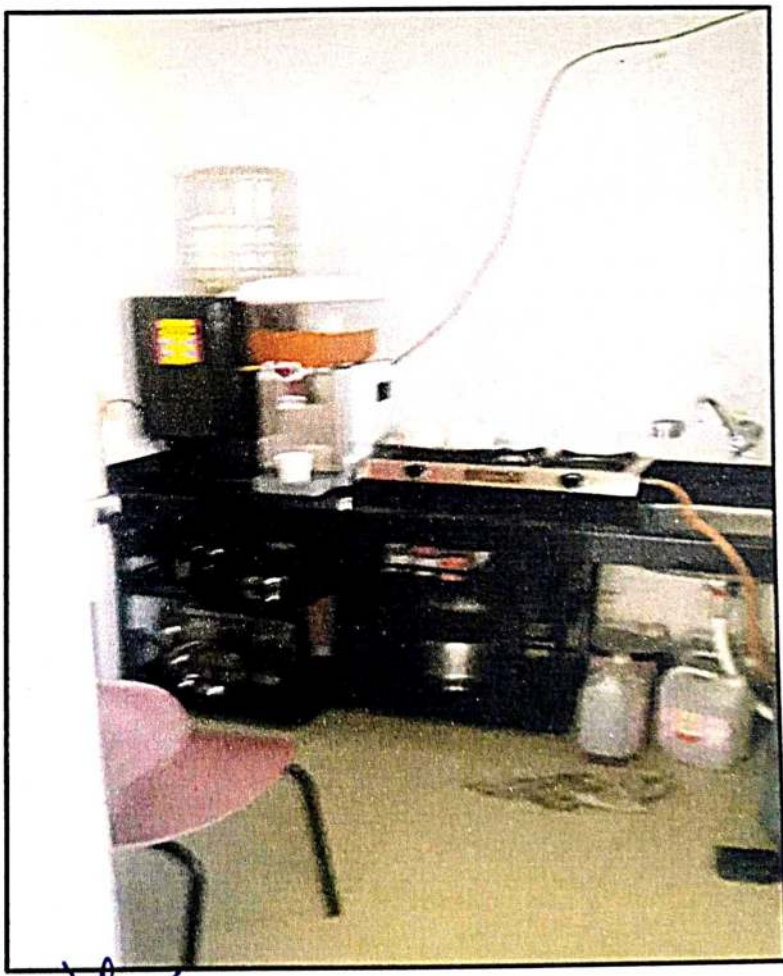


Valuer : Dattatray Borade 1st Floor, Rachana Market, Station Road, Baramati









BORADE ASSOCIATE
APPROVED GOVT. VALUAR
CAT 1/87
Rachana Market, Station Road, Baramati

BORADE ASSOCIATE
APPROVED VALUAR
REG. NO. A11648
Rachana Market, Station Road, Baramati

मालमत्ता पत्रक

विभाग/भोजे -- रविवारपेठ तालुका/न.भू.मा.सा -- न. भू. अ. क्र. - २ जिल्हा -- पुणे

नगर भूमापन क्रमांक	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	आकारणी किंवा	इतर हक्कांतील हक्कदाराचे आकारबंदाचे स्वरूप आणि व्यापाचा पत्ता व त्यामध्ये निवास करीत असल्यास
४३९					

[स्थळ. वाडे १७५] गावठाण नगरभूमिने
चौ. मि. १४६.३

सुविधाधिकार

हक्काचा मुळ धारक व्यवहार [रामचंद्र दामोदर गोळे - वाटणीपत्र रु. ११२२३ आणे ६ आणे ४]
[नों.ता. २४.७.२० प्रमाणे]

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) विद्या भार (भा)	साक्षांकन
२०/१२/१९५१	वाटणीपत्र रामचंद्र दामोदर गोळे, दामोदर रामचंद्र गोळे व सिताबाई भ. रामचंद्र गोळे यांच्यात र. रु. २५,०००/-	१०८० (२) /२.११.५१	H स्नेहलता प्र. पांडुरंग रामचंद्र गोळे	सही - Supdt.
०५/१०/१९८८	ख.ख.रु. रु. १,२५,०००/- २०.८.८२ स्नेहलताबाई पांडुरंग गोळे यांचेपासून S. I.	HVL-II/५५१३ -१.१.१९८२	H दि नॅशनल मार्केटिंग कंपनी (इंडिया) या नावाची भागीदारी फर्म तर्फे बचन एम. शाह	सही -
३०/११/१९९३	युनियन बँक व श्री. बचन एम. शाह यांचे दरम्यान दि. २३.१.९३ चे मेमोरँडम अन्वये र.रु. ८,००,०००/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. २०७)	S. I.	H युनियन बँक ऑफ इंडिया	
३०/०८/१९९४	युनियन बँक व श्री. बचन एम. शाह यांचे दरम्यान दि. २.१२.९३ चे मेमोरँडम अन्वये र.रु. ४,००,०००/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. २८७)		E युनियन बँक ऑफ इंडिया	सही -
२७/०२/२००४	न.भू.क्र.४३९ क्षेत्र १४६.३ चौ मी संपुर्ण मिळकत दि नॅशनल मार्केटींग कंपनी (इंडीया) या नावाची भागीदारी फर्म तर्फे श्री बचन एम शहा यांच्या कडुन	र द अ नं ६९२४/२००३ दि २४.१२.२००३	धा श्री. अतुल जिनदत्त शहा	

तपासणी करणारा -

खरी नकल -

न. भू. अ. क्र. - २
पुणे

BORADE ASSOCIATE
APPROVED GOVT.VALUAR
CAT 1/87
Rachana Market, Station Road, Baramati

BORADE ASSOCIATE
APPROVED VALUAR
REG. NO. A1/643
Rachana Market, Station Road, Baramati

AREA OF FLOOR

A 5.53 + 5.22/2 X 17.84 = 95.89 SQ.M.

TOTAL AREA = 95.89 SQ.M.

DEDUCTION OF

1. 1.83 X 1.68 = 3.07 SQ.M.
2. 3.00 X 3.00 = 9.00 SQ.M.

TOTAL DEDUCTION = 12.07 SQ.M.

NET FLOOR AREA = 95.89 - 12.07 = 83.82 SqM

DEDUCTION OF LIFT LOBBY & STAIRCASE

3. 1.52 X 1.83 = 2.78 SQ.M.
4. 3.19+3.09/2 X 5.69 = 17.86 SQ.M.

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA = 83.82 - 20.64 = 63.18 SqM

2nd FLOOR AREA = 63.18 Sqm

AREA OF BLOCK

A 5.53 + 5.22/2 X 15.55 = 83.27 SQ.M.

TOTAL AREA = 83.27 SQ.M.

DEDUCTION OF

1. 1.83 X 1.68 = 3.07 SQ.M.
2. 3.00 X 3.00 = 9.00 SQ.M.

TOTAL DEDUCTION = 12.07 SQ.M.

NET FLOOR AREA = 83.27 - 12.07 = 71.20 SqM

DEDUCTION OF LIFT LOBBY & STAIRCASE

3. 1.52 X 1.83 = 2.78 SQ.M.
4. 3.19+3.09/2 X 5.69 = 17.86 SQ.M.

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA = 71.20 - 20.64 = 50.56 SqM

3rd FLOOR AREA = 50.56 Sqm

AREA OF BLOCK

A 5.28 + 5.22/2 X 5.55 = 52.30 SQ.M.

TOTAL AREA = 52.30 SQ.M.

DEDUCTION OF

1. 1.83 X 1.68 = 3.07 SQ.M.

TOTAL DEDUCTION = 3.07 SQ.M.

NET FLOOR AREA = 52.30 - 3.07 = 49.23 SqM

DEDUCTION OF LIFT LOBBY & STAIRCASE

3. 1.52 X 1.83 = 2.78 SQ.M.
4. 3.19+3.09/2 X 5.69 = 17.86 SQ.M.

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA = 49.23 - 20.64 = 28.59 SqM

4th FLOOR AREA = 28.59 Sqm

	3. NET GROSS AREA OF PLOT (1-2)	129.64
	4. DEDUCTION FOR a. RECREATION GROUND AS PER RULE NO. 13.3.1 b. INTERNAL ROADS C. TOTAL (a+b) d. ADD OPEN SPACE	
	5. NET AREA OF PLOT (3+4)	129.64
	6. ADDITION FOR FAR (0.4) ROAD WIDENING AREA	12.64
	7. TOTAL AREA (5+6)	142.28
	8. F.A.R. PERMISSIBLE	2.0
	9. PERMISSIBLE FLOOR AREA (5+6)	284.56
	10. EXISTING FLOOR AREA	——
	11. PROPOSED AREA	282.32
	12. EXCESS BALCONY AREA TAKEN IN F.S.I.	0.71
	13. TOTAL B/UP AERA (10+11+12)	283.03
	14. FAR CONSUMED 13/7	0.98

B BALCONY AREA STATEMENT

	a) PERMISSIBLE BALCONY AREA PER FLOOR	AS PER STATEMENT
	b) PROPOSED BALCONY AREA PER FLOOR	
	c) EXCESS BALCONY AREA (TOTAL)	——

TENEMENT STATEMENT

	a) NET AREA OF PLOT	142.28
	b) LESS DEDUCTION OF NON RESI-DENTIAL AREA (SHOP ETC.)	——
	c) AREA OF TENEMENT (a-b)	---
	d) TENEMENT PERMISSIBLE 180 T/H	--
	e) TENEMENT PROPOSED.	2

D PARKING STATEMENT

		CAR	SCOOTER	CYCLE
	a) PARKING REQUIRED BY RULE	3	4	4
	b) PARKING PROPOSED	3	4	4
	c) GARAGE PERMISSIBLE	-	-	-
	d) GARAGE PROPOSED	-	-	-

E LEGENDS

a) PLOT BOUNDRY SHOWN BLACK
b) PROPOSED WORK SHOWN RED
c) DRAINAGE LINE SHOWN DOTTED RED
d) WATER LINE SHOWN DOTTED BLACK
e) RECREATIONAL GROUND SHOWN GREEN
f) WORK TO BE DEMOLISHED SHOWN YELLOW
g) ROAD WIDENING LINE SHOWN DOTTED GREEN
h) EXISTING STRUCTURE SHOWN BLUE

PROFORMA - II

CERTIFICATE OF AREA

BORADE ASSOCIATES ★ APPROVED GOVT.VALUAR CAT 1/87 ★ Rachana Market, Station Road, Baramati

BORADE ASSOCIATES ★ APPROVED VALUAR REG. NO. A11648 ★ Rachana Market, Station Road, Baramati

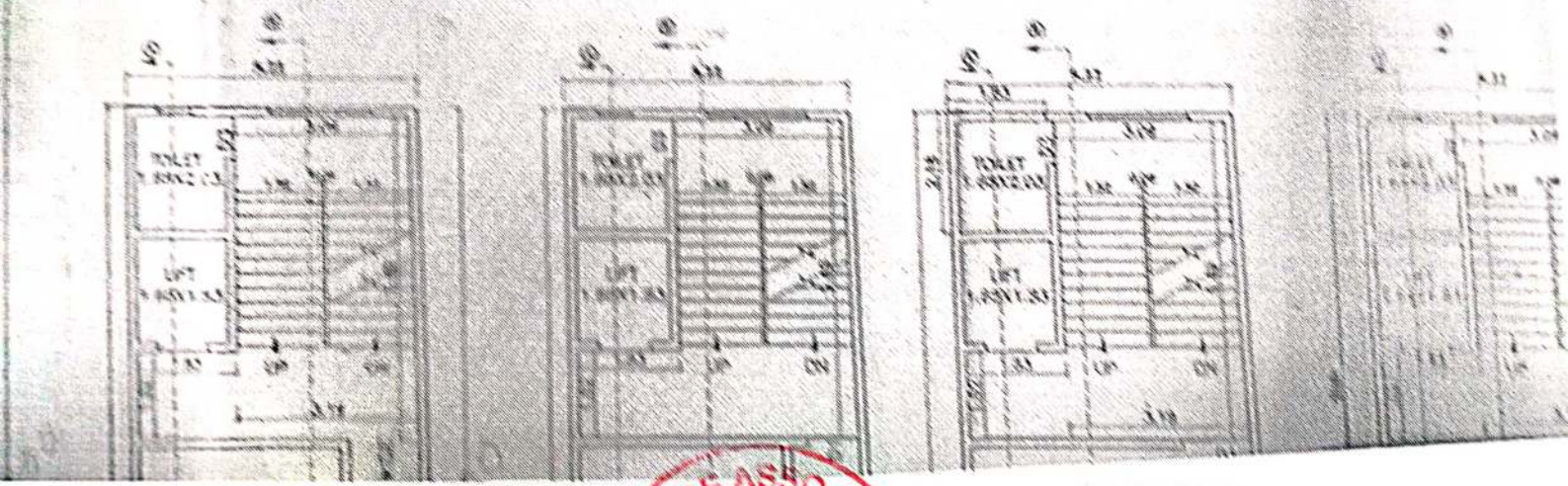
Valuer : Dattatray Borade 1st Floor, Rachana Market, Station Road, Baramati



SECTION A-A (1:100)

F.S.I. STATEMENT (Part-I)

FLOORS	TOTAL AREA	LESS STAIR	LIFT/SHAFT	NET AREA	PASSAGE	NET AREA	PERMI. BALC.	PROP. BALC.	EXCESS BALC.	TOTAL F.S.I.	DRAFT
BASEMENT	--	--	--	--		--		--			LIFT
GROUND	84.70	33.12	4.58	70.54	---	70.54	NET 7.84	15.22	42.03	282.32	1.83 X
FIRST	88.38	17.88	2.78	68.43	---	68.43	282.32	15.22	-	"	= 31
SECOND	83.82	17.88	2.78	63.16	---	63.16	X	15.22	42.34	0.71	MACHINE
THIRD	71.20	17.88	2.78	51.53	---	51.53	15 %	12.81	= 0.56	= 283.03	2.00 X
FOURTH	42.23	17.88	2.78	28.59	---	28.59	= 42.34	--			= 2.0
TOTAL	396.34	94.54	15.14	282.32	---	282.32	42.34	43.25	0.71	283.03	11.81



BORADE ASSOCIATE
APPROVED GOVT. VALUAR
CAT 1/87
Pachora Market, Station Road, Baramati

BORADE ASSOCIATE
APPROVED VALUAR
REG. NO. A/1848
Pachora Market, Station Road, Baramati



APPROVED VALUER
CAT 1/8
Rachana Market, Station Road, Baramati

APPROVED VALUER
REG. NO. A1161
Rachana Market, Station Road, Baramati

Kasba Peth

P/2/11/00415000 2830 0

24-05-2014 82352 SCO15565

ATUL JINDATT SHAH SHRI ATUL JINDATT SHAH SHRI SHAH VACHAN M (PARTNER)

C/O SHRI SHAH VACHAN M H NO 439 RAVIWAR PETH PUNE 411002

H NO 439 RAVIWAR PETH PUNE 411002

निवासी	बिगर निवासी	माफ	बखळ	एकूण
20000	69700	0	0	89700

	40.75	18276	18277
	-	0	0
	20.5	9194	9195
	1.5	673	673
	1	449	448
	5.75	2579	2579
	9.5	4261	4261
	10	4485	4485
	0	0	0
	1.75	785	785
	6	600	600
	12	4182	4182
	3	1046	1045
	0	0	0
	(१) एकूण	46530	46530
	(२) चालू वर्षाची मागणी (A+B)		93060
	(३) सौर ऊर्जा / गांडूळ खत मिळणारी सवलत		0
	(४) जादा जमा		0
	(५) एकूण चालू वर्षाची निव्वळ मागणी		93060
	(६) दि. ३१.५.१५ पर्यंत सवलतीने रक्कम		91232
	(७) दि. ३१.३.१५ पर्यंत शास्तीसह एकूण थकबाकी		0
	(८) एकूण मागणी रक्कम (सवलतीसह)		91232
	(९) दि. १५ [illegible]		93060

Date : 23/05/2015

propertytax@punecorporation.org

Pune Municipal Corporation

PROPERTY TAX PAYMENT RECEIPT

		Transaction Date	23/05/2015
		Property AC number	P/2/11/00415000
illan Number	150523-6800-1430	Transaction by	BILLDESKONLINE
nk ref. Number/Chq. number	DUBI3816086396	Bank	HDFC
ayment Mode	I-Banking		
Amount	91232		

NOTE : Computer generated receipt, does not require signature.

Online Print

पुणे महानगरपालिका

मिळकतकर देयक

(www.punecorporation.org)

(propertytax.punecorporation.org)

(महाराष्ट्र महानगरपालिका अधिनियम १९४९ चे अनुसूची ८, नियम ३९, ४०)

क्षेत्रिय कार्यालय: Kasba Peth

सन : २०१५-२०१६

मिळकत क्र. : P/2/11/00415000 देयक क्र.: 2830 'A' फॉर्म क्र. : 0

आकारणी दि.: मागील पावतीची दि.: 24-05-2014 व रक्कम: 82352 पाणी मिटर क्र. : SCO15565

मिळकतधारकाचे नाव : ATUL JINDATT SHAH SHRI ATUL JINDATT SHAH SHRI SHAH VACHAN M (PARTNER)

पत्रव्यवहाराचा पत्ता : C/O SHRI SHAH VACHAN M H NO 439 RAVIWAR PETH PUNE 411002

मिळकतीचा पत्ता : H NO 439 RAVIWAR PETH PUNE 411002

वार्षिक करपात्र रक्कम →	निवासी	बिगर निवासी	माफ	वरखाल	एकूण
	20000	69700	0	0	89700

	कराची टक्केवारी	पहिली सहामाही (A) ₹	दुसरी सहामाही (B)₹
सर्वसाधारण कर	40.75	18276	18277
पाणीपट्टी	-	0	0
सफाईकर	20.5	9194	9195
अग्निशामक कर	1.5	673	673
वृक्ष संवर्धन कर	1	449	448
जललाभ कर	5.75	2579	2579
जल नि:सारण लाभ कर	9.5	4261	4261
पथकर	10	4485	4485
विशेष सफाई कर	0	0	0
मनपा शिक्षण उपकर	1.75	785	785
शिक्षण कर (निवासी)	6	600	600
शिक्षण कर (बिगर निवासी)	12	4182	4182
रोजगार हमी कर	3	1046	1045
मोठ्या निवासी जागेवरील	0	0	0

(१) एकूण	46530	46530
(२) चालू वर्षाची मागणी (A+B)		93060
(३) सौर ऊर्जा / गांडूळ खत मिळणारी सवलत		0
(४) जादा जमा		0
(५) एकूण चालू वर्षाची निव्वळ मागणी		93060
(६) दि. ३१.५.१५ पर्यंत सवलतीने रक्कम		91232
(७) दि. ३१.३.१५ पर्यंत शास्तीसह एकूण थकबाकी		0
(८) एकूण मागणी रक्कम (सवलतीने भरावयाची)		91232
(९) दि. १.६.१५ नंतर भरावयाची रक्कम (सवलतीव्यतिरिक्त)		93060

ऑन लाईन पेमेंट सुविधा www.punecorporation.org व propertytax.punecorporation.org या मनपाच्या वेबसाईटवर उपलब्ध आहे.

ज्या मिळकतीवर मागील आर्थिक वर्षाची थकबाकी आहे त्यांना माहे १एप्रिल २०१५ पासून संपूर्ण थकबाकी रकमेवर २% शास्ती (मिळकतदार संपूर्ण थकबाकी दंडशास्तीसह रक्कम देईपर्यंत) भरण्यास तो जबाबदार असल्याचे चालू राहील. सदर देयक हे मार्च मध्ये छापले असून ज्या मिळकतीवर थकबाकी आहे, अशा थकबाकीदारांनी / मिळकत धारकांनी संकेत स्थळावर उपलब्ध असलेली रक्कम भरणे.

- यापूर्वी मिळकतकराची थकबाकी भरली असल्यास देयकामध्ये नमूद केलेली थकबाकी रद्द समजावी व भरलेल्या रकमेची पावती सादर करावी.

- चालू आर्थिक वर्षाचे बिल प्राप्त होण्यापूर्वी बिलात नमूद थकबाकी रक्कम भरली असल्यास मिळकत कर थकबाकीदाराने propertytax.punecorporation.org या संकेतस्थळावरून अथवा जवळच्या क्षेत्रिय / संपर्क कार्यालयातून बील तपासून दुरुस्त बिलानुसार मिळकतकराची रक्कम जमा करावी.
- मिळकतकर देयकमधील प्रथम सहामाही ३० जून २०१५ पूर्वी भरणे बंधनकारक आहे. अन्यथा १ जुलै २०१५ पासून दरमहा २% शास्ती आकारण्यात येईल. तसेच द्वितीय सहामाही देय रक्कम ३१ डिसेंबर २०१५ पूर्वी भरणे बंधनकारक आहे. अन्यथा १ जानेवारी २०१६ पासून दरमहा २% शास्ती आकारली जाईल याची नोंद घ्यावी.
- मिळकत कर भुदंड व वसुलीस महाराष्ट्र महानगरपालिका अधिनियम १९४९ चे अनुसूचि प्रकरण ८ नियम ४१ व ४२ अन्वये कायदेशीर कारवाईस पात्र राहील याची नोंद घ्यावी.
- ज्या मिळकतींची कर आकारणी झाली नाही, मिळकतीच्या बाबतात बदल झाला आहे, अशा मिळकतदारांनी propertytax.punecorporation.org या संकेत स्थळावरील होम पेज - Online Self Assessment या लींकचा वापर करून कर आकारणी स्वत: करु शकतील, अथवा मनपाच्या मिळकतकर विभागाकडे अर्ज करावा.
- मिळकत कर देयकामधील संपूर्ण रक्कम दिनांक ३१ मे २०१५ पूर्वी भरा व चालू आर्थिक वर्षाच्या बिलातील सर्वसाधारण करामध्ये ५ ते १०% सवलत मिळवा.

टिप : महाराष्ट्र शासन राजपत्र असाधारण भाग चार - क्र. १४-२७ एप्रिल २०१० व महाराष्ट्र महानगरपालिका अधिनियम १९४९ चे अनुसूचि प्रकरण ८ नियम ४१ (१) नुसार मिळकतदाराने ज्या दिनांकापर्यंत कराची रक्कम भरावयाची होती, त्या शेवटच्या दिनांकानंतर प्रत्येक महिन्यासाठी किंवा त्याच्या भागासाठी अशा कराच्या २% शास्ती इतकी रक्कम शास्ती म्हणून भरण्यास तो जबाबदार असेल आणि बिलाची पूर्ण रक्कम देईपर्यंत अशी शास्ती भरण्यास तो जबाबदार असण्याचे चालू राहिल.

(सुहास मापारी)
उप - आयुक्त
कर आकारणी व करसंकलन
पुणे महानगरपालिका

Barcode :-

बाजूला दर्शविलेला QR कोड वापरून आपण मिळकत कर संकेतस्थळावर online payment Gateway वर पोहोचू शकता व मिळकत क्रमांक टाकून रक्कम भरू शकता.

(QR कोड)

तक्रार निवारण दूरध्वनी क्रमांक :- ०२०-२५५०११५९

मुदतीत मिळकत कर भरा, दरमहा २% शास्ती टाळा !

३१ मे १५ पूर्वी मिळकतकर भरा व सन २०१५-१६ चे १० टक्के सूट मिळवा.

मिळकतकर मुदतीत भरल्यास दरमहा २% शास्ती टाळा व सन २०१५-१६ चे १० टक्के सूट मिळवा.

Date : 23/05/2015

propertytax@punecorporation.org

Pune Municipal Corporation

PROPERTY TAX PAYMENT RECEIPT

		Transaction Date	23/05/2015
Challan Number	150523-6800-1430	Property AC number	P/2/11/00415000
Bank ref. Number/Chq. number	DUBI3816086396	Transaction by	BILLDESKONLINE
Payment Mode	I-Banking	Bank	HDFC
Amount	91232		

NOTE : Computer generated receipt, does not require signature.

Online Print

MAHAVITARAN
Maharashtra State Electricity Distribution Co. Ltd

Web Self Service

Web Self Service Home > Energy Bill

Energy Bill

Welcome ATUL J SHAH Logout

- My Account
- Change Password
- Update Profile
- Consumption Calculator
- Energy Bill Calculator

View Printable Version

Billing Unit	4608:RASTA PETH SUB-DN.	Bill For:	MAY-16	Bill Date:	17-MAY-16
Consumer No:	160250435344	Old Consumer No:		Bill Period:	10-APR-16 to 10-MAY-16
Name:	SHRI SHAH ATUL JIRDUTY				
Address:	CHANDUKAKA SARAF JWELLERS 439 RAVIWAR PETH NR-YATRIK PUNE 411001				

		Rs. Ps.
Due Date:	31-MAY-16	150,480.00
If Paid by this Date:	26-MAY-16	149,240.00
If Paid After this Date:	31-MAY-16	153,500.00

*The above amount is being rounded up

* For any queries on this bill please contact MSEDCL Call Center : 1800 233 3435/1800 200 3435.

PC/MR/Route Sequence	0/ 10-5002-0050	Tariff	71	Category	LT II Comm 3PH >50 KW		
DTC:	4608070	Conn. Load	70 KW	Duty	06		
Pole No:	000000	Sanct. Load	70 KW	Supply Date	06-Feb-06		

Meter No.	Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
MSE28580	775661	767749	1	7912	0	7912
00	0	0	0	0	0	0

	Rs. Ps.
Fixed Charges	7,700.00
Energy Charges	102,935.12
Electricity Duty	26,079.23
F.A.C.	11,140.89
Additional Supply Charges	0.00
Tax on Sale	715.24
Previous Bill Credit	0.00
Current Interest	0.00
Capacitor Penalty	0.00
Other Charges	2,410.80
Total	150,981.28
Net Arrears	1.80
Adjustments	-505.60
Interest Arrears	0.00
Total Arrears	-503.80
Net Bill Amount	150,477.48
Rounded Bill	150,480.00
Last Receipt Date	27-APR-16
Last Receipt Amount	61,450.00

Security Deposit

Arrears: 0.00 Held: 102,850.00 Demanded: 0.00

Bill for 1 Month(s)
Receipts considered up-to 12-MAY-16
Meter status: NORMAL
Revised Tariff applicable wef 01-Jun-2015/Other Charges include :Prev.Prompt Payment Cr.(Rs.):-505.60/Cntr.DMD:088.00 Rec.DMD:044.00 Billed DMD:035.00TOD Tariff EC(Rs.): 2410.80/

DPC:3,019.63
After this date: 31-MAY-16
Pay Rs. 153500
Pay Now

Prompt Payment Discount: Rs. 1,241.87, if bill is on or before 26-MAY-16

* For queries related to your online payment transactions, please contact helpdesk_pg@mahadiscom.in
Any unauthorised changes made in this bill will lead to non-acceptance of the bill.

Billing Unit: 4608 Consumer No: 160250435344 PC: 0 Tariff: 71

Instructions for Cheque payment:

- Cheque should be a/c payee only.
- Cheque should be payable in name of 'MSEDCL', and issued by local bank.
- Please attach bill with the Cheque and do not staple them.
- Post dated cheque will be not accepted

		Rs.
Due Date:	31-MAY-16	150,480
If Paid by this Date:	26-MAY-16	149,240
If Paid After this Date:	31-MAY-16	153,500

Billing Unit: 4608 Consumer No: 160250435344 PC: 0 Tariff: 71

Due Date:	31-MAY-16	150,48
If Paid by this Date:	26-MAY-16	149,2
If Paid After this Date:	31-MAY-16	153,5

© 2016, Maharashtra State Electricity Distribution Company Limited.

For transactions, please email helpdesk_pg@mahadiscom.in

मालमत्ता पत्रक

तालुका/न.भू.मा.का. -- न. भू. अ. क्र. - २ जिल्हा -- पुणे

रविवारपेठ — धारणाधिकार — शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

सिटी सर्वे नंबर — प्लॉट नंबर — क्षेत्र चौ.मी.

[स्कॉ. याडे १७५] चौ. मि. १४६.३ — गावठाण सारामाफिने

भूमापन/धारक

[रामचंद्र दामोदर गोळे - पाटणीपत्र रु. ११२२३ आणे ६ आणे ४] [नों.ता. २४.७.२० प्रमाणे]

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नांवे धारक (धा) पट्टेदार (पे) किंवा भार (भा)	साक्षांकन
३०/११/१९९३	युनियन बँक व श्री. वचन एम. शहा यांचे दरम्यान दि. २३.१.९३ चे मेमोरंडम अन्वये र.रु. ८,००,०००/- ची बोजापोटी नोंद दाखल (फे.फा.नं. २०७)	S I	H युनियन बँक ऑफ इंडिया	सही - जि.नि.भू.अ.तथा न.भू.अ.रपुणे
३०/०८/१९९४	युनियन बँक व श्री. वचन एम. शहा २.१२.९३ चे मेमोरंडम अन्वये र.रु. बोजापोटी नोंद दाखल (फे.फा.नं. २		E युनियन बँक ऑफ इंडिया	सही - जि.नि.भू.अ.तथा न.भू.अ.रपुणे
२७/०२/२००४	न.भू.क्र.४३९ क्षेत्र १४६.३ चौ मी स ळकत दि नॅशनल मार्केटींग कंपनी (इंडीया) य ची भागीदारी फर्म तर्फे श्री वचन एम शहा यांच्या	२ ड अ - ६९२४/ ०३ २४.१२. ०३	धा श्री. अतुल जिनदत्त शहा	फेरफार क्र. ३८० प्रमाणे सही - न.भू.अ.क्र. २पुणे

तपासणी करणारा - खरी नक्कल - न. भू. अ. क्र. - २ पुणे

चे नाव —

टोकन नंबर — आज दि. २००६

अर्जाची आज दिनांक 21/04/06

प्रत देण्याची दिनांक 24/04/06

प्रतिलिपी तयार करणार सं.२१/४/०६

तपासणी करणारा —

फी फी 60/-

कागद फी 7/-

प्रमुख लिपीक 24/04/06

नगर भूमापन अधिकारी क्र २ पुणे

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

वांधकाम नियंत्रण

वांधकाम नियंत्रण कार्यालय

क्रमांक : BC0/१४।४।१५४
0003507

दिनांक : २७।३।०६

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

भोगवटा पत्र पूर्ण.

श्री. / श्रीमती अनुराधे जे. आय (PAH) C/o. श्री एम. जी. चौधरी

राहणार ३७ लेमी विहार, मांडरकर रोड पुणे ४

यांस –

आपणांस मुंवई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३ / २५४ व एम्. आर. टी. पी. ॲक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ शिवार घरांक ४३९ फायनल प्लॉट क्र. / सर्व्हे क्र. – टी. पी. स्कीम नंवर – यांत रिपाइण्ड रिपाइण्ड + पूर्वमान्यता इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक CC/४५१५/०५ दिनांक १४ ०६। २००५ ते. २०/३/२००६ अन्वये वांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन वांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबावत दिनांक PC/०३ २५। १०। २००५ रोजी अर्ज केल्यावरून आपणांस मुंवई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या वांधकामाचे वर्णन

मान्य नकाशाप्रमाणे :-

अ) तेअर आऊंड फ्लोअर :- संपूर्ण पार्किंग एक टॉयलेटसह

ब) अप्पर आऊंड फ्लोअर :- एक शोरूम (संपूर्ण मजला)

क) पहिला मजला :- ही ऑफीस क्र. ① ②

ड) दुसरा मजला :- निवासी गाळा क्र. ①

इ) तिसरा मजला :- निवासी गाळा क्र. ②

फ) चौथा मजला :- निवासी गाळा क्र ② पार्ट

(१) **सूट : "भविष्यात सदर नकाशाव्यतिरिक्त कोणतीही वांधकामे (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टिशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतीही पूर्व सूचना न देता सदरची संपूर्ण अनधिकृत वांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॅटधारक / मालक यांचेकडून वसूल करण्यात येईल".**

(२)

(३)

सहायक अभियंता,
वांधकाम नियंत्रण क्र.
पुणे महानगरपालिका.

मालमत्ता पत्रक

तालुका/न.भु.मा.का. -- न. भू. अ. क्र. - २

जिल्हा -- पुणे

प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
	[२२६ चौ.वार] १८९.० चौ.मी. एकशे एकोणनवंद पॉईंट शून्य चौ.मी.	गावठाण सारा माफीने	--
--			
[एम्.इझिकल भालेकर - मालकी]			
--			
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	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकंन
३/१९४६	अर्ज ता.२६-२-४६ एम. एझिकल सन१९४३ साली मयत डिस्ट्रिक जज्ज ठाणे कडील ता.२४-१०-४५ चे लेटर्स ऑफ अडमिनी स्ट्रेशन वरून नावे दाखल.	S.I.	H १) मिसेस एलिझाबेथ मोनाशो भोनकर २) बुक जोसेफ भोनकर	साक्षी - मामलेदार
९/१०/१९४७	खरेदी रू.१३५००/१७-९-४७ मिसेस एलिझाबेथ आणि ब्रुक जोसेफ कडून	S.R.II सप्टेंबर १३९८	H डॉ.आत्माराम महिपाल पतकी	साक्षी - मामलेदार.
२६/०४/१९६८	कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले. १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			साक्षी - ०८/१२/१९६८ वि.नि.नि भू.अ पुणे अ. (द) पुणेःPr
केला				
२२/०६/१९७४	ख.ख.र.रू.३०,०००/- आत्माराम महिपत पतकी यांचे पासून	S.R.II ८०८ ७१ २७-७-७१	H डॉ.सुभाष आत्माराम पतकी	साक्षी - १५/०७/१९७४ न.भू.अ.क्र. २पुणे पुणे शहर पे.रुपार क्र. २२८ मार्फ
०४/०२/२००४	वारसाने सुभाष आत्माराम पत्की दि. २३.९.२००१ रोजी मयत सयव सर्व वारसांची नांवे दाखल केली असत		धा श्रीमती सुलेखा सुभाष पत्की श्री प्रसन्न सुभाष पत्की श्री प्रसाद सुभाष पत्की	साक्षी - १५/०७/२००४ न भू अ क्र २पुणे पे रुपार क्र. २२८ मार्फ
०९/०३/२००६	न भू क्र १३१ क्षेत्र १८९ चौ मी संपुर्ण मिळकत १.श्रीमती सुलेखा सुभाष पत्की २.प्रसन्न सुभाष पत्की ३. प्रसाद सुभाष पत्की याचेकडून	भ दु नि ह क्र ११ र द अनं ५८७७/२००४ दि २/९/२००४	धा १.अतुल जिनदत्त शहा	साक्षी - १७/०३/२००६ न भू अ क्र २पुणे

तपासणी करणारा -

खरी नक्कल -

न. भू. अ. क्र. - २
पुणे

पुणे महानगरपालिका

(यापुढील पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा)

(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याकरिता दाखला

(कमेन्समेन्ट सर्टिफिकेट)

बांधकामाचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ यांतील आणि मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे (सेक्शन्स २५३ व २५४ यांतील तरतुदींप्रमाणे खालील अटींवर देण्यात येत आहे.

प्रकरण क्रमांक : **RVW/0037/04 / REVISED 1**

Proposal Type : Mixed

बांधकाम नियंत्रण कार्यालय
पुणे महानगरपालिका
शिवाजीनगर, पुणे - ५.

क्रमांक : CC/4419/05

दिनांक : 20/3/2006

श्री/श्रीमती ATUL J SHAH व्दारा ला. स. यांस

श्री MILIND BHIMRAO CHAUDHRI

राहणारपुणे, पेठ 301 laxmi vihar bhandarkar rd घरांक सर्व्हे नं. -

महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिके च्या सीमे तील

पेठ RAVIWAR PETH घरांक सर्व्हे नं.CTS No: 439

फायनल प्लॉट क्र. प्लॉट क्र. -

वरील बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली ती दिनांक : 18/2/2006 या दिवशी पोहचली त्यावरुन काम करण्यास खाली लिहिलेल्या सूचना व सर्व अटींवर संमतीपत्र देण्यात येत आहे.

ी सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरुन नवीन कामास काही उपसर्ग पोहोचत ल्यास अथवा हानी होत असल्यास त्याप्रीत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

तच्या नवीन / दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. बाबी बांधकाम नियत्रंण कार्यलयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरु करु नये.

सहायक अभियंता (भूमिप्रापण) यांच्या कार्यालयामार्फत रसत्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरु करणार या अटीवरच हे संमतीपत्र देण्यात आहे.

बतच्या नकाशावर मागे लिहिलेल्या / चिकटवलेल्या अटींवर हे संमतीपत्र देण्यात येत आहे.

ा प्लॉट्सवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापुर्वी प्रत्येक मालकाने इमारतीसमोर कांपाउंड वॉलच्या आत व बाहेर किमान चार झाडे ावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळणार नाही. रस्त्यावरील झाडांना रुर ते संरक्षण कुंपण अर्जदाराने करावयाचे आहे.

ारतीचे भोगवटापत्र देताना रस्तयावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार हला जाणार नाही. राडारोडा कोठे टाकावा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल.

काम सुरु करण्यापुर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करुन संबंधित कामाकरिता पुर्वमान्यात घेतल्याखेरीज जागेवर कोणतेही काम सुरु करु नये.

नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ॲथॉरिटीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते. याची नोंद घ्यावी.

बांधकाम नियंत्रण खात्याने जरी सेप्टीक टॅन्कसाठी परवानगी दिली असली तरी ड्रेनेजविषयी मा. नगरउपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करुन त्याची मंजुरी घेतल्याखेरीज सेप्टीक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरु करु नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पुर्णत्वाचा दाखला हजर करण्यात यावा.

. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे. ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.

१. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.

३. कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरुपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याच गरज नाही.

४. भोगवटापत्र मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरुन केलेले नियम व पोटनियम यांचा भंग होता कामा नये.

वरील संमतीपत्रविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करुन घ्यावे.

20/3/06

इमारत निरीक्षक

बांधकाम नियंत्रण कार्यालय,

सहाय्यक अभियंता (बांधकाम नियंत्रण)
पुणे महानगरपालिका.

(अर्जदाराने संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याकरिता दाखला
(कमेन्समेन्ट सर्टिफिकेट)

113/3

या बांधकामाचे संमतीच्या महाराष्ट्र प्रादेशिक नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६१ अंतर्गत आणि पुणे महानगरपालिका अधिनियम, सन १९४९ ची कलमे (सेक्शन्स २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटींवर देण्यात येत आहे.

प्रकरण क्रमांक RVW/0037/04 / REVISED 1
Proposal Type : Mixed

बांधकाम नियंत्रण कार्यालय
पुणे महानगरपालिका
शिवाजीनगर, पुणे - ५.

क्रमांक : CC/RAVI/05

दिनांक : 20/3/2006

श्री/श्रीमती ATUL J SHAH
श्री MILIND BHIMRAO CHAUDHRI
यांस

व्दारा ला. स.

यांचे अर्ज दिनांक 20/2/2006 रोजी मंजूर केलेल्या नकाशाप्रमाणे सर्व्हे नं. / फा.नं. / प्लॉट नं. 301 laxmi vihar bhandarkar rd पेठ RAVIWAR PETH येथील घरांक सर्व्हे नं. CTS No: 439 प्लॉट क्र. - फायनल प्लॉट क्र. - मध्ये महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६१ अन्वये व पुणे महानगरपालिका अधिनियम, सन १९४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सभेने तीस

पुढील बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली ती दिनांक : 18/2/2006 या दिवशी पोहचली त्यावरून काम करण्यास खाली लिहिलेल्या सूचना व सर्व अटींवर संमतीपत्र देण्यात येत आहे.

१) सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रीत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

२) मंजूर नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

३) यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरु करू नये. सहायक अभियंता (भूमिप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरु करणार या अटीवरच हे संमतीपत्र देण्यात आले आहे.

४) मंजूर नकाशावर मागे लिहिलेल्या / चिकटवलेल्या अटींवर हे संमतीपत्र देण्यात येत आहे.

५) प्लॉट्सवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापुर्वी प्रत्येक मालकाने इमारतीसभोर कंपाउंड वॉलच्या आत व बाहेर किमान ... करून ती व्यवस्थित वाहविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळणार नाही. रस्त्यावरील झाडांना ... र ते संरक्षण कुंपण अर्जदाराने करावयाचे आहे.

६) इमारतीचे भोगवटापत्र देताना रस्तयावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा वि... ला जाणार नाही. राडारोडा कोठे टाकावा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल.

७) काम सुरु करण्यापुर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करुन संबंधित कामाकरिता पुर्वमान्यात घेतल्याखेरीज ... णतेही काम सुरु करु नये.

८) नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ॲथॉरिटीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते.

९) ... ची नोंद घ्यावी.

१०) बांधकाम नियंत्रण खात्याने जरी सेप्टीक टॅन्कसाठी परवानगी दिली असली तरी ड्रेनेजविषयी मा. नगरउपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल व ... त्याची मंजुरी घेतल्याखेरीज सेप्टीक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरु करु नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पुर्णत्वाचा दाखला हजर क... घावा.

११) जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे. ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.

१२) मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.

१३) कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरुपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांध... गरज नाही.

१४) भोगवटापत्र मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.

वरील संमतीपत्रविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

20/3/06

सहाय्यक अभियंता (बांधकाम नियंत्रण)
पुणे महानगरपालिका.

(यापुढील पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा.)

(रतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याकरिता दाखला

(कमेन्समेन्ट सर्टिफिकेट)

ा आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ यांतील आणि मुंबई प्रांति
धिनियम, सन १९४९ ची कलमे (सेक्शन्स २५३ व २५४ यांतील तरतुदींप्रमाणे खालील अटींवर देण्यात येत आहे.

बांधकाम नियंत्रण कार्यालय
पुणे महानगरपालिका
शिवाजीनगर, पुणे - ५.

V/0037/04
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क्रमांक: CC/2184/04

दिनांक : 14/09/2004

ah Atul J — द्वारा ता . स . श्री. Choudhari M.B. — यांस

301 Laxmi Vihar Bhandarkar Road Pune 4 — घरांक सर्व्हे न. -

महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम,

तमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतीत

पेठ Raviwar Peth — घरांक सर्व्हे न. 4391-

ह. - प्लॉट क्र. - मधील बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली, ती दिनांक : 17/03/2004

हुचली.त्यावरुन काम करण्यास खाली लिहिलेल्या सूचना व सर्व अटींवर तुम्हास संमतीपत्र देण्यात येत आहे.

काम योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत
र्ने होत असल्यास त्याबाबत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवरनाही.

दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

ओनर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. याबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरू करू नये.

भियंता (भूमिापन) यांच्या कार्यालयामार्फत रस्त्याची रुंदीरेषा जागेवर आखून घेणार व मगच बांधकाम सुरु करणार या अटीवरच हे संमतीपत्र देण्यात

ाप्रमाणे लिहिलेल्या / चिकटवलेल्या अटींवर हे संमतीपत्र देण्यात येत आहे.

र नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कांपाउंड वॉलच्या आत व बाहेर किमान चार झाडे
वस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटापत्र) मिळणार नाही. रस्त्यावरील झाडांना

रक्षण कुंपण अर्जदाराने करावयाचे आहे.

भोगवटापत्र देताना रस्त्यावरील व आतील काजूचे टाकण्यात आलेले इमारतीचे अतिशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार
र नाही. राडारोडा कोठे टाकावा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल.

करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पूर्वमान्यता घेतल्याखेरीज जागेवर
काम सुरु करू नये.

धकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ऑथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते
ाद घ्यावी.

ान नियंत्रण खात्याने जरी सेप्टीक टँकसाठी परवानगी दिली असली तरी ड्रेनेजविषयी मा.नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करुन
ती मंजुरी घेतल्याखेरीज सेप्टीक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरु करू नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पूर्णत्वाचा दाखला हजर करण्यात
द.

बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे, ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.

शेजारी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.

मारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची
ा नाही.

वटलेल्या मागण्यापूर्वी मनपाचे जर भरल्याचा दाखला सादर करणार.

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वनियमाप्रमाणे काम करताना, नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.

मतीपत्राविरुध्दी काही संकेत घेत असेल तर आमचा आदेश करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

Bhandare 14/9/04
सहाय्यक अभियंता (बांधकाम नियंत्रण).
पुणे महानगरपालिका.

इमारत निरीक्षक,
काम नियंत्रण कार्यालय.

(यापुढील पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा.)

(इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याकरिता दाखला
(कमेन्समेन्ट सर्टिफिकेट)

दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ यांतील आणि मुंबई प्रांतिक अधिनियम, सन १९४९ ची कलमे (सेक्शन्स २५३ व २५४ यांतील तरतुदींप्रमाणे खालील अटींवर देण्यात येत आहे.

बांधकाम नियंत्रण कार्यालय
पुणे महानगरपालिका
शिवाजीनगर, पुणे - ५.

क्र: RVW/0037/04
Revised

क्रमांक: CC/2184/04

दिनांक : 14/09/2004

श्रीमती. Shah Atul J

द्वारा ला . स . श्री. Choudhari M.B.

यांस

कार पुणे , पेठ 301 Laxmi Vihar Bhandarkar Road Pune 4

चरांक सर्व्हे न. -

महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील

पेठ Raviwar Peth

चरांक सर्व्हे न. 439/-

त प्लॉट क्र. - प्लॉट क्र. -

मध्ये बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली, ती दिनांक : 17/03/2004

क्षेशी पोहचली.त्यावरुन काम करण्यास खाली लिहिलेल्या सूचना व सर्व अटींवर तुम्हास संमतीपत्र देण्यात येत आहे.

रित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत थवा हानी होत असल्यास त्याबद्दलत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवरनाही.

वीन / दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

काम आरंभावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरू करू नये.

क अभियंता (भूमिप्रापण) यांच्या कार्यालयामार्फत रस्त्याची रुंदीरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात

नकाशात्र मागे लिहिलेल्या / चिकटवलेल्या अटींवर हे संमतीपत्र देण्यात येत आहे.

सवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कांपाउंड वॉलच्या आत व बाहेर किमान चार झाडे व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटापत्र) मिळणार नाही. रस्त्यावरील झाडांना संरक्षण कुंपण अर्जदाराने करावयाचे आहे.

भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार ार नाही. राडारोडा कोठे टाकावा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल.

करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पूर्वमान्यता घेतल्याखेरीज जागेवर काम सुरू करू नये.

धकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ॲथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते ाद घ्यावी.

म नियंत्रण खात्याने जरी सेप्टीक टॅन्कसाठी परवानगी दिली असली तरी ड्रेनेजविषयी मा.नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करुन मंजुरी घेतल्याखेरीज सेप्टीक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पूर्णत्वाचा दाखला हजर करण्यात

धकाम नकाशात पाडणार म्हणून दर्शविले आहे, ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.

ी हक्काबाबत व इतर कोणत्याही हक्काबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.

तारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची ा नाही.

वटपत्र मागण्यापूर्वी मनपाचे कर भरल्याचा दाखला सादर करणार.

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संमतीपत्रामध्ये जरी करताना, नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.

संमतीपत्राबद्दल्यही काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

इमारत निरीक्षक,
बांधकाम नियंत्रण कार्यालय.

सहाय्यक अभियंता (बांधकाम नियंत्रण),
पुणे महानगरपालिका.

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

बांधकाम नियंत्रण

बांधकाम नियंत्रण कार्यालय
क्रमांक : BC0(3418)348
0003507
दिनांक : 26/3/06

(मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३(१) अन्वये)

भोगवटा पत्र पुणे.

श्री. / श्रीमती अतुल जे. शाह (PAID) c/o. सी एम. पी. चीमनी

राहणार 309 लक्ष्मी विहार, भांडारकर रोड पुणे ४

यांस –

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३ / २५४ व एम. आर. टी. पी. ॲक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ शिवाजीनगर घरांक ४७८ फायनल प्लॉट क्र./ सर्वे क्र. — टी. पी. स्कीम नंबर शिवाजीनगर + पूर्वगणन्या गांव शिवाजीनगर इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक CC/2948/05 दिनांक 9/08/2005 रु. 2,38,000/- अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक 25/10/2005 रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मान्य नकाशाप्रमाणे :-

अ) तेहेर आकडे फ्लोअर :- अंडर मार्जिंग एक लॉन्ड्री व्हेह

ब) अपर आकडे फ्लोअर :- एक ऑफिस (अंडर मार्जिन)

क) पहिला मजला :- पी. ऑफीस क्र. १ २

ड) दुसरा मजला :- निपाणी गाळा क्र. १

इ) तिसरा मजला :- निपाणी गाळा क्र. २

फ) चौथा मजला :- निपाणी गाळा क्र. २ पार्ट

अट : "भविष्यात मान्य नकाशाव्यतिरिक्त कोणतीही बांधकामे (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टिशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतीही पूर्व सूचना व देता सदरची संपूर्ण अनधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॅटधारक / मालक यांचेकडून वसूल करण्यात येईल".

१)

२)

३)

सहायक अभियंता,
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका.

मालमत्ता पत्रक

तालुका/न.भू.मा.सी. -- न. भू. अ. क्र. - २ जिल्हा -- पुणे

क्षेत्र चौ.मी. | गावाचे नाव | भाडेपट्टेदाराकडून आकारावयाचा करावयाचा करार

[स्कॉ. पार्ट १७५] चौ. मि. १४६.३ | सामायिक सामायिकाने

[रामचंद्र दामोदर गोळे - वाटणीपत्र रु. ११२२३ आणे ५ आणे ४]
[नों.ता. २४.७.२० प्रमाणे]

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (भा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
२०/१२/१९५१	वाटणीपत्र रामचंद्र दामोदर गोळे, दामोदर रामचंद्र गोळे व सिताबाई भ्र. रामचंद्र गोळे यांच्यात र. रु. २५,०००/-	१०८० (२) /२.११.५१	H स्नेहलता भ्र. पांडुरंग रामचंद्र गोळे	सही - Supdt.
०५/१०/१९८८	ख.ख.रु. रु. १,२५,०००/- २०.८.८२ स्नेहलताबाई पांडुरंग गोळे यांचेपासून S. I.	HVL-II/५५१३ -१.९.१९८२	H दि नॅशनल मार्केटिंग कंपनी (इंडिया) या नांवाची भागीदारी फर्म तर्फे वचन एम. शहा	सही - जि.नि.भू.अ.तथा न.भू.अ.रपुणे
३०/११/१९९३	युनियन बँक व श्री. वचन एम. शहा यांचे दरम्यान दि. २३.१.९३ चे मेमोरंडम अन्वये र.रु. ८,००,०००/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. २०७)	S. I.	H युनियन बँक ऑफ इंडिया	जि.नि.भू.अ.तथा न.भू.अ.रपुणे
३०/०८/१९९४	युनियन बँक व श्री. वचन एम. शहा यांचे दरम्यान दि. २.१२.९३ चे मेमोरंडम अन्वये र.रु. ४,००,०००/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. २८७)		E युनियन बँक ऑफ इंडिया	सही - जि.नि.भू.अ.तथा न.भू.अ.रपुणे
२७/०२/२००४	न.भू.क्र.४३९ क्षेत्र १४६.३ चौ मी संपुर्ण मिळकत दि नॅशनल मार्केटींग कंपनी (इंडीया) या नावाची भागीदारी फर्म तर्फे श्री वचन एम शहा यांच्या कडुन	र द अ नं ६९२४/२००३ दि २४.१२.२००३	धा श्री. अतुल जिनदत्त शहा	पे.रुपार क्र. ३८० सही - न.भू.अ.क्र.रपुणे

तपासणी करणारा -

खरी नक्कल -

न. भू. अ. क्र. - २
टोकन नंबर पुणे दर्जा क्र. ५१६१
अर्ज दिनांक १३/१/१५.
१६/१/१५-
४७५ २/१/१५
५

पावती

नोंदणी ३
Regn. 39 M

पावती क्र. : 6960

दिनांक 24/12/2003

रविवार पेठ

दस्ताचा अनुक्रमांक हवल2 - 06924 - 2003

दस्ताचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव: श्री अतुल जिनदत्त शहा

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (14)	:-	280.00
एकूण	रु.	30280.00

आपणास हा दस्त अंदाजे 5:10PM ह्या वेळेस मिळेल

दुय्यम निबंधक
हवेली 2 (कसबा पेठ)

सह-दुय्यम निबंधक
हवेली क्र.-२ पुणे

बाजार मुल्य: 2280950 रु. मोबदला: 3800000रु.
भरलेले मुद्रांक शुल्क: 380000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: भारतीय स्टेट बँक , सर्व्हिस ब्रेच पुणे ;
डीडी/धनाकर्ष क्रमांक: 977991; रक्कम: 30000 रू.; दिनांक: 23/12/2003

सूची क्र. दोन INDEX NO. II

हवेली 2 (कराबा पेठ)

गावाचे नाव : रविवार पेठ

(1) दस्तऐवजाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	अभिहस्तातंरणपत्र मोबदला रू. 3,800,000.00 बा.भा. रू. 2,280,950.00
(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) वर्णनः विभागाचे नाव - विभागाचे नाव : (पि.क्र.6) रविवार (पुणे महानगरपालिका), उपविभागाचे नाव - 5/107 - वागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता फदके हौदचौकापासून सोन्यामारूती चौकापर्यंत (रविवार पेठ)---------- सि.स. नं. 439 रविवारपेठ यांसी क्षेत्र 146.3 चौ.मी. या मिळकतीवर असलेली 74 वर्ष पुर्वीची जुनी दगड माती मधील वांधलेली इमारत यांसी क्षेत्र 114 चौ.मी. व इतर सर्व हक्कासहित.
(3)क्षेत्रफळ (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा	(1)मिळकतीचे एकुण क्षेत्रफळ 146.3 चौ.मी. आहे, व वांधकामाचे एकुण क्षेत्रफळ 114 चौ.मी. आहे. (1)-
(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता	(1) नॅशनल मार्केटिंग ॲण्ड कंपनी तर्फे भागीदार श्री नंदन माणिकलाल शहा ; घर/फ़्लॅट नं: सि.टीएस 439; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: रविवारपेठ ; शहर/गाव: पुणे ; तालुका: हवेली ; पिन: 411002. (2) : - -; घर/फ़्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -. (3) श्री भुषण माणिकलाल शहा ; घर/फ़्लॅट नं: सदर ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -. (4) श्री वचन माणिकलाल शहा ; घर/फ़्लॅट नं: सदर ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -. (5) श्री चंदन माणिकलाल शहा ; घर/फ़्लॅट नं: सदर ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -. (6) युनियन बॅक ऑफ इंडिया तर्फे नारायण कृष्णाजी कुलकर्णी ; घर/फ़्लॅट नं: --; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: रविवारपेठ ; शहर/गाव: पुणे ; तालुका: हवेली ; पिन: 411002.
(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता	(1) श्री अतुल जिनदत्त शहा ; घर/फ़्लॅट नं: -; गल्ली/रस्ता: - महावीर पथ ; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: बारामती ; शहर/गाव: पुणे ; तालुका: हवेली ; पिन: 0.
(7) दिनांक करून दिल्याचा	24/12/2003
(8) नोंदणीचा	24/12/2003 सह. दुय्यम निबंधक हवेली नं.
(9) अनुक्रमांक, खंड व पृष्ठ	6924 /2003
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रू 380000.00
(11) बाजारभावाप्रमाणे नोंदणी	रू 30000.00
(12) शेरा	

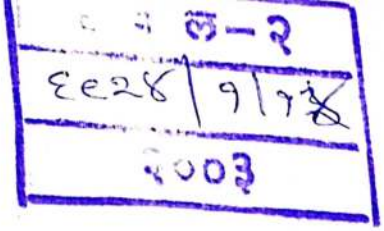


फक्त फ्री सर्च मध्ये वाचले..अतुल शहा
वाचली यास त्याचे तारीख २०.१२.२००३
जबत घेतली, चे अर्जा वरुन.....शाह.....
यास दिली तारीख २४/१२/२००३
सह. दुय्यम निबंधक हवेली नं-७



SARITA REPORTS VERSION 4.8.0





(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मइं.
Gen 113 me.

मूळ प्रत
ORIGINAL COPY

[अहस्तांतरणीय]
[NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

फॅक्सिंग द्वारा मु. शु. जमा

ठिकाण/Place..... दिनांक/Date. 24/12/03

अतुल जं. शेटे यांच्याकडून/

Received from.....

रु./Rs.....(रुपये/Rupess. 26000/-.....)

प्रतीनिलंख दंडनिजार फक्त याकरिता मिळाले.

on account of.....

रोखपाल व लेखापाल
Cashier or Accountant.

(सही/Signature)

(पदनाम/Designation)
विवाह निबंधक, पुणे





प्रतीनिलंख दंडनिजार फक्त

विवाह निबंधक, पुणे

SALE DEED

This **SALE DEED** is made and executed here at Pune on this ____ day of December Month of the year 2003;

BETWEEN

National Marketing & Co. registered Partnership firm having its office at, CTS No.439, Raviwar Peth, Pune : 411 002, by its partner 1) **Shri Nandan Maniklal Shah,** Age: 53 Yrs, residing at 12, Shrinivas Gardon, 1145 Model Colony, Shivajinagar, Pune 411 016, 2) **Shri. Bhushan Maniklal Shah**, Age: 50 Yrs, residing at 1143/B, Sweta Apartments, Flat No. 8, Shivajinagar, Pune 411 016, 3) **Shri. Vachan Maniklal Shah**, Age: 48 Yrs, residing at 8, Yashodatta Apartments, 1137/5, Model Colony, Shivajinagar, Pune 411 016, & 4) **Shri. Chandan Maniklal Shah**, Age: 44 Yrs. residing at Flat No. 11, " Shravan Apartments, 6th Floor, Modibaug, Shivajinagar, Pune 411 016, hereinafter called and referred to as **'THE VENDORS'** (which expression, unless repugnant to the context or meaning thereof, shall mean and include the partners, their heirs, executors, administrators, and assigns), **OF THE FIRST PART;**

And

Atul Jinadatt Shah, aged about 42 years, Occupation : Business, Residing at, Mahavir Path, Baramati, District Pune, ... hereinafter called and referred to as **'THE PURCHASER'**, (which expression unless repugnant to the context or meaning thereof, shall mean and include his legal heirs, executors, administrators, and assigns), **OF THE OTHER PART;**

And

Union Bank of India, a bank incorporated under the Banking Companies (Under the Acquisition and Transfer of Undertaking) Act, having it's branch office at, CTS No. 189, Raviwar Peth, Pune 411 002, through its Chief Manager, **Narayan Krishanji Kulkarni,** aged about 53 years, occ: service, residing at, Flat No.5, Pushpamala Society No.2, Tulsibaugwala Colony, Sahakarnagar No.2, Pune : 411 009, hereinafter referred to as **" THE CONFIRMING PARTY"** (which expression, unless repugnant to the context or meaning thereof, shall mean and include its Directors, administrators, Liquidator and assigns), **OF THE THIRD PART;**

ई व ल-२
ई८२४ | ३१२४
३

WHEREAS all that piece and parcel of the land and building standing thereon, bearing City Survey No.439 A, situate at Raviwar Peth, Pune 411 002, admeasuring 146.744 sq. mtrs. and construction admeasuring approximately 114.23 sq.mtrs. and more particularly described in the Schedule written hereunder, is owned and possessed by the Vendors herein absolutely and to the exclusion of any other person whatsoever, having any right, title, interest or claim in respect of the same, (which property for the sake of brevity and convenience is referred to as 'the said property';

WHEREAS by registered Sale Deed dated 20th August 1982, the Vendor firm has purchased the said property from Smt. Snehalatabai Pandurang Gole which is duly registered at HVL II at Sr. No. 5513;

AND WHEREAS the Vendors are the absolute owner of the said property and has absolute power of disposal of the said property;

AND WHEREAS the Vendors sister concern M/s. Marsons Fertilizers & Pesticides had taken a loan from Union Bank of India and Union Bank of India has filed recovery proceedings against M/s. Marsons Fertilizers & Pesticides, and the Vendors before the Debt Recovery Tribunal, Pune.

AND WHEREAS Union Bank of India has agreed to settle and compromise the matter for a total amount of Rs. 28,50,000/- by letter dated 3.12.2003;

AND WHEREAS the Vendors have mortgaged the said property to the Union Bank of India and the Union Bank of India has first charge over the said property;

AND WHEREAS due to its financial difficulties and other reasons the vendor has decided to sell and dispose off the said property;

Ec2r/v/98

property to the Purchaser for total consideration of Rs. 38,00,000/- (Thirty eight thousand only);

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That in consideration of the sum of Rs. 38,00,000/- (Rupees Thirty eight Lakhs Only) paid before and on the execution of these presents, by the Purchaser to the Vendor as follows: (receipt whereof the Vendor & the Confirming Party hereby admit).

a) Rs. 28,50,000/- Paid by Pay Order No. 003174 dated 24-12-03 drawn on the UTI BANK LTD BARAMATI Branch, Pune, in favour of the confirming party, as directed by the Vendors, receipt whereof has been acknowledged by the said Vendors and the Confirming Party herein, in favour of the said Purchaser.

b) Rs. 09,50,000/- Paid by Pay Order No. 003175 dated 24-12-03 drawn on the UTI BANK LTD, BARAMATI Branch, Pune, in favour of the Confirming party, as directed by the Vendors, receipt whereof has been acknowledged by the said Vendors and the Confirming Party herein, in favour of the said Purchaser.

Rs. 38,00,000/- Total Consideration.

==========

The Vendor both hereby confirm the conveyance and transfer by way of sale unto the Purchaser the said property more particularly hereunder written in the Schedule hereunder TOGETHER WITH ALL the things permanently attached thereto or standing thereon and all the privilege, easements, profits, advantages. rights and appurtenances whatsoever to the said property or any part thereof belonging or

anywise appertaining thereto And ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Vendor to the said piece of proportionate land and other the premises hereby conveyed and every part thereof TO HOLD the same unto and the said use and benefit of the Purchasers absolutely and for ever, subject to the payment of rents, rates taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter and from the date of possession i.e. from 23.12.2003, in respect of the same to the Government or the Municipal Corporation of the City of Pune or any other public body or local authority in respect thereof.

AND the Vendor doth hereby covenant with the Purchaser that,

(1) the Vendors now have good right, full power and absolute authority to confirm the conveyance and transfer by way of sale the said property hereby conveyed or intended so to be unto the use of the Purchaser in the manner aforesaid,

(2) the purchaser may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the said property hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for her own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by her the Vendor or her heirs or any of them or by any person or persons claiming or to claim, from under or in trust for her or any of them.

(3) the Purchaser shall hold the said property freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Vendor and well and sufficiently saved, defended kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had, made executed occasioned and suffered by the Vendor or by any other person claiming or to claim by from, under or in trust from her;

claiming any estate right, title or interest in the said property hereby conveyed or any part thereof by from, under or in trust for the Vendor, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances and assurances whatsoever for better and more perfectly and absolutely granting the said proportionate land, and premises and every part thereof hereby conveyed unto and to the use of the Purchaser in manner aforesaid as by the Purchaser, his heirs, executors or administrators and assigns shall be reasonably required.

(5) That the Vendor has vacated the tenants and has handed over vacant and peaceful possession of the said Property to the Purchaser on 23.12.2003.

(6) The Confirming Party i.e. Union Bank of India hereby admits the receipt of its dues as per compromise settlement and nothing is outstanding towards the loan from the Marsons. The Confirming Party hereby redeems, discharge and releases the mortgage over the said property and confirms the sale of the property by the Vendors to the Purchaser and further declares that they have no right tile or interest remaining over the said property. The Confirming party delivered all original documents relating to the said Property and the Mortgage deed to the Purchasers herein.

(7) The document is valued at Rs. 38,00,000/- (Thirty eight lakhs only). The said Property is situate at Bagade Road and Subhasin Road, Phadke Houd to Sonya Maruti Chowk (Raviwar Peth), of city of Pune, as mentioned at serial No.5/107 of the ready reckoner of the Town Planning and Valuation department of Pune.

Land area : 146.3 sq.mt x Rs.20,500/- = Rs.29,99,150/-
Constructed area 114 sq.mt x 14,200/- per sq.mt = Rs.16,18,800/-
However, the said construction is made in mud and stone, and the said building is about 74 years old, and hence deprication is claimed

about 60%, which comes to Rs.9,71,280/- . Thus Rs.16,18,800/- minus Rs.9,71,280/- comes to Rs.6,47,520/-. Hence the value of Land comes to Rs.29,99,150/- + Rs.6,47,520/- = Rs.36,46,670/- i.e. say Rs.36,47,000/-

However, as agreed the open land is valued at Rs.22,00,000/- and the construction thereon is valued at Rs.16,00,000/- amongst the parites hereto.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece and parcel of the land and building situate at ~~S~~. CTS No. 439 A, Raviwar Peth, Pune 411 002, admeasuring 146.3 sq.mtrs. and construction admeasuring approximately 114.00 sq.mtrs, is made in mud and stone and is about 74 years old construction thereto, within the Registration District of Pune, Joint Sub District Haveli No.II, Pune, of Taluka Pune city, and also situate within the limits of the Municipal Corporation of city of Pune, which is bounded as follows :

On or towards East : PMC Road

On or towards West : PMC Road

On or towards North : House No. 440

On or towards South : House No. 438

TOGETHER WITH fitting and fixtures therein and all the rights of easements and also together with all the hereditaments and appurtenances thereto.





IN WITNESS THEREOF the parties hereto have signed this Sale Deed at Pune on the date and the year first hereinabove written.

Nandan Maniklal Shah

Bhushan Maniklal Shah

बी-२
२८२८ | ८१७८
२००३

Vachan Maniklal Shah

Chandan Maniklal Shah,

Partners of M/s.National Marketing & Co.

(Vendors)

Atul Jinadatt Shah

(Purchaser)

Narayan Krishanji Kulkarni

Chief Manager of Union Bank of India

(Confirming Party)

Witnesses

1 Adv. Prakash Sochi (Retd)
C-1/3 Salunke Vihar
Pune - 411022

2. Shaha N.
Anup Nitin Shah
118 Morarji Peth
Solapur - 413001.

Form No. MSC-2156-S, dated 18-11-57

Chandan Steel

मालमत्तेच्या रजिस्टर कायदेशीर उतारा

तालुका पुणे जिल्हा पुणे

अ. क्र.	सेवकले	प्रमाणपत्र	शेरा
२१ डिसेंबर १९३८	चौ. मी. १२६-३	ग्राम पठार सारा ग्रा. ऊ.	

मध्ये धारण करणाऱ्याचे नाव :—

प्राप्त साठा (जोपर्यंत तपास लागला तोपर्यंत)

ह व ल - २

६८२४ | ९ | ४६

3

अ. क्र.	व्यवहार	व्हॉल्यूम नंबर	नवीन धारण करणारा (धा), पट्टेदार (प), अथवा इतर साठा असणारा (इ)	साक्षीदाराचे सही
			H D नॅशनल मार्केटिंग	
	२४.७४.२	HUL-II कंपनी (इंडिया) या नावाचा		SR***
	रु. १,२५०००-५०३-	भागीदारी फर्म तर्फे		
	२०।८।८८	1-4 बचन डाऊ शहा		
	रु. ६७५	-१४४-		
	बाई पाडुरंग			
	गोडे पाच			
	पांसुन, ।S.H:			

सारे ऑफिस किल्ले रक्षा १९८२ ते [illegible]

मिळकत करासाठी पावती

पुणे महानगरपालिका

कर आकारणी व कर संकलन कार्यालय

Year : 2003 - 2004

पावती दिनांक : 22/12/2003

पावती क्रमांक : KAS/06/1203/14073

वॉर्डचे नाव : KASABA PETH WARD

मिळकत क्रमांक : P--2 --11--00415000

TABLE NO : 0

* CASH*

मिळकतदाराचे नाव : NATIONAL MARKETING COMPANY (INDIA)
THE NATIONAL MARKETING COMPANY (INDIA)

मिळकतीचे वर्णन : H NO 439 RAVIWAR PETH PUNE 411002

Billing Name : NATIONAL MARKETING COMPANY (INDIA)
Address: C/O SHRI SHAH VACHAN M H NO 439 RAVIWAR PETH PUNE 411002

SELF

धनादेश क्र. :

दिनांक :

हस्ते : CASH

बँकेचे नाव व शाखा :

(KASABA PETH)

रोख / चेक 3,427.00 (ARREAR AMOUNT : 58.00)

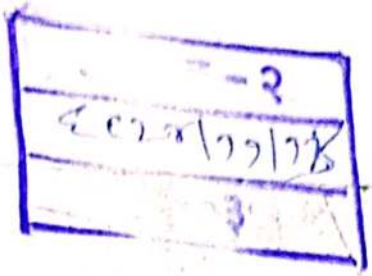
रोखपाल

एकूण रक्कम रुपये RS. THREE THOUSAND FOUR HUNDRED TWENTY-SEVEN ONLY

अक्षरी रुपये

Manikchand Narcotics Paper Prod. Pvt. Ltd. (020) 4482879





(५०×२ पानी ५,००० पॅड्स) ६-०३ TB/F

पुणे महानगरपालिका क. पा. क. 244916

करसंकलनाचे नाव श्री. पी/२११/०४१५०० वसाल एम. २१८१.

करसंकलनाचे नाव श्री. वि. नॅशनल मार्केटिंग कंपनी इंडिया/मार्फत- दिनांक २२/१२/२००३

रक्कम भरणाराचे नाव श्री. ४३९ २७५१२५०

संदर्भ : ४८०/३ पेठ २७१८ घरांक / सर्वे नं. ४३९

कराचे नाव	मागील सन २००२-२००३ रुपये	मागील सन २००२-२००३ पैसे	चालू सन २००३-०४ १ ली सहामाही रुपये	चालू सन २००३-०४ १ ली सहामाही पैसे	चालू सन २००३-०४ २ री सहामाही रुपये	चालू सन २००३-०४ २ री सहामाही पैसे	एकूण रुपये	एकूण पैसे
१. जनरल टॅक्स								
२. पाणीपट्टी								
३. सफाईपट्टी								
४. ट्रीसेस								
५. फायरसेस (फायर-ब्रिगेड खर्चासाठी जादा स. सा. कर)								
६. जल लाभकर								
७. जलनिःसारण लाभकर								
८. पथकर								
९. शिक्षणकर								
१०. रोजगार हमी उपकर								
एकूण								
११. नोटीस फी								
१२. वॉरंट इश्यू फी								
एकंदर एकूण	५०/-				३३६९/-		३८२६/-	

येणेप्रमाणे रोखीने / मनि-ऑर्डरने रक्कम रुपये तीन हजार आठशे सव्वीस फक्त

चेक क्र. वॅंकेवरील ने

पेठ लेखनिक

रोख / चेक / मनि-ऑर्डरने रक्कम मिळाली

पैसे मिळाल्याचा वॅंकेचा शिक्का

दिनांक

मिळकतीचा सांकेतिक क्र.

स्वाक्षरी

टीप : रिफंडची मागणी करताना, सदरची पावती आणणे आवश्यक आहे.

कसबा पेठ लेखिय कार्यालय
कर संकलन विभाग, पुणे म. न. पा.
पावती नं. :- ९४०३
दिनांक :- 22 DEC 2003
रक्कम रुपये- ३८२६/-
रोख जमा / Cash Received
रोखपाल / Cashier

दुय्यम निबंधकः
हवेली 2 (कसवा पेठ)

सादर केलेला गोषवारा भाग-1

हवल2
दस्त क्र 6924/2003
92197

दस्त क्रमांक : 6924/2003
प्रकार : अभिहस्तांतरणपत्र

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
श्री अतुल जिनदत्त शहा घर/फ्लॅट नं: - रस्ता: महावीर पथ पेठे नाव: - गाव: बारामती तालुका: पुणे पिन: इतर	लिहून घेणार वय 42 सही		
डेक्कन मार्केटिंग अँण्ड कंपनी तर्फे भागीदार श्री माणिकलाल शहा घर/फ्लॅट नं: सि.टीएस 439 रस्ता: - पेठे नाव: - गाव: रविवारपेठ तालुका: पुणे	लिहून देणार वय 53 सही		
घर/फ्लॅट नं: - रस्ता: - पेठे नाव: - गाव: - तालुका: - पिन: -	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही
श्री भूषण माणिकलाल शहा घर/फ्लॅट नं: सदर रस्ता: - पेठे नाव: - गाव: - तालुका: - पिन: -	लिहून देणार वय 50 सही		
श्री वंदन माणिकलाल शहा घर/फ्लॅट नं: सदर रस्ता: - पेठे नाव: - गाव: - तालुका: - पिन: -	लिहून देणार वय 48 सही		
श्री वंदन माणिकलाल शहा घर/फ्लॅट नं: सदर रस्ता: - पेठे नाव: - गाव: - तालुका: - पिन: -	लिहून देणार वय 44 सही		

THE SEAL OF THE SUB-REGISTRAR OF HAVELI NO.

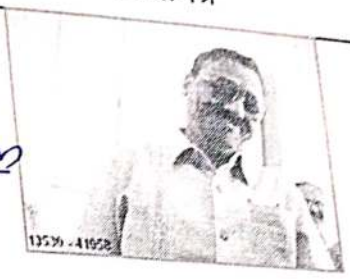
करून देणार तथाकथीत [अभिहस्तांतरणपत्र] दस्तऐवज करुन दिल्याचे कबुल करतात.

दुय्यम निबंधकः
हवेली 2 (कसबा पेठ)

दस्त गोषवारा भाग-1

हवल2
दस्त क्र 6924/2003
93/97

दस्त क्रमांक : 6924/2003
दस्त प्रकार : अभिहस्तांतरणपत्र

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
पक्षकाराचे नाव व पत्ता पुरुषोत्तम बँक ऑफ इंडिया तर्फे नारायण कृष्णाजी वय: -- घर पत्ता: - पक्षकाराचे नाव: - दस्त नं: - वसाहत: रविवारपेठ गाव: पुणे तालुका: हवेली	मान्यता देणार वय 53 सही		



दस्त गोषवारा भाग - 2

दस्त क्रमांक (6924/2003)

दस्त क्रमांक (6924/2003) चा गोषवारा

मोबदला 3800000 भरलेले मुद्रांक शुल्क : 380000

दस्त नोंदणी दिनांक :24/12/2003 04:48 PM

सादरीकरण दिनांक : 24/12/2003

दस्त हाताळणी करणाऱ्याची सही :

दस्त प्रकार (25) अभिहस्तांतरणपत्र

सादरीकरण : 1 ची वेळ : (सादरीकरण) 24/12/2003 04:48 PM

सादरीकरण : 2 ची वेळ : (फी) 24/12/2003 04:56 PM

सादरीकरण : 3 ची वेळ : (कबुली) 24/12/2003 04:59 PM

सादरीकरण : 4 ची वेळ : (ओळख) 24/12/2003 05:00 PM

दस्त नोंद केल्याचा दिनांक : 24/12/2003 05:00 PM

ओळख :

दस्तऐवज निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना ओळखतात, व त्यांची ओळख पटवितात.

१) श्री. अमृतलाल जे. शहा ,घर/फ्लॅट नं: -

दस्तऐवज करुन देणा-याचे नाव: -

फ्लॅट नं: -

पेठ/वसाहत: शिवाजीनगर

मुद्रांक शुल्क: पुणे

तालुका: हवेली

१ 0

सही निबंधकाची सही

हवेली 2 (कसबा पेठ)

दस्त

दस्त क्रमांक (6924/2003)

सादरीकरण दिनांक:24/12/2003

पक्षकार: श्री अतुल जिवदया शहा

30000 :नोंदणी फी

280 :सक्कल (अ. 11(1)), पृष्ठकाची सक्क (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ...

एकत्रित फी

30280: एकूण

निबंधकाची सही, हवेली 2 (कसबा पेठ)

अस प्रमाणित करण्यात येते की, वरील दस्तऐवजात एकूण ३० पाने आहेत.

सह. दुय्यम निबंधक हवेली क २

गहल नंबराज पुस्तकाचे ६.९.२० नंबरीं नोंदल

सह. दुय्यम निबंधक हवेली

दिनांक- 20/12/03

सदर दस्ताची नोंदणी फी रु. 30,000.

इतकी रक्कम बँकेचा डी.डी./पे ऑर्डर

क्र. 477491 दिनांक 23/12/03 ने अदा

केली असुन सदरची रक्कम शासनाचे नावात

समाशोधनाच्या अधिन राहुन दस्ताची नोंदणी

केली आहे.

सह दुय्यम निबंधक हवेली २.

THE SEAL OF THE SUB-REGISTRAR OF HAVELI NO. 2 सह-दुय्यम निबंधक हवेली क्र. २